
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
WORK SESSION MEETING OF: JULY 6, 2017**

**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**

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

Work Activities:

North Peoria TIF has expired as of June 28, 2017. Per the documents provided with the June report, there is approximately \$ 2,600,000.00 to be allocated.

Per meeting of June 26, 2017, the North Peoria TIF has been extended (along N. Peoria) from Apache to 36th Street North.

Discussions have been taking place between Pineplace Development and TDA on defining infrastructure work to be funded through the TIF.

We have begun investigating possible improvements on the proposed BRT terminals that could possibly be funded through the TIF as a potential use of funds.

Contract has been signed and executed for the addition of lighting on Peoria between Pine and Apache.

On the North Peoria Lighting project, the contractor has submitted equipment data sheets (submittals) for the proposed lighting system, including poles, light fixtures, underground conduit and wire. The equipment submittals were reviewed and approved on June 4, 2017. The equipment was submitted as shown on the plans and specification

Material has been ordered and is due to be arrive in 8-10 weeks or the first of August, 2017. Contractor will begin work on the construction in approximately 60 days. Work is scheduled to be completed 300 days from the contract execution or around April 15, 2018. The contractor will begin physical construction in August of 2017 and will begin with construction of pole bases. Once construction begins, a construction progress meeting schedule will be made. TDA staff will be invited to attend all meetings. Monthly schedule updates will be made.

In the TDA special meeting, it was mentioned that the Peoria Street lighting could be extended to Apache to 36th Street North. The additional length of approximately one mile would cost as follows:

Engineering (including survey) \$45,000.00
Additional Lighting from Apache to 36th Street North \$ 500,000.00

This is higher than the current lighting costs because of it will require new lighting controllers (we are using existing controllers on the current job).

ACTION: APPROVAL: ____ APPROVAL W/ CONDITION: ____ DENIAL: ____ TABLED: ____
VOTE: ____

TIF Extension

As the current TIF has expired, with funds still to be allocated, there does not appear to be a strong case for an extension of the TIF. If a substantial project or opportunity for a public private partnership comes up, a request for an extension could be made.

A handwritten signature in black ink, appearing to read "Dan Helf". The signature is written in a cursive, flowing style.

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____
VOTE: _____