
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
WORK SESSION MEETING OF: MAY 4, 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:

Entered into discussions with the proposed lighting contractor about specifics of the North Peoria Lighting project. Requested the City of Tulsa approve adding the completed project to the City of Tulsa approved lighting projects, for payment of electrical costs. Have not received an answer at this time.

Had discussions with a met with BRT design personnel about possible improvements on 6 bus terminals to be located within the North Peoria TIF area. Terminals will be located at the three intersections (Pine, Apache and Virgin) going both north and south. New proposed lighting will be coordinated with these stations.

Rose Washington with TEDC is wanting to have a commitment for infrastructure funding to be available for potential clients wishing to build in the Shoppes on Peoria. It appears this is a valid use, but it is not certain that an allocation or commitment can be made without a specific project and owner/developer. She is hoping for \$100,000.00 to be set aside for possible building assistance for infrastructure..

Had discussions with resident Bill White, who is proposing to build an apartment complex using shipping containers within the North Peoria TIF area. Looking into what options could be used to help support this project, but feel it would have to be limited to infrastructure costs and/or public improvements. Continuing discussions.

Looking over notes and memos from prior public meetings to determine which projects can be implemented, utilizing money collected from the TIF before it expires. Some potential items:

Rose Washington has suggested TIF funds be used to build electronic signs at the Shoppes on Peoria to help promote the site.

A signage plan can be developed to strategically place signs in public right-of-way to encourage shopping in the TIF area (as opposed to contracting with a billboard company).

Would also like to look at upgrades to entry points to the North Peoria TIF on Peoria on Apache, Virgin and Pine to coincide with the new BRT stops. This could be site beautification and signage and hardscaping structures. Could do something similar to the routes 66 gateway structures.

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

Coordinate to see if there are improvements and upgrades for the BRT stops in the Peoria TIF that could happen with additional funding (from the TIF). Further discussions to be held with the BRT design team and traffic engineer Doug Helt.

Community Funding Request

Several community groups have come up with proposed uses for TIF funds, primarily for security lighting and traffic control. The members have been advised to compile their plans to present to TDA. They have been advised of the current focus on economic development.

Several improvements were proposed by the City of Tulsa Economic Development department, including adding bike lanes on Pine Street. Would like to set up another meeting with the Tulsa Economic Development Department to explore their ideas.

A request was made to the Economic Development Department to provide a current accounting of money collected and spent (and committed) from the North Peoria TIF.

TIF Extension

As the current TIF is about to expire, the likelihood of extension does not seem great, in light of current economic conditions and funding challenges for various entities that would have to sign off on it



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