
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT**

MEETING DATE: April 6, 2017
TO: Chairman and Board Members
FROM: Mike Dickerson, COT
SUBJECT: Potential North Peoria TIF No 4 Project Area
Minor Amendment

Background:

Owner	Tulsa Development Authority
Developer:	Pine Place Development
Engineer:	NA
Location:	North Peoria TIF No 4
Size of Tract:	5.342 Acres
Number of Lots:	Various
Development Area:	North Peoria TIF No 4
Fair Market Value:	NA
Executive Director:	O.C. Walker

Relevant Info: This is a request for TDA to accept attached map for illustrative purposes related to discussion of City of Tulsa North Peoria TIF No. 4 project area minor amendment, based on request from TDA.

The extension area represents an additional 5.342 acres, a 1.04% increase from original 507.52 acres. New total acreage will be 512.862 acres.

This is related to the effort underway to amend the N. Peoria TIF to allow for additional land and another project. TDA is the administrator of the TIF and this request is based on a project that the COT has been working with them on, the redevelopment of the old Morton site.

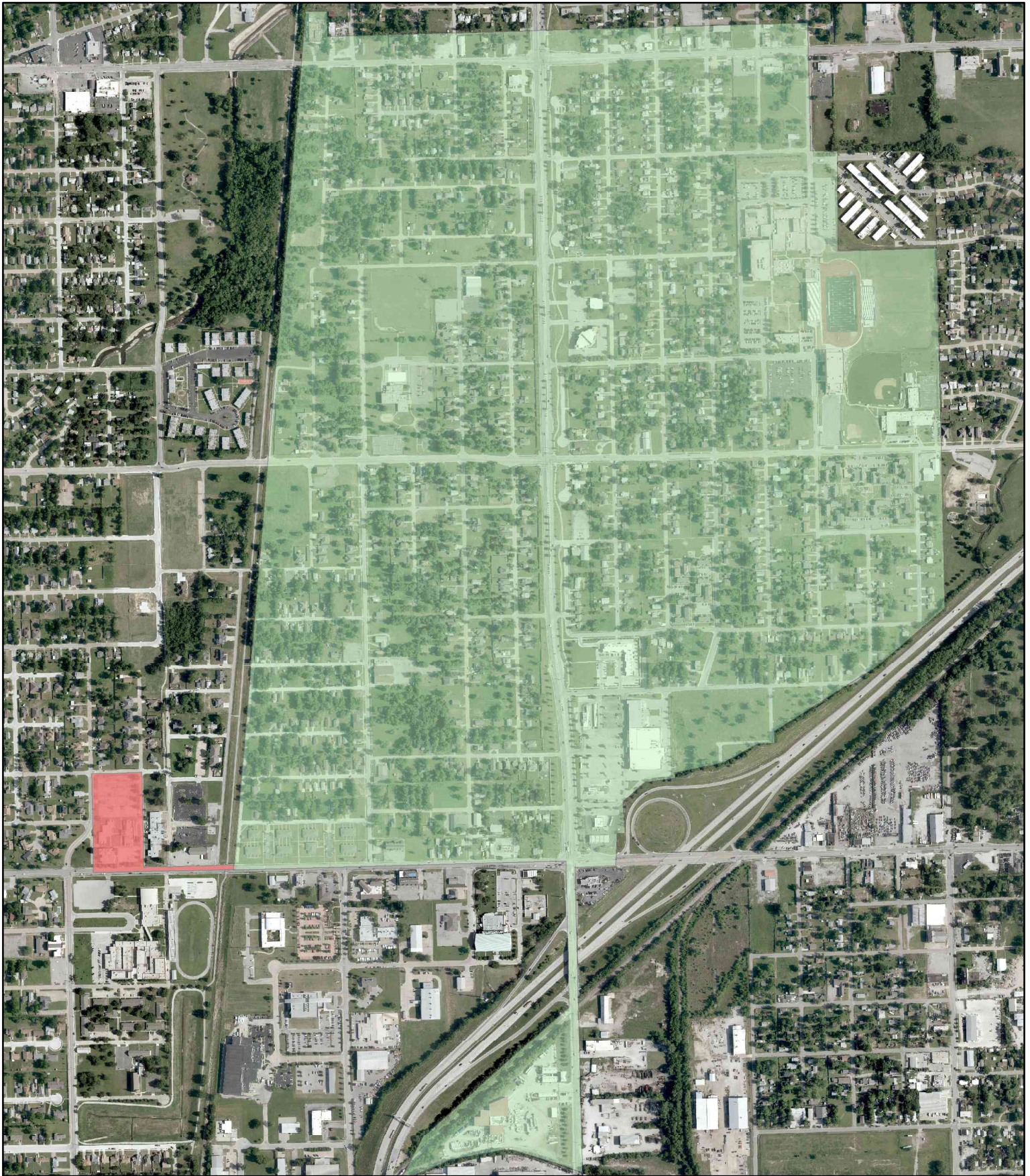
The N. Peoria TIF will expire in June of 2017.



Attachments: 1 – Draft North Peoria TIF No 4 Project Area Minor Amendment

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker

Draft North Peoria TIF Project Area Minor Amendment



-  Existing N. Peoria TIF District (507.52 Acres)
-  Potential N. Peoria TIF Project Area Minor Amendment (5.342 Acres)



North Peoria Avenue Tax Increment District Number Four

Minor Amendment

Legal Description

A tract of land located in Section 25, Township 20 North, Range 12 East, City of Tulsa, Tulsa County, Oklahoma more particularly described as

BEGINNING at the intersection of the North right-of-way line of East Pine Street with the East right-of-way line of the Midland Valley Railroad;

THENCE west along the North right-of-way line of East Pine Street to the Southwest Corner of Block Six (6), DUNBAR ADDITION to the City of Tulsa, Tulsa County, Oklahoma;

THENCE west along the North right-of-way line of East Pine Street a distance of twenty-five (25) feet to the Centerline of North Greenwood Place East;

THENCE north and parallel to the East Line of Block Five (5) of said DUNBAR ADDITION, along the Centerline of North Greenwood Place East to a point on the Centerline of East Queen Street;

THENCE west and parallel to the North Line of Block Five (5) of said DUNBAR ADDITION, along the Centerline of East Queen Street to a point on the Centerline of North Greenwood Avenue East;

THENCE south and parallel to the West Line of Block Five (5) of said DUNBAR ADDITION, along the Centerline of North Greenwood Avenue East to a point on the Centerline of East Pine Street;

THENCE east along the Centerline of East Pine Street to the point of intersection with the East right-of-way line of the Midland Valley Railroad;

THENCE northeasterly along the East right-of-way line of the Midland Valley Railroad to the Point of BEGINNING.