

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

August 2017

1. Project Status Update

A. Morton's Reserve Properties, LLC, formerly Pine Place Development, LLC

605 East Pine Street

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

- On July 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6358, authorizing the First Amendment to the Redevelopment Agreement by allowing a 30 day extension to provide Schematic Drawings and Specifications
- The Redeveloper plans to submit Schematic Drawings for the TDA August Regular meeting

B. Peoria Realty Investments, Inc.

1128, 1132, 1136 and 1140 East Pine Place

- The Redeveloper submitted two Site Plan sketches for review and consideration by the TDA Board and City of Tulsa, Planning Department
- Both plans have significant elements for commercial use of property starting from the edge of East Pine Street and North Peoria Avenue, with a blend of an urban residential component mixed in the program
- David Charney will provide an overview to the TDA Board of Commissioners for the TDA August Board meeting in Executive Session

C. Dollar General Store/Rupe Helmer Group

744 East Pine Street

Commercial Retail Store

- On July 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6357, approving the Construction Drawings and Building Specifications for the proposed Dollar General store
- Construction Drawings and Building Specifications have been submitted to the City of Tulsa and Health Department for permitting
- In connection with the building permits for the proposed Dollar General store, the Redeveloper has received the approval of Tulsa Traffic Engineering for the location of the curb cut onto Pine Street and are consistent with the plans submitted to and approved by TDA.
 - Rupe Helmer Group must certify the ownership of the property as still being TDA.
- The final Building Permit is expected to be issued by September 2017
- The Redeveloper is making arrangements with the bank to provide Construction Financing
- The Loan Commitment Letter will be submitted to TDA in the near future

- The Redeveloper will provide TDA with necessary information regarding financing
- Rupe Helmer Groups plans to close by early September 2017
- Construction will commence shortly afterwards

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- Capital Homes continues to move rapidly, and current construction proceeds as follows:
 - One model home complete
 - Four houses have been framed and roofed
 - Two foundations are ready to be poured
- The first two homes are scheduled to close in September
- The Redeveloper is working with the City of Tulsa on finalizing the landscape easement along Virgin Street
- Capital Homes is preparing documents for the HOA
- The Redeveloper is preparing draft Note, Mortgage and Covenant for TDA's down payment assistance
- Attached is an article about disparity in home ownership rates between African Americans and White counterparts

E. East Latimer Lots/Capital Homes, LLC

East Latimer Street between North Boston Avenue and North Main Street

14 Single Family Lots and Commercial Use on the corner of Main Street and East Latimer Street will be ground and residential use on the upper floors

- Capital Homes, LLC has executed the Redevelopment Agreement
- Capital Homes is working with the City of Tulsa and INCOG to revise zoning and the Redeveloper is currently having the property re-platted
- Once the property is re-platted, the Redeveloper will apply for Building Permits
- Redeveloper is developing a marketing plan for the commercial mixed-used development on the corner

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

- On July 18, 2017, a meeting was held between SATTCOM, Sikes Abernathy, Project Architect and Construction Manager, from Rupe Helmer Construction
- The meeting was regarding personnel to review safety, quality control, construction progress, scheduling and other key matters
- A significant portion of the meeting was dedicated to third party vendor presentation on the following areas:
 - "Smart" building technology
 - Commercial space concepts (approximately 2,300 square feet)
- The project is currently on work day 124 of 327 construction day schedule

- There is a 15 day non-scheduled delay due to a change order to excavate and import select fill for the building pad, and storm drain conflict
- The Slab on Grade concrete work is expected to begin in August 2017 and will take approximately 15 days to complete
- The next Coordination and Construction meeting is scheduled for August 15, 2017

G. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- The bid to replace window penetration has been finalized and work will begin mid-August 2017
- Fixtures and finishings for bathrooms and common areas have been selected and are currently being stored
- The Redeveloper is still in lease term negotiations with one potential tenant and will keep the TDA updated on the status of other tenants
- Other major items such as window installation, façade resurfacing, painting and HVAC installation have already been scheduled to take place over the next three (3) months.
- Please see attached elevation plan

H. First Street Lofts/ The Ross Group

310 East 1st Street

Mixed Use – Multi Family

- First Street Lofts should receive their Certificate of Occupancy by the first week of August
 - The first tenant is scheduled to move in the first week of August
- The project will have an official name change to “Jacobs Lofts on First”
- The Redeveloper would like to schedule a tour of the project in August 2017

I. The Village at Central Park

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

Pearl Development, LLC (Darin Ross)

- The project engineers are still in the process of redesigning the existing infrastructure
- The Redeveloper is working with a Construction Management team to provide a construction estimate
- The Redeveloper would like to have the City of Tulsa and TDA consider providing Central Park TIF funds for Infrastructure improvement

J. 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)

- Roofing has been completed on all units
- Now that the units are “dried-in,” work will commence on the interior of each unit
- Work will consist of electrical, insulation, etc.

K. Carland Group

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

48 Multi-Family Units

- The Carland Group provided a response to the TDA Notice of Default
- This item will be discussed in Executive Session

L. Block 44

Northwest corner of North Elgin Street and East Archer Street

Multi-Story Mixed Use Redevelopment Project

- TDA's General Counsel is in the process of drafting the Redevelopment Agreement
 - Staff plans to meet with the Redeveloper to discuss the terms and conditions of the Agreement
- The Redeveloper is in the process of finalizing the proposed site plan

M. 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 - \$12,000.00 - Larry and Paula Tease
 - a. Spoke with the Tease family on July 20, 2017
 - b. The family has experienced some delays with the bank and appraisals
 - c. It appears the project is back on track
 - d. They informed me the project continues to move along
 2. 1890 North Hartford Avenue - \$12,000.00 - Larry Crawford
 - a. Construction is 100% complete.
 3. 2010 North Hartford Avenue - \$12,500.00 - Bennie Oulds
 - a. On December 5, 2016, the TDA Board of Commissioner's 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
 5. 1960 North Hartford Avenue - \$12,000.00
 - a. On July 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6346, approving entering into a Redevelopment Agreement with Shelia Thompson and Steven Murrell for the purchase and redevelopment of TDA owned land
 6. 1980 North Hartford Avenue - \$12,000.00

a. This property is available for purchase

Director Meetings and Related Activities:

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| July 3 | Peoria Realty, David Charney |
| July 4 | Independence Day Observed |
| July 6 | TDA Regular Meeting |
| July 7 | Brady Arts District Owners Association |
| July 11 | Amos Electric, LLC |
| July 12 | Tulsa City Council quarterly update |
| July 13 | Tulsa Public Schools, North Peoria TIF Crossover Community Impact Yvonne Hovell, Lansing Centre', Suite A |
| July 14 | City of Tulsa, North Peoria Street Lighting Project Thomas Boxley, Greenwood Classic Football Game |
| July 17 | Mayor's Economic Development Summit 11 th Street Corridor, Peer Exchange Meeting |
| July 18 | 11 th Street Corridor, Peer Exchange Meeting CHIP Meeting BRT Meeting, Rudisill Library |
| July 19 | Tulsa Regional Chamber of Commerce, Saint Francis Health Systems |
| July 20 | Discussion with TDA and City of Tulsa, Kathy Taylor |
| July 24 | OneOk/One Gas Home Dedication |
| July 25 | CHIP Alliance Meeting The Write Company, Missy Kruse |
| July 28 | Deliver TDA Board Packets |
| July 31 | TDA Pre-Meeting with City of Tulsa, Dawn Warwick |
| August 3 | TDA Regular Board Meeting |

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority