
TULSA DEVELOPMENT AUTHORITY STAFF REPORT

MEETING DATE: July 7, 2016
TO: Chairman & Board Members
FROM: O.C. Walker
SUBJECT: Request for Proposals for Block 44
LOCATION: West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma

Background:

| | |
|---------------------------|--|
| Redeveloper: | Tulsa Development Authority |
| Owner: | Tulsa Development Authority |
| Legal Description: | Block 44, Original Township, Tulsa, Oklahoma |
| Location: | West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma |
| Size of Tract: | 300' x 140' (42,000 SF or 0.96 Acres) |
| Zoning: | Central Business District (CBD) |
| Development Area: | Greenwood District |
| Fair Market Value | Appraisal - \$1,470,000.00 |
| Staff Planner: | O.C. Walker |

Relevant Info: On April 7, 2016, the TDA Board of Commissioners reviewed and approved the release of the Request for Proposal (RFP) for Block 44 located West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma. The RFP submittal date was June 10, 2016. The TDA office received two (2) submittals for the subject site. The criteria of TDA are the following:

- Legal and regulatory
- Financial Ability
- New redevelopment projects
- Job costing and accounting
- Architectural design
- Operational experience with large scale development
- Energy – efficiency practices
- Sales and marketing
- Online sales consulting
- Credit Report

Block 44 is a commercial mixed-use opportunity. The site is located in the Historic Greenwood District and is also adjacent to Driller's Stadium. This RFP seeks to invite qualified Developers with a proven track record of large-scale construction of high quality. TDA seeks to work with an organization that has commitment to the revitalization and economic development of Tulsa's downtown landscape.

The respondents for the response to Block 44 were as follows:

- Oklahoma Museum of Popular Culture (OKPOP)
- Pine Place Development, LLC

All respondents have been informed that each will be expected to attend the July 7, 2016 TDA Regular meeting and provide a ten minute overview of the proposal. The TDA Board will fully vet each proposal in Executive Session. A decision will be made in Open Session as to whom to enter into negotiations with the appropriate entity.

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker

Tally Sheet

RFP – Block 44 – Elgin and Archer

| Category | OKPOP – Jeffrey Moore | Pine Place Development – Michael Smith | | |
|---|------------------------------|---|--|--|
| Experience | | | | |
| Technical Knowledge | | | | |
| Work Experience | | | | |
| Familiarity with COT Authority Projects | | | | |
| Education | | | | |
| Other Related Skills | | | | |
| References | | | | |
| Hourly Rate | | | | |
| Timeliness of Submitting Information | | | | |
| Other | | | | |

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