
TULSA DEVELOPMENT AUTHORITY

Acquisitions/Relocations/Redevelopment

MEETING DATE: 07 SEP 2017

**TO: EXEC. DIR., CHAIRMAN & BOARD
MEMBERS**

FROM: ROGER ACEBO – COT Planning &Development

RE: 6th St. Infill Acquisition/Relocation Plan

- Voluntary acquisitions are being conducted as voluntary in nature at this time.
- All acquired properties will eventually be incorporated into a flood management design or future redevelopment project by TDA on behalf of the City.
- 23 parcels are under City ownership at the West pond and East pond locations.
- 1 additional property is under contract; awaiting Phase II approval.
- 10 parcels have now been acquired by TDA.
 - 2 homes to be scheduled for demolition. (717 S. Rockford/727 S. Troost)
 - Of 6 tenants in acquired properties:
 - 5 have been relocated.
 - Remaining tenant in 717 S. Rockford, relo agreement approved.

Required Action:

- Discussion, consideration and vote for TDA to transfer title of certain properties to the City of Tulsa, located in the Elm Creek/Pearl District neighborhood Area. The properties are as follows:

Account	Address	Legal
07350-92-01-02170	1024 E 5 ST S	CENTRAL PARK PLACE ADDN LT 1 BLK 6
07350-92-01-02250	1007 E 5 PL S	CENTRAL PARK PLACE ADDN LT 8 BLK 6
07350-92-01-02320	VACANT	CENTRAL PARK PLACE ADDN N80 OF LT 2 BLK 7
31175-93-06-19540	812 S ST LOUIS AV E	PARK DALE AMD LTS 5 & 6 BLK 5
31175-93-06-19440	717 S ROCKFORD AV E	PARK DALE AMD W/2 LTS 9 & 10 BLK 4
31175-93-06-19430	718 S ST LOUIS AV E	PARK DALE AMD E 1/2 LTS 9 & 10 BLK 4
31175-93-06-19320	717 & 719 S ST LOUIS AV E	PARK DALE AMD LTS 21 & 22 BLK 3
07350-92-01-02310	1124 E 5 ST S	CENTRAL PARK PLACE ADDN N80 OF LT 1 BLK 7

TULSA DEVELOPMENT AUTHORITY STAFF REPORT

MEETING DATE: 07 SEP 2017
TO: CHAIRMAN & BOARD MEMBERS
FROM: Roger Acebo
SUBJECT: Laura Dester Site RFP status
LOCATION: E 7th St. to the north, E 8th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.

Background:	Redeveloper: Tulsa Development Authority
	Owner: City of Tulsa (soon to be TDA)
	Location: E 7 th St. to the north, E 8 th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.
	Size of Tract: Approximately 2.6 acres
	Zoning: Central Business District (CDB)
	Development Area: 6 th St. Infill Plan
	Fair Market Value: \$790,000.00
	Executive Director: O.C. Walker

Relevant Info: On January 11, 2017, The City of Tulsa City Council approved Resolution 19789 to surplus property and transfer title for the Laura Dester Site to TDA for redevelopment. This site was acquired by the City of Tulsa in 2015 in a direct sale from the State of Oklahoma as part of the City of Tulsa's 6th Street Infill (Pearl District) Plan. On January 12, 2016, the City of Tulsa approved TDA to act as an agent to acquire other properties in this plan area for the purpose of redevelopment. On March 15, 2017, a Quit Claim Deed conveyed property from the City to the TDA (8275). Of the 4.4 acre site, approximately 2.6 acres will be offered for redevelopment. The remainder of the site will contribute to flood-management in accordance with the Elm Creek Watershed Plan. City storm-water management staff shall work with selected redevelopment firm on conceptual design of the flood control components of this site.

Recent activities: Design and construction of the West Pond flood control features are in process.

Timeline:

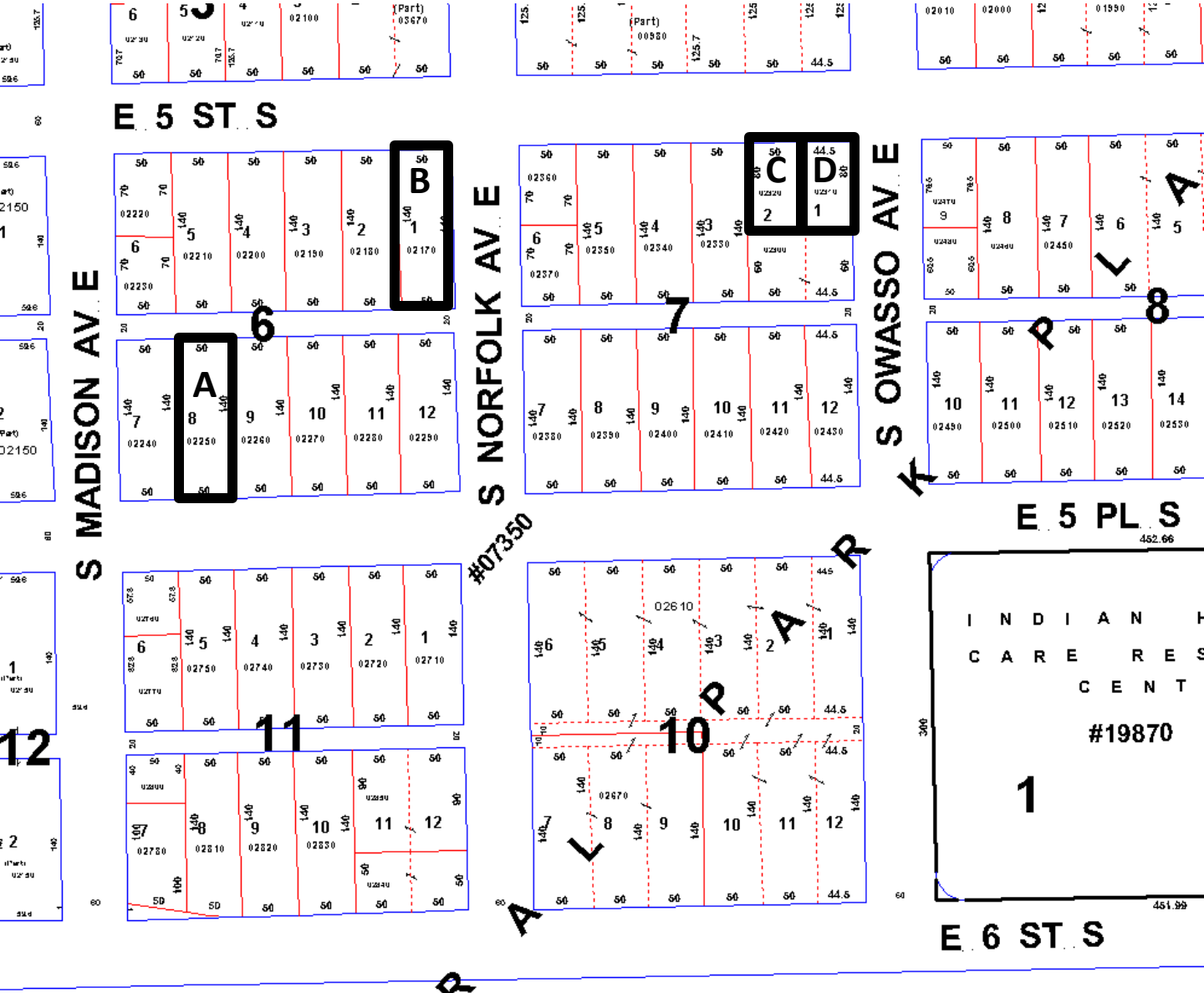
- Deadline for submission of written questions: September 8, 2017
- All responses provided to questions: September 15, 2017
- Proposals due: October 13, 2017, 3:00 PM (CDT)
- Respondent Interviews: November 2017

- Evaluation of proposals:
- Notice of Award:
- Contract negotiations:
- Contract Execution:

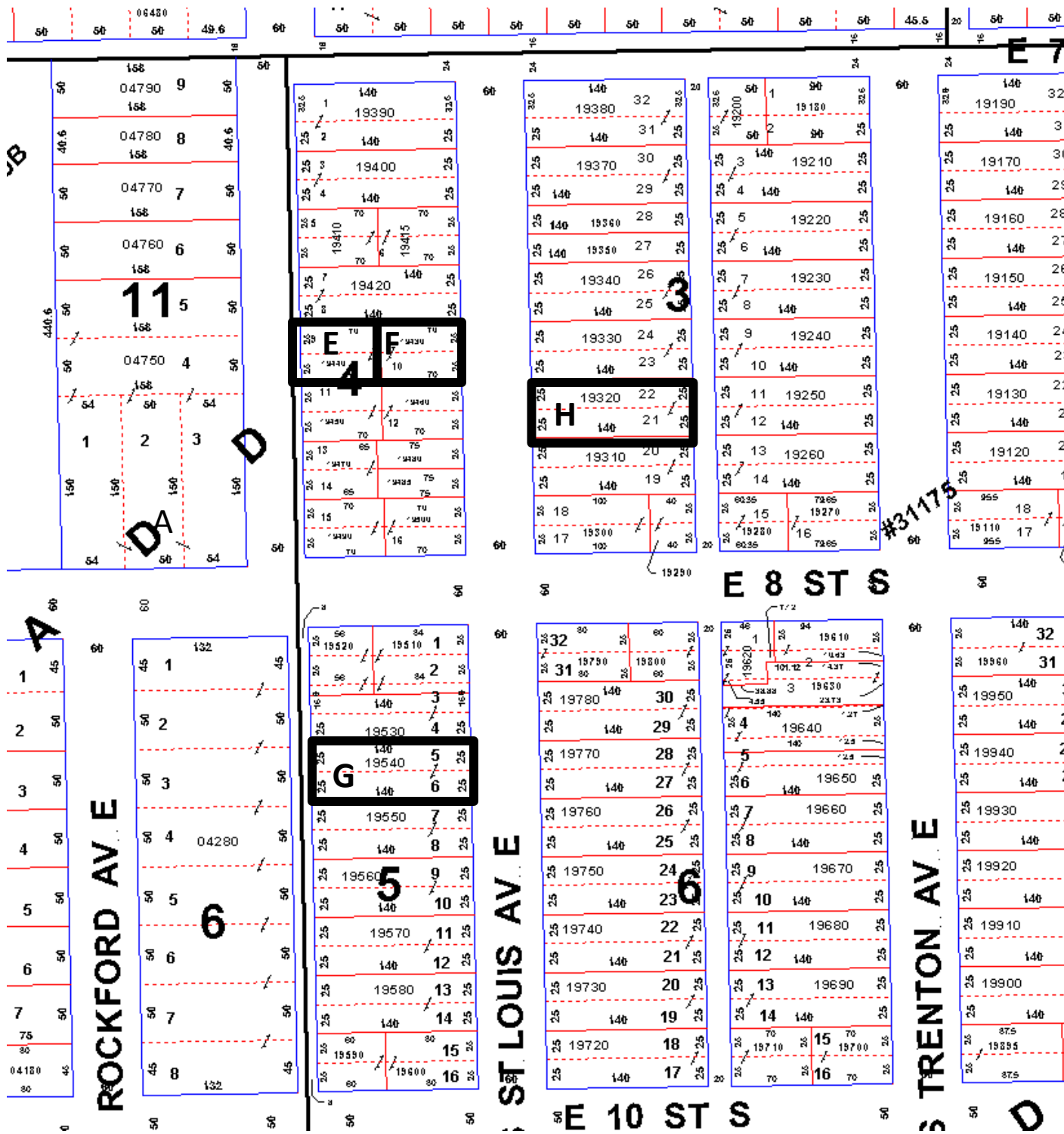
December 2017
December 2017
Through March 2018
March 2018

Action required: N/A

EXHIBIT 1



PARCEL	ASSESSOR #	LEGAL
A:	07350-92-01-02250	CENTRAL PARK PLACE ADDN LT 8 BLK 6
B:	07350-92-01-02170	CENTRAL PARK PLACE ADDN LT 1 BLK 6
C:	07350-92-01-02320	CENTRAL PARK PLACE ADDN N80 OF LT 2 BLK 7
D:	07350-92-01-02310	CENTRAL PARK PLACE ADDN N80 OF LT 1 BLK 7



PARCEL ASSESSOR # LEGAL

E: 31175-93-06-19440
 F: 31175-93-06-19430
 G: 31175-93-06-19540
 H: 31175-93-06-19320

PARK DALE AMD W/2 LTS 9 & 10 BLK 4
 PARK DALE AMD E 1/2 LTS 9 & 10 BLK 4
 PARK DALE AMD LTS 5 & 6 BLK 5
 PARK DALE AMD LTS 21 & 22 BLK 3