
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: October 6, 2016
TO: CHAIRMAN & BOARD MEMBERS
FROM: O.C. Walker
SUBJECT: Release of a Request for Proposals (RFP) and
Redevelopment Concepts for East Latimer Street,
between North Boston Avenue and North Main
Street, Tulsa, Oklahoma
LOCATION: East Latimer Street, between North Boston Avenue
and North main Street, Tulsa, Oklahoma

Background:

Redeveloper:	Tulsa Development Authority
Owner:	Tulsa Development Authority
Location:	East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma
Size of Tract:	2.20 Acres or 95,732 square feet
Zoning:	Single Family Residential
Development Area:	Brady Heights Neighborhood
Fair Market Value	\$140,000.00
Executive Director:	O.C. Walker

Relevant Info: On August 4, 2016, the TDA Board of Commissioners prepared and issued a Request for Proposals (RFP) for TDA owned property located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma. The 2.20 acre mixed use property will be marketed and developed by the successful respondent to the RFP. The property is zoned PUD – 786 with underlying RM-3 and CS, Planned Unit Development with Residential Multi-family and Shopping Center District.

The submission deadline was September 16, 2016 with two Redevelopers responding. The Respondents were as follows:

- KBK Enterprises and Tulsa North CDC
 - 134 affordable senior housing rental units and related retail
- Capital Homes Residential Group
 - 16 energy efficient, affordable new homes

Attachments: The Request for Proposals for East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma

Recommendation: Staff recommends the TDA Board of Commissioners enter into negotiations with one of the subject entities to start the Redevelopment process.

Reviewed By: O.C. Walker

Tally Sheet

**RFP – East Latimer Street,
between North Boston Avenue and North Main Street, Tulsa, Oklahoma**

Category	KBK Enterprises and Tulsa North CDC	Capital Homes Residential Group		
Experience				
Technical Knowledge				
Work Experience				
Familiarity with COT/TDA Projects				
What incentives are needed to bring the project to fruition				
Purchase Price				
Number of units				
Number of Jobs created full time v. part time				
Timeliness of Submitting Information				
Other				

Please score 1 – 5 (5 is the highest rating)