

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

May 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)

- February 24, 2017, the TDA office forwarded a version of the Redevelopment Agreement to Pine Place Development, LLC and Mr. Smith informed the Authority that he would provide a written response
- On April 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6333, approving a minor amendment increasing the boundaries of the North Peoria TIF to include the former Morton Hospital site
 - The amendment increased the boundaries less than 5%
- On April 13, 2017, a Quit Claim Deed was filed with the Tulsa County Clerk's office transferring title of the property from the City of Tulsa to TDA.
- TDA is charged with drafting, executing and implementing the Redevelopment Agreement between Pine Place Development, LLC and TDA for the Redevelopment of the subject property

B. Peoria Realty Investments, Inc.

1128, 1132, 1136 and 1140 East Pine Place

- On April 18, 2017, Dawn Warrick, 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
- The TDA office sent letters of interest to all property owners by certified mail
 - TDA received all four return receipts

C. Dollar General Store/Rupe Helmer Group

744 East Pine Street

Commercial Retail Store

- The Redeveloper has submitted schematic drawings and sections for TDA review
- The City of Tulsa's Planning department is reviewing the site plan to ensure it is in accordance with the City of Tulsa Regulations
 - The building set-back is 75' from the edge of the north property line. TDA requested in the negotiations that the building set-back should be closer to the street to create a rhythm and scale of the existing buildings and that parking be located behind the building
- 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

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
- March 16, 2017, Capital Homes opened sales for the neighborhood and had a "lunch and learn" event for the public at 36 Degrees North. Approximately 40 attended.
- Additional informational meetings were held at Rudisill Regional Library on March 16 and 23, 2017. Approximately 20 area residents attended:
- 14 families have applied for mortgage pre-approval with a mortgage lender.
 - Of the 14 families, 5 have contracted to purchase a home in Ogan's Circle
 - The remaining candidates are working with a preferred lender to repair their credit
- There is a list of 79 total prospects
- The Redeveloper is confident that 80 – 90% of the homes will be sold by Summer 2017

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

411 South Frankfort Avenue

Mixed-Use Development

Land Sale for the City of Tulsa

- On March 2, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6327, approving the fifth amendment to Redevelopment Agreement with CORE Associates, LLC extending the deadline for an additional sixty (60) days
- CORE has requested to meet with the entire TDA Board of Commissioners at the May 4, 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 official “Groundbreaking” was held on site on Tuesday, April 11, 2017
 - The event was very well attended
 - Chairman Peters provided comments on behalf of TDA
- Construction is scheduled to be complete by Spring 2018
- 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 and Abstract of Title
- 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

- The Meridia project is 100% complete
- The current occupancy rate is 37% leased
- Repayment of Downtown Redevelopment Fund in the amount of \$1,300,000.00 is due October 2020

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

- The Boxyard project is 100% complete
- The current occupancy rate is 100% full
- Repayment of Downtown Development Fund in the amount of \$250,000.00 is due February 2020

J. First Street Lofts

The Ross Group

310 East 1st Street

- Elevator has been installed
- Drywall on the 4th and 5th floors will be complete by May 1, 2017
- Millwork is being installed on the 4th and 5th floors
- Concrete floors are prepped for coating
- Wood flooring is going down on the 5th floor
- Tile will begin to be installed by May 1, 2017
- Electric trim out has started
- Shower pans, walls and doors continue to be installed
- COX cable has finished installation
- Door hardware is being installation the 2nd and 3rd floors

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 and everything has been resolved in regard to the park land. They have been working with Lucy Dolman.
- The main issue that is being addressed is the utilities and the easements that run through the property must be vacated.
- The Civil Engineers are working to resolve the issue
- A six month extension may be requested
- Plans are being modified to make the project feasible from a number of perspectives.
- Additional parking has been added to the project

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 second floor are framed and the Redeveloper is starting the second floor
- Exterior material should be complete by mid-May

- 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
- This project is 100% complete
 - TDA has issued the Certificate of Completion
- 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
- On April 20, 2017, Ms. Hovell provided a request for financial assistance for the Urban8 project
- 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
- This project is 100% complete
 - The Certificate of Completion has been issued
 - Good Faith deposit has been returned
- O. YMCA Lofts**
515 S. Denver Avenue
Mixed-Use with 45 Unit Apartments
Downtown Redevelopment Fund
- The project is 100% complete
 - The Certificate of Completion has been issued
 - Repayment of the Downtown Development Redevelopment Fund in the amount of \$1,750,000.00 is due in full September 2021
- P. 1216 North Lansing Avenue, The Lansing Centre'**
The Lansing Centre' - Parking Lot
- No new information
- 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 Mayor's Office for Human Rights has been in contact with Ms. Kristi Avalos, with Accessology, a leading ADA advocacy in the U.S.
 - As a follow up, Dwain Midget contacted Ms. Avalos and asked questions to get clarification on what the City's next steps may be in terms of addressing the issues.
 - There were two main points:

- Based on the information she had about the development, it did not appear to be an ADA violation. While it was a poor design and did not provide easy access to cross the street to go visit neighbors, the project did provide the required connectivity via the sidewalks
 - The decision to allow rolled/mountable curbs along the driveways was to the city, but again she did not notice a violation
- One concern for the City of Tulsa to consider is if they are going to require modification to the existing rolled/mountable curbs, under what authority/law can the City require the developers to correct this problem.
- A conference call is scheduled for Wednesday, April 26, 2017, to visit with Amy Gioletti
 - The discussion will focus on compliance with Section 504 of the Rehabilitation Act which protects individuals with disabilities.

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:

April 4	Lead North (Food Desert in North Tulsa) City of Tulsa, Planning, Dawn Warrick
April 5	Downtown Coordinating Council Langston Tulsa, City of Tulsa Officials Bond Oversight Committee
April 6	TDA Regular Meeting

April 7 Brady Arts District Owners Association
Brady Owners Streetscaping Committee
Heather Berryhill, The Flats on Archer Ground Breaking

April 13 Spirit AeroSystems
Save-a-Lot Pre-development Meeting

April 14 Good Friday Observed

April 17 Laura Dester RFP, City of Tulsa, Planning
North Tulsa Proposal, Robert Gardner
Block 44, The Ross Group

April 18 OSU – CHS Master Planning of West Campus

April 19 Quarterly update to Tulsa City Council

April 20 Mohawk and Peoria Project, Kevin Taverner and Nelson Allen

April 21 Fire Station No. 1, CORE and Associates

April 27 Mayor’s Office, Brandon Odomwsssx

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority