

**Tulsa Development Authority
Board of Commissioners Meeting
Executive Director's Report**

September 2016

1. Project Status Update

A. Tulsa Urban Development Group, LLC, d/b/a Urban8

North side of East 3rd Street South, between South Greenwood Avenue and South Kenosha Street

8 Single Family Dwellings

TDA Land Disposition

- The project is finalized for the build out to complete the interior of Unit No. 2
- The utility work is being finalized in the front, together with the Common Areas on Greenwood
- Final grading will be completed shortly
- The irrigation and landscaping are the final items to be completed
- Urban8, LLC is waiting to learn of the decision for final placement of the PSO equipment

B. The Edge at East Village (Hartford Commons, LLC)

South of East 2nd Street, between South Greenwood Avenue and South Kenosha Street

162 Apartment Units

TDA Land Disposition

- The project will be completed by the end of October 2016
- The Redeveloper has received a temporary Certificate of Occupancy for the third of the four sections, bringing the total number of units to 96 available to lease
- Currently, there are 20 units occupied and 40 units leased (25% of the project)
- Construction will be completed on the pass thought and allow access to the front door

C. Fire Station No. 1 – CORE Associates, LLC

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- The Redeveloper continues to work to finalize details of the potential partnership agreement
 - This process should be complete in 90 days
- CORE Associates, LLC indicate that this development will make a huge positive impact to Downtown Tulsa

D. The Flats on Archer

Northwest Corner of East Archer Street and North Boston Avenue (110 North Boston Avenue)

61 Unit Apartment Building

TDA Land Disposition

- The project is currently in the permitting stage with the City of Tulsa

- E. Blue Dome Anchor, LLC**
110 S. Hartford Avenue/The Hartford Building
Mixed-Use Development - 64 Unit Apartment Building
TDA Land Disposition
- No new information
- F. YMCA Lofts**
515 S. Denver Avenue
Mixed-Use with 45 Unit Apartments
Downtown Redevelopment Fund
- No new information
- G. The Hartford Building**
111 South Greenwood Avenue
64 Apartment Units
- Site clearing and clean up
 - Façade rehabilitation mockup complete
 - Level 1 – 2 – Medical and Wellness Service
 - Level 1 – 2 – National Firm – Title and Trust
 - Level 3 - Apartments
- H. The Meridia, LLC - River City Development, LLC**
522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building
Downtown Development Redevelopment Fund
- The Meridia project has removed the old curtain from the East and South walls
 - Plumbing, electrical and mechanical contractors continue to install and are now working on the upper floors
 - Wall insulation has been installed through the fifth floor
 - The elevator modernization crew has finished the first elevator
 - Sheetrock has been installed on the second and third floors
 - Window frames are being installed
 - The building has temporary power for now
- I. Tulsa Box Yard**
Northeast Corner of East 3rd Street and South Frankfort Avenue
Downtown Development Redevelopment Fund
Commercial mixed-use structure(s), constructed from shipping containers and associated materials encompassing not less than 6,500 square feet
- On August 4, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6251:
 - First amendment to Redevelopment Agreement, Promissory note and mortgage with Tulsa Boxyard, LLC
 - The documents have not been signed by the Tulsa Boxyard, LLC
 - The first shipping containers (boxes) were delivered on site Friday, August 19, 2016
 - Additional shipping containers will be delivered in the coming weeks

J. First Street Lofts

310 East 1st Street

- The Redevelopers met with the City of Tulsa's Building Permit staff to review the current condition of the property and work that was completed prior to The Ross Group's involvement
- Adjustments have been made to the construction plans to document the changes
- Construction will start very soon on the apartments.

2. The Village at Central Park

Southwest corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma

- Mixed use development
- Two (2) phase project
- A restaurant facility occupying not less than 3,500 square feet
- Retail and/or commercial and /or residential space occupying not less than 4,000 square feet
- On August 11, 2016, Chairman Peters, TDA's General Counsel and Executive Director met with Darin Ross and the Project Architect to discuss the status of the project
- The Redeveloper is currently in the conceptual design phase of the project
- The Schematic Drawings should be ready for the TDA Board of Commissioners to review in the Fall of 2016

3. 1216 North Lansing Avenue, The Lansing Centre'

The Lansing Centre' - Parking Lot

- The TDA Office has received bids from several asphalt contractors
- Pat Forsman Consulting, was the most competitive and cost savings
 - Remove loose material and haul off-site
 - Compact the sub-grade and replace, if necessary
 - Apply tack coat
 - Fill holes with Type 'C' Asphalt in two lifts and compact
 - Striping is included
 - Total Sum \$24,000.00

4. Sector Plan Update

- On August 17, 2016, HLA was scheduled present the Sector Plans and to appear before the Tulsa Metropolitan Area Planning Commission (TMAPC) to start the adoption process
- The item was continued until the September 7, 2016 meeting
- The reason the item was continued is that HLA needed time to complete the final edits
- On August 18, 2016, there was a conference call between TDA, City Planning, INCOG and HLA
- The purpose of the call was to review and compare the Sector Plan maps with the existing PlaniTulsa maps to ensure all were accurate
- HLA will travel back to Tulsa for the September 7, 2016 Public Hearing with the TMAPC
- TDA will be responsible for placing the Pubic Notices in the appropriate locations and some property may have to be posted with signs, in accordance with the State Statues

5. Project Updates

A. Carland Group

One quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue

48 Multi-Family Units

- The framers are on site and are studding up around the garage walls
- Plumbers are on site setting meters and meter cans
- The electricians are pulling wire on Building E and installing the meter can
- Other electricians are working in Building L and some in Building J
- The HVAC crew is putting in all vent outlets in the roof on Building M and E
- The siding crew has started work on Building I

B. **Dirty Butter – Heritage Hills Extension**

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - i. Sold four (4) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in north Tulsa, as follows:
 1. 1860 North Hartford Avenue - \$12,000 - Larry and Paula Tease
 - a. Closed on May 24, 2016
 - b. Construction of new home will commence, to be completed by Fall 2016
 2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction 100% complete.
 3. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. On May 5, 2016, the TDA Board of Commissioners approved Resolution No. 6213, amending the Redevelopment Contract with Bennie Oulds for the purchase and Redevelopment of the property
 4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - a. The project is nearing completion
 - b. Construction has commenced and should be complete by Fall 2016
 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has entered into a Redevelopment to construct a house on the subject property

Director Meetings and Related Activities:

August 1	UCT/OSU Tulsa, Ron Bussert
August 2	Tulsa County Court House, Wilkins
August 4	August 2016 TDA Board of Commissioners Meeting
August 5	Brady Arts District Owners Association
August 9	Town Hall Meeting, Counsel District No. 1, Jack Henderson
August 10	Paychex, Grant Bakker

August 11 TMAPC – Incog
Villages at Central Park, Darin Ross
August 15 EverMore Services, Cynthia Stewart
August 16 Paychex, Grant Bakker
August 17 Tulsa Area Metropolitan Area Planning Commission
Mike Reed and Vanessa Hall Harper
August 18 Telephone Conference, HLA
Crossover Impact Board of Directors
August 22 North Tulsa Tornado Relief, WIN’s Department
City of Tulsa, Planning, Dawn Warwick
Mike Reed and Vanessa Hall Harper
August 23 CHIP Steering Committee
City of Tulsa, Board of Adjustments
Ogans Circle, Capital Homes
August 24 Brady TIF, Mike Thedford
UCT Master Plan - University Center at Tulsa, OSU-Tulsa, City of Tulsa, and TDA
August 27 North Tulsa Community Summit at TCC-NE Campus
August 30 Tulsa Regional Chamber Membership Luncheon

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority