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**TULSA DEVELOPMENT AUTHORITY BOARD MEETING  
WORK SESSION MEETING OF: April 8, 2016**

**TO: CHAIRMAN AND BOARD MEMBERS  
FROM: D.W. GATES ENGINEERING SERVICES  
SUBJECT: NORTH PEORIA AVENUE TAX INCREMENT  
DISTRICT NUMBER FOUR STATUS AND  
AND POTENTIAL EXTENSION**

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**Background:**           **Owner:**                   City of Tulsa  
                                 **Location:**                 North Peoria TIF Boundary

Meetings were held with the Lacy Park Council to finalize approval of the list of improvements to be funded from the North Peoria TIF. A vote was taken on March 8, 2016 by the Council to approve projects. A letter of recommendation is included with the package, along with a letter of approval from the City of Tulsa Parks Department. We would like approval from the TDA Board on these items so the planning can take place, as these projects are part of projects currently out to bid, or being designed.

Discussion was held with Clarence Boyd regarding a business owner who desires to build an approximately 14,000 square foot office building (new construction). He is interested in possibly building in the North Peoria TIF area, on an empty parcel at the Shoppes on Peoria. I met with him and provided data on the TIF and a summary of what has transpired with the TIF to date.

Meetings were held with TEDC and OC Walker to attempt to get an agreement for funding the operation of lights on Peoria between Apache and Pine. This has been the most requested improvement during community meetings. Terry Ball, City of Tulsa Streets Director is in agreement with this project, as long as conditions are met concerning the bill payment.

Met with a lighting vendor on new LED lights currently being purchased by the City of Tulsa that may be a cheaper option for lighting Peoria than decorative lights currently considered.

Language was generated for a letter of interest to be sent out by the Tulsa Development Authority for procurement of engineering services for lighting design for Peoria from Pine to Apache. The letters will allow TDA to review proposals and select a consultant for this work (should they desire to do so).

Language was generated for a letter of interest to be sent out by the Tulsa Development Authority for procurement of engineering services for improvements at Lacy Park for the addition of a jogging trail around the park and for a new tennis court to be installed adjacent to the existing tennis courts. The letters will allow TDA to review and select a consultant for this work (should they desire to do so). These items re on the Lacy Park masterplan, but are not currently funded.

ACTION: APPROVAL: \_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_ DENIAL: \_\_\_\_ TABLED: \_\_\_\_  
VOTE: \_\_\_\_

The letters of interest would have 30 days for receiving responses. After receipt of letters of interest, TDA, at their discretion, can select a contractor for the work.

Meetings were held with Jerod Widemon of the Joe Louis Housing Addition, which is in the TIF area, about improvements desired in their neighborhood, which they wish to present at the next public meeting on the North Peoria TIF.

A community meeting had tentatively been set for April 8, 2016, but we are moving it back to allow Clarence Boyd to present his ideas about the possible office building project for the Shoppes on Peoria and to also report on the results of the April 8, 2016 TDA Board meeting. We are adding new names to the mailing list for the TIF meeting to include some interested parties that do not have home addresses in the TIF boundary. The next public meeting should be scheduled shortly,



ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
VOTE: \_\_\_\_\_



**TULSA DEVELOPMENT AUTHORITY**  
**NORTH PEORIA TAX INCREMENT FUND**  
**DISTRICT NO. 4**  
March 29, 2016

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**Re: Lacy Park Improvements – request for North Peoria TIF funding**

City of Tulsa staff have planned, worked and coordinated with O.C. Walker, Derek Gates, and the Lacy Park Council to identify and propose the use of North Peoria TIF funding for projects currently under design at Lacy Park.

The current funding in the 2014 Improve Our Tulsa Sales Tax program is not sufficient to provide the amenities at Lacy Park that are desired and needed for this Park.

The following is a summary of the projects at Lacy Park and a summary of requested funding to make these projects complete:

1. **Lacy Park Master Plan Phase 1:** This project provides for the construction of a new parking lot, a new Center Entrance, a building addition containing new multi-use rooms and restrooms, interior renovations, and a covered pavilion. Additional Funding is requested for the following:
  - a. **Expansion of the existing weight room and office relocation:** It is proposed to expand the existing weight room into the existing office area and relocate the office area to an existing space within the building. The estimated cost for this work is \$210,000 as prepared by COT design consultant, gh2 Architects.
  - b. **Replace existing aggregate concrete floors:** It is proposed to replace the existing uneven corridor floor with a new smooth concrete floor. The estimated cost for this work is \$77,000 as prepared by COT design consultants, gh2 Architects
2. **Lacy Park Pool Reconstruction:** This project provides for the replacement of the existing swimming pool facility to current standards which includes a new zero entry pool with new piping, new gutters, new mechanical systems, ADA access, and renovation of the existing restrooms and bath house. Additional funding is requested for the following:
  - a. **Additional Amenities for the Lacy Pool Project:** It is proposed to provide additional amenities for the Lacy Park Pool Reconstruction project. At an estimated cost of \$335,000, per gh2 Architects, the additional funding will provide an additional 600 square feet of pool area, a diving board with required additional pool depth, a children's pool slide, and multiple interactive play features inside the pool area, and additional shade structures around the pool.

Sincerely,

Lucy Dolman, Director, City of Tulsa Parks and Recreation Department,  
in collaboration with;

Gary Schellhorn, Resource & Facilities Coordinator, City of Tulsa Engineering Services  
Department

**THE LACY PARK COUNCIL**  
Working on Behalf of the Lacy Park Community

March 28, 2016

O.C. Walker  
Executive Director-Tulsa Development Authority  
1216 N. Lansing, Suite D  
Tulsa, Oklahoma 74106

The Lacy Park Council has met over the last 4 months to review options for using funds from the North Peoria TIF. After reviewing the many options and meeting with the City staff and Derek Gates, we have made the following decision:

During our board meeting of March 8, 2016, following a vote of the members, the Lacy Park Council has endorsed the utilization of funds from the North Peoria TIF to be used on the following projects:

**Pool Enhancements**

Pool expansion from 5400 square feet to 6000 square feet	\$ 118,000.00
Added pool depth, diving board	\$ 106,700.00
Children's Slide	\$ 66,000.00
Pool water features	<u>\$ 44,000.00</u>
	\$ 335,000.00

**Lacy Park Phase 1 Master Plan Improvements**

Replace aggregate (pebble) floors in existing corridor	\$ 77,000.00
<u>Expand weight room/relocate staff area</u>	<u>\$ 210,000.00</u>
	\$ 287,000.00

Total:	\$ 622,000.00
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It is our understanding that these items are part of the park master plan and have the approval of the City of Tulsa Parks Department, through the engineering director Gary Schellhorn.

*Billie F. Prober,*  
Acting President, Lacy Park Council

TIF INCOME

As of February 26, 2016 from City of Tulsa Report

Total TIF Income Projected for TIF: \$ 7,860,978.00

Total Income collected: \$ 5,375,311.33 or 68 % of projected income

	Planned activity	Projected Income for item based on full projected amount collected	Percentage of total	Prorated amount collected	Amount Spent to Date	Prorated amount left
	<b>Partnership Development Fund</b>	\$1,500,000.00	19%	\$1,021,309.15	0	\$1,021,309.15
	<b>City of Tulsa Lacy Park</b>	\$3,230,711.00	41%	\$2,203,877.65	\$578,286.09	\$1,625,591.56
	<b>BTW High School</b>	\$1,860,000.00	24%	\$1,290,074.72	\$610,000.00	\$680,074.72
	<b>Peoria Streetscaping *</b>	\$250,000.00	3%	\$161,259.34	\$115,314.03	\$45,945.31
	<b>Contingency</b>	\$627,267.00	8%	\$430,024.91	\$31,942.00	\$398,082.91
	<b>Adminstration **</b>	\$393,000.00	5%	\$268,765.57	\$47,727.24	<u>\$221,038.33</u>
	<b>Total</b>	<b>\$7,860,978.00</b>	100	<b>\$5,375,311.33</b>	<b>\$1,383,269.36</b>	<b>\$3,992,041.97</b>
	* Amount includes \$19,523.48 for decorative lighting					
	** Includes \$9,430.00 for TIF Consulting					

**REQUEST FOR LETTER OF INTEREST AND STATEMENT OF QUALIFICATIONS (LOI/SOQ) FOR PROFESSIONAL ENGINEERING SERVICES FOR:**

**LACY PARK IMPROVEMENTS ENGINEERING DESIGN**

The Tulsa Development Authority is inviting interested firms to submit a LOI/SOQ to them for the work identified below:

Provide preliminary and final design for design of park improvements, including the addition of 2 new tennis courts adjacent to the four existing courts and the addition of a jogging trail around the park perimeter. The tennis court addition will require the relocation of the existing outdoor basketball court. The design will also include lighting of the new tennis courts and relocated basketball court. It is possible the existing tennis court lighting will be upgraded as part of this project.

Provide construction costs estimates. Prepare final plans and specifications for construction items. Prepare bid plans and coordinate bidding and evaluation of bids. Provide construction oversight and inspection services and approve contractor pay request. Coordinate work with City of Tulsa Parks Department and Engineering Department. Generate project as-built drawings at conclusion of the project and make final inspection.

Provide with your Letter of Interest information on similar projects completed by your firm, current staffing, team organization, insurance limits, key resumes and verifiable references.

Total proposal to be limited to 10 single sided pages. Expensive or elaborate bindings and packaging is not required and is discouraged. Package shall be bound with either spiral binding or pressed binding.

The Tulsa Development Authority reserves the sole right to evaluate the submittal, waive any irregularities therein, select candidates for submittal of proposals, conduct interviews or reject any and all firms that submit documents should it be deemed for its best interest. All parties selected to submit proposals will be notified. Please direct comments, questions and any other request for information to O.C. Walker, Tulsa Development Authority (918) 592-4944.

Send 15 LOI/SOQ response packages to: O.C. Walker, Tulsa Development Authority, 1216 N. Lansing, Suite D, Tulsa, Oklahoma 74106. Responses shall be received until 5:00 PM CST, Friday, May 6, 2016.