

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

April 2017

1. Project Status Update

A. Morton's Reserve, d/b/a Pine Place Development, LLC

605 East Pine, Street

Mixed Used Development (Office, Commercial, Retail, Multi-Family and Historic Renovation)

- On February 24, 2017, the TDA office forwarded a version of the Redevelopment Agreement to Pine Place Development, LLC
- Mr. Smith informed the Authority that he would provide a written response within ten (10) days
- TDA is waiting for the City of Tulsa to provide a Quit Claim Deed for the former Morton Hospital transferring ownership
- TDA and the City of Tulsa's Economic Development team are discussing how the North Peoria TIF could be expanded 5% to include the Morton Site

B. Peoria Realty Investments, Inc.

1128, 1132, 1136 and 1140 East Pine Place

- On March 21, 2017, Chairman Peters, Counsel Hartley and the Executive Director met with Peoria Realty Investment, Inc., to discuss several aspects of the proposed Redevelopment project as follows:
 - Rezoning
 - Comprehensive Plan Amendment
 - Amending the Unity Heritage Neighborhoods/Greenwood Heritage Neighborhoods Plan
 - BRT
 - Lighting and buffering to existing neighborhood to the North
 - No curb cuts along Pine Place
 - Ingress and egress along Peoria Avenue and Pine Street
 - Voluntary Acquisition v. Condemnation processes
- Representatives from the City of Tulsa requested a copy of the Agreement between Peoria Realty and the Proposed Redeveloper
 - A letter acknowledging receipt of Earnest Money Deposit was provided
 - TDA's General Counsel indicated the letter was sufficient

C. Dollar General Store/Rupe Helmer Group

744 East Pine Street

Commercial Retail Store

- The preliminary survey for the subject property is complete
- The Redeveloper continues to wait on the Title Commitment and the abstract has to be re-built
- Once the abstract is re-built and reviewed, an ALTA survey will be completed and the Project Engineer will complete the Site Design and IDP requirements
- Phase I Environmental Assessment is complete (PSI) recommending Phase II Environmental, due to the historical Dry Cleaners and Auto Repair shop previously located on the property
- The Redeveloper plans to submit schematic drawings and specifications for the May 2017 TDA Regular meeting

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- Ogan's Circle Groundbreaking was held on March 9, 2017
- Since March 9, 2017, approximately 85 people have registered on the interest list
 - 10 people have completed the application process with Capital Home's preferred lender
 - The Lender is working through the financing process with the interest list
 - Two neighborhood meeting and additional meeting was held downtown
- All infrastructure has been installed
- The first house is under construction and should be complete by May 2017
- Two additional building permits have been received from the City and are ready to break ground on the two units
- Our goal is to have a house built for the Tulsa Parade of Homes 2017

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- CORE has requested to meet with the entire TDA Board of Commissioners at the April 6, 2017, Regular meeting to discuss the scope of the overall project

F. 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 Flats on Archer closed on March 23, 2017 with the banking institution
- The Redeveloper plans to mobilize on site the week of April 3, 2017
 - Mobilization will be as follows:
 - All key stake holders were notified
 - Tentative ground breaking ceremony is scheduled for April 10, 2017
- The project should take approximately one year to complete

- TDA's General Counsel has advised The Flats on Archer attorney that before the TDA loan agreement, note and second mortgage could be put into final form, they will need to provide TDA with the following:
 - Financial documentation submitted to the bank to support the first lien loan
 - Copy of Promissory Note and First Mortgage
- Once TDA has the documents, TDA's General Counsel can receive authority and direction from the Board of Commissioners to proceed with preparation of the TDA documents and have TDA schedule a loan closing

G. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- The Fire Sprinkler system has passed inspection
- Plumbing has been inspected, minor issues have been repaired
- Elevator has been serviced and is running
- Electrical system has been rewired and permanent power is now installed
- Monitored security alarm system has been installed
- Entry canopy, rails and half-wall have been removed
- Entry foyer has been gutted and prepped for new floor and wall finishes
- All demising walls have been removed
- All flooring has been removed
- Bathrooms have been prepared for new floors and vanities
- The 3rd floor is being prepped for paint and carpet
- The masonry consultant has advised that the underlying brick is not in suitable condition to be utilized
- The Redeveloper is exploring other facade material for the exterior of the building
- They plan to add more windows, once the project Architect has advised the course of action

H. The Meridia, LLC - River City Development, LLC

522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building

Downtown Development Redevelopment Fund

- No new information

I. Tulsa Box Yard

Southeast Corner of East 3rd Street and South Frankfort Avenue

Downtown Development Redevelopment Fund (DDRF)

Commercial mixed-use structure(s), constructed from shipping containers and associated materials, encompassing not less than 6,500 square feet

- On January 2, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6299 draw request for \$250,000.00 that was awarded by the DDRF
- The Certificate of Occupancy was received, and TDA dovetailed that by issuing a Certificate of Completion on February 10, 2017
- TDA will return the \$12,750.00 Good Faith Deposit
- The project is complete and repayment of \$250,000.00 loan from the DDRF is for a five (5) year term

J. First Street Lofts

The Ross Group

310 East 1st Street

- Painting has started on the 2nd level and will go up to the 5th level
- All framing is complete on the 2nd and 3rd floors
- All rough electrical complete throughout the building
- Electric utility work is finished in the right-of-way
 - The Redeveloper is waiting on PSO transformer
- Interior steel staircase is complete from the 1st floor to the 4th floor
- Cabinets are installed throughout the building

K. The Village at Central Park

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

Pearl Development, LLC (Darin Ross)

- The Redeveloper plans to meet with the City of Tulsa Parks Department on April 4, 2017 to review the existing Lease Agreement for Centennial Park
- There is an easement concern that is being addressed.
- The current plans cannot be executed until the easement is addressed, which is currently a major roadblock as to how it interferes with the current schematic design of the project
- In order to move forward the water, gas and any utility lines must be re-designed and approved

Lots 1 – 6, 12 – 16, 17 – 27, 70 – 79, 85 – 88, Block 1, Village at Central Park and All of Block 2, VCP, LLC (Sam Radar)

- All units on the first floor are framed and the Redeveloper is starting the second floor
- Framing should be complete by mid-April

L. Hampton Inn and Suites/ One Place Hospitality, LC

East 3rd Street and South Cheyenne Avenue, Tulsa, Oklahoma

Nine story, 125 room hotel, plus provisions for off-street parking

- A groundbreaking will take place on April 20, 2017 at 4:00 p.m.
- The Hampton Inn opened the first week of March
- They experienced a fantastic first month with the Big 12 Wrestling Tournament and NCAA First Round and big name concerts. They have received great feedback from their guests

M. 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

- Ms. Hovell has requested a meeting with the TDA Chairman and Executive Director

- N. 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 is complete and TDA is waiting to receive a copy of the Certificate of Occupancy
 - TDA will dovetail that with a Certificate of Completion
 - The Good Faith Deposit will be returned
- O. YMCA Lofts**
515 S. Denver Avenue
Mixed-Use with 45 Unit Apartments
Downtown Redevelopment Fund
- The project is 100% complete
 - The Redeveloper received the final Draw from the DTHF in March 2017
- P. 1216 North Lansing Avenue, The Lansing Centre'**
The Lansing Centre' - Parking Lot
- TDA plans to receive bids for repairing the guttering system
- Q. Carland Group**
One quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue
48 Multi-Family Units
- The TDA office has attempted to facilitate meeting(s) with Cherokee Meadows to discuss several concerns of North Tulsa Constituents
 - There was a conference call on February 17, 2017
 - The call ended to allow both attorneys to review the Redevelopment Agreement, Deed, and Plat of Survey to determine if the drawings submitted to TDA and the drawings submitted to the City of Tulsa met the same requirements
 - Also to be included, but not limited to, drive ways, and curb cuts v. continuous ramp curbing
 - To date, TDA has not heard from Cherokee Meadows regarding our outstanding concerns
 - Dwain Midget requested a meeting between City of Tulsa staff and TDA to review all approval processes
- R. 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. The Tease Family met with the Builder on November 11, 2016 to discuss firm start and completion dates
 - b. Once they receive a firm schedule, construction will commence
2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
 - a. Construction is 100% complete.
 3. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
 - a. On December 5, 2016, the TDA Board of Commissioners reviewed and approved Resolution No. 6291, allowing Mr. Oulds an extension for completion to May 18, 2018
 4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
 - a. This project is 100% complete
 - b. Owners plan to occupy the home
 5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick
 - a. Has signed an Offer to Purchase the property

Director Meetings and Related Activities:

March 2	TDA Regular meeting North Pointe Commercial Center, Steve Walman and Mayor’s Office
March 3	City of Tulsa, Finance Department, Norman Kildow Brady Arts District Owners Association
March 6	Ogan’s Circle, Channel 6 News
March 8	Cheyenne Development, Marvin Shirley
March 9	Ogan’s Circle Ground Breaking TPS School Bond Committee meeting Lansing Centre, Suite A, Beverly Anderson
March 10	Cherokee Meadows, Representative Regina Goodwin
March 13	Executive Director Vacation Day
March 14	Executive Director Vacation Day
March 15	North Peoria Street Lighting Pre-Bid Conference
March 17	Executive Director Vacation Day
March 20	Pearl Development, Brian Humphrey/First Priority Bank
March 21	Peoria Realty Investment, Inc.
March 22	Lansing Centre’, Suite A, Raquel Dawson
March 23	City Councilor, Vanessa Hall-Harper
March 24	Oklahoma City, Oklahoma - Neighborhood tours
March 29	North Peoria Street Lighting Open Bid Process
April 6	TDA Regular Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority