

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

July 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)**

- The Redeveloper will request a 30-day extension to submit Schematic Drawings and Specifications
- Also, the Redeveloper plans to provide a construction estimate and financial information for consideration by the Board in August 2017

**B. Peoria Realty Investments, Inc.**

**1128, 1132, 1136 and 1140 East Pine Place**

- The Redeveloper is preparing two Site Plan sketches for review and consideration by the TDA Board
- Both plans have significant elements for commercial use of property edges of East Pine Street and North Peoria Avenue, with a blend of urban residential component mixed in the program
- David Charney has met with the TDA Chairman, General Counsel and Executive Director
- The larger of the two Site Plans will encompass a portion of East Pine Place and six (6) existing lots to the North
  - A portion of Pine Place would need to be vacated and a cul-de-sac shown in its place, closing direct access to North Peoria Avenue
  - An alternate access is currently available to the North, via East Queen Street
  - The townhouse style residences add to the walkability of the entire project
- The smaller Site Plan will reflect a similar amount of commercial uses as the larger plan of in-line Commercial lease space shown in a multi-tenant neighborhood shopping center
- The site's out-parcel for a quick-service restaurant with a drive through
  - A smaller residential component is shown of five (5) attached dwelling units

**C. Dollar General Store/Rupe Helmer Group**

**744 East Pine Street**

**Commercial Retail Store**

- Construction Drawings were submitted to TDA, City of Tulsa and Health Department on June 19, 2017
- The Redeveloper is expecting comments from the City of Tulsa for the Plans and Specifications within the next month

- The final Building Permit is expected to be issued by late July or early August
- The Redeveloper will arrange for Construction Financing in July 2017
- Rupe Helmer Group will provide TDA with a copy of the Loan Commitment from the bank upon issuance
- They hope to close on the property in August 2017
- Construction will start shortly afterwards

**D. Ogan's Circle/Capital Homes, LLC**

**East Virgin Street and Hartford Avenue**

**14 Single Family Lots**

- Capital Homes continues to heavily promote Ogan's Circle and other homes for sale in the area
- The annual Parade of Homes was held on June 17, 2017 through June 25, 2017
- There were over 40 families that reached out to Capital Homes
- The Redeveloper anticipates a few sales in Ogan's Circle from the Parade of Homes
- The demographics for proposed residents are as follows:
  - Doctors
  - Young Professionals
  - Citizens that are already a part of the vibrancy of North Tulsa
- Capital Homes still has five (5) of the fourteen (14) homes for sale
- Several homes are under construction and three more building permits will be obtained in July
- Construction will commence shortly afterwards

**E. East Latimer Lots/Capital Homes, LLC**

**East Latimer Street between North Boston Avenue and North Main Street**

**14 Single Family Lots**

- The terms and conditions of the Contract for East Latimer has been agreed to by both parties
- Capital Homes will execute the Contract after a final review
- The Redeveloper is currently reviewing the proper plans needed for re-zoning
- They will return to TDA to start the process of re-zoning

**F. Fire Station No. 1 – CORE Associates, LLC**

**411 South Frankfort Avenue**

**Mixed-Use Development**

**Land Sale for the City of Tulsa**

- Fire Station No.1 is complete
- The Certificate of Completion has been issued

**G. 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 June 20, 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
- There was a change order involving replacement of the existing dirt with more suitable select “fill” material for the building pad
- Approximately four (4) feet of existing material was excavated and new replacement fill material was imported for the building pad
- The site is now ready for the pad concrete
- The Change Order involved 15 days of unplanned work and cost an additional \$95,987.66

**H. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building**

**Mixed-Use Development - 64 Unit Apartment Building**

**TDA Land Disposition**

- The façade and new window layouts have been finalized
- Demolition is 100% complete
- The exterior façade is being redesigned to include the following:
  - New entry way features
  - New Windows throughout the building
  - New windows will be cut and framed by an experienced demolition contractor
- The interior of the building is currently being “white boxed” for tenant space build out
- Mr. Bhow is seeking a Real Estate firm to start a marketing campaign for the former Hartford Building

**I. First Street Lofts/ The Ross Group**

**310 East 1<sup>st</sup> Street**

**Mixed Use – Multi Family**

- The final elevator inspection is scheduled for July 13, 2017
- The building inspection will be scheduled thereafter
- All major construction is complete
- The contractor is completing the construction punch list
- Marketing the project started June 15, 2017
- Two model units will be used to showcase the units
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**J. The Village at Central Park**

**Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma  
Pearl Development, LLC (Darin Ross)**

- Existing infrastructure will be redesigned
- The Redeveloper is in the process of finalizing the total construction budget for the project
- Once the Construction budget is complete, the Redeveloper plans to identify a Construction Management company

**K. 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)**

- Construction has slowed because of engineering for upgrading the roofing
- The Project Engineer signed off the week of June 19, 2017 and roofing materials will be delivered the week of July 3, 2017
- Things should progress in a faster pace now that the engineering issues are complete

**L. 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 has until July 1, 2017 to respond to the Notice of Default

**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 - Larry and Paula Tease
      - a. The Tease Family plans to commence construction July 1, 2017
      - b. The General Contractor is KB Enterprises
    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 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. 1980 North Hartford Avenue - \$12,000.00
      - a. This property is available for purchase

**Director Meetings and Related Activities:**

June 1 TDA Regular Meeting  
June 2 Brady Arts District Owners Association  
June 6 TDA Annual Report, Missy Kruse  
June 7 Downtown Coordinating Council  
2017 – 2018 FY Budget, Norman Kildow and Linn Cain  
June 8 Vacation - Executive Director  
June 9 Vacation – Executive Director  
June 12 Vacation – Executive Director  
June 13 NEOK AEI Quarterly Meeting  
June 14 Councilor Patrick, Tulsa City Council  
Sari and Company, Jim Sari  
June 15 City of Tulsa, Permit Center  
Save a Lot, Honor Capital and City of Tulsa Staff  
June 16 Save a Lot, Honor Capital  
Representative Regina Goodwin and City Councilor Hall-Harper, Cherokee  
Meadows  
June 19 Scott Realty, Jeff Scott  
North Tulsa Community Coalition  
June 21 Tulsa City Council, The Brady Arts TIF  
June 22 Jeff Weaver, Brady Heights Development  
June 23 Whirlpool Wall Raising  
June 26 Block 44, The Ross Group  
TDA Special Meeting, North Peoria TIF  
July 3 Peoria Realty, David Charney  
July 4 Independence Day Observed  
July 6 TDA Regular Meeting  
July 7 Brady Arts District Owners Association

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority

## Downtown Residential Housing Unit Report

Planned, Existing, and Under Renovation/Construction - Updated 12.6.16

Project Name	Type	Address	District	Rent/Purchase	Number of Units
First Street Lofts	Under Renovation	310 E 1st St	Blue Dome	Rent	23
Santa Fe Square	Planned	2nd St Between Elgin & Greenwood	Blue Dome	Rent	291
Tribune Lofts	Existing	20 E Archer	Brady Arts & Greenwood	Rent	35
The Metro at Brady/Tribune Lofts II	Existing	10 E Archer	Brady Arts & Greenwood	Rent	75
Detroit Lofts*	Existing	105 N Detroit	Brady Arts & Greenwood	Rent	16
Bedcheck Building Lofts*	Existing	307 E Brady	Brady Arts & Greenwood	Rent	13
The Flats on Archer	Planned	NW Corner Archer & Boston	Brady Arts & Greenwood	Rent	61
GreenArch	Existing	1 N Frankfort	Brady Arts & Greenwood	Rent	70
Davenport Lofts	Planned	405 N Main	Brady Arts & Greenwood	Purchase	24
Robinson Packer Lofts	Existing	210 N Main	Brady Arts & Greenwood	Rent	12
The View (ARG Development)	Planned	SE Corner of Elgin & Archer	Brady Arts & Greenwood	Rent	200
Fox Hotel & Universal Ford Buildings*	Existing	Main Between Brady and Cameron St	Brady Arts & Greenwood	Rent	31
Archer Building (Artist Studios/Lofts)	Under Renovation	Corner of Archer and Detroit	Brady Arts & Greenwood	Rent	14
Central Park Towers	Existing	410 & 450 W 7th	Convention	Rent	400
100 Boulder Lofts	Existing	NW Corner 2nd & Boulder	Convention	Purchase	18
YMCA Lofts	Existing	515 S Denver	Convention	Rent	80
The Blair	Existing	614 S Elwood	Convention	Rent	40
Harrington Building	Under Renovation	NW Corner 8th & Main	Deco	Rent	24
Vandever Lofts	Existing	16 E 5th	Deco	Rent	40
Mayo Building	Existing	420 S Main	Deco	Rent	67
Mayo Hotel Lofts	Existing	115 W 5th	Deco	Rent	76
Philtower Lofts	Existing	427 S Boston	Deco	Rent	25
Former Adams Hotel	Planned	403 S Cheyenne	Deco	Rent	56
TransOk Building	Existing	2 W 6th St	Deco	Rent	37
111 W 5th Building	Planned	111 W 5th St	Deco	Rent	90
The Meridia (Enterprise Building)	Under Renovation	6th and Boston	Deco	Rent	93
Palace Building (Tulsa World)	Under Renovation	4th and Main	Deco	Rent	58
Arco Building***	Renovation Announced	19 E 6th St	Deco	Rent	n/a
Urban 8	Existing	222 S Kenosha Ave	East Village	Purchase	8
East End Village	Existing	Between 4th & 5th and Elgin & Frankfort	East Village	Rent	83
The Edge at East Village	Existing	215 S Greenwood Ave	East Village	Rent	162
Coliseum Apartments	Existing	625 S Elgin	East Village	Rent	36

## Downtown Residential Housing Unit Report

Planned, Existing, and Under Renovation/Construction - Updated 12.6.16

Renaissance	Existing	1000 S Denver	Route 66	Rent	159
Riverbend Gardens Townhomes	Existing	529 W 11th	Route 66	Rent	41
Plaza Arms	Existing	501 W 11th St	Route 66	Rent	n/a
Diana Apartments	Existing	420 W 11th St	Route 66	Rent	n/a

**Total Existing/Planned/Under Construction Residential Units within the IDL:**

**2458**

\*Primarily used for housing Teach for America Teachers; typically not open to the market

\*\*Up to 220 units

\*\*\*Units not announced. Previous development proposed 67 units.

\*\*\*\*As many as 66 units possible, depending on market demand.