
TULSA DEVELOPMENT AUTHORITY

Acquisitions/Relocations/Redevelopment

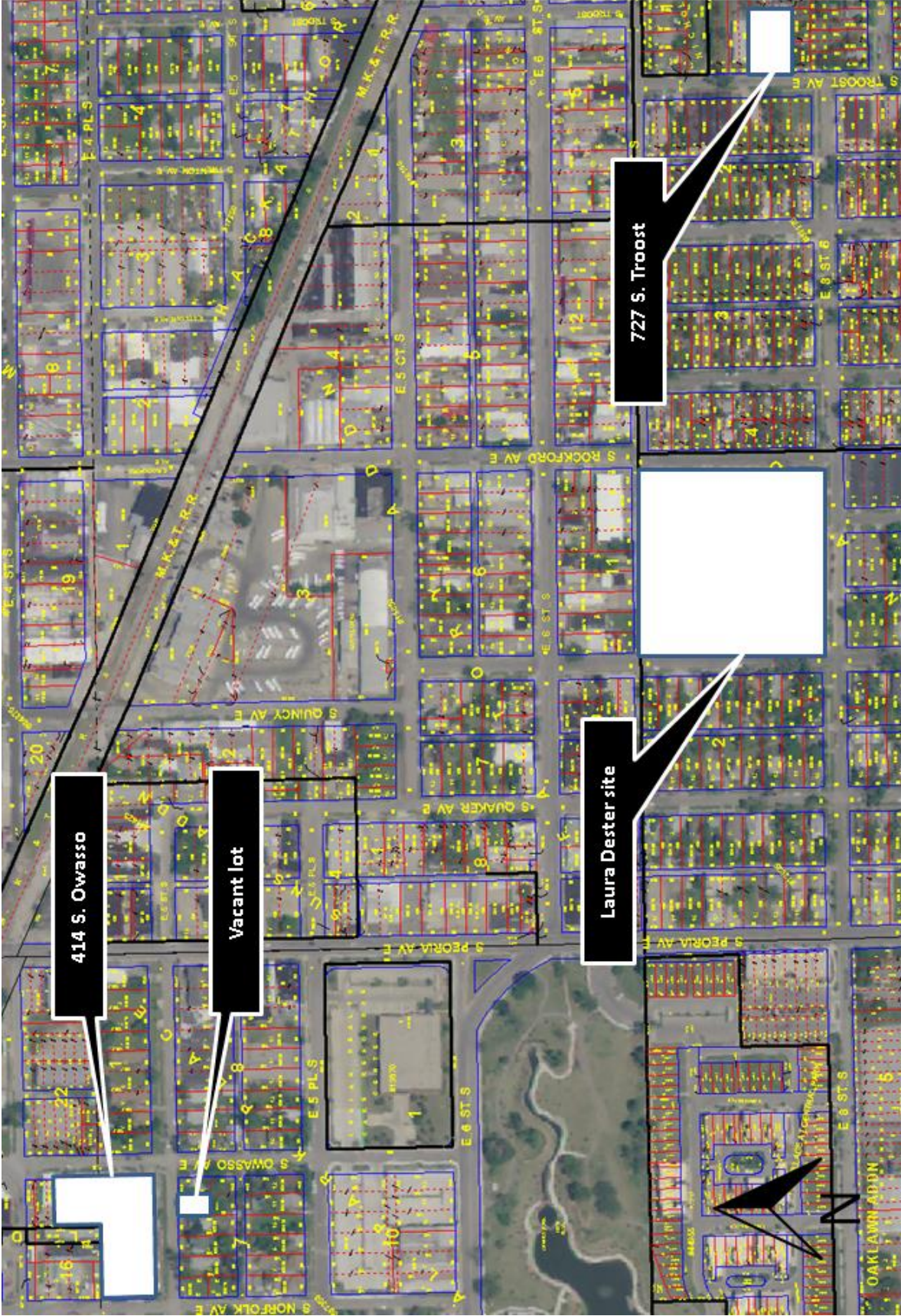
MEETING DATE: 07 DEC 2017

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

FROM: ROGER ACEBO – COT Planning &Development

RE: 6th St. Infill Acquisition/Relocation Plan status (see map)

Property	Status	Next Steps	Required Action
414 S. Owasso	Under contract; Phase II Environmental survey late October	Report by Dec 5.	Nothing at this time.
727 S. Troost	TDA owns; Will eventually offer up for redevelopment RFP; Phase I Environmental survey	Awaiting results	Nothing at this time.
Vacant lot - 5th St. & N. Owasso (N80' LT2, BLK 7, Central Park Place)	TDA owns; awaiting disposition	Transfer property to City	Chairman signs deed transferring vacant lot.
Laura Dester site	Commissioner Roberts discussed proposal with internal City and TDA staff.	Working with developer on clarity of financial portion of proposal and design.	Possible action on proposal in January 2018 TDA meeting.



414 S. Owasso

Vacant lot

Laura Dester site

727 S. Troost

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: 07 DEC 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:	4.4 acres (Approximately 2.6 acres usable)
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 was offered for redevelopment. The remainder of the site will contribute to flood-management in accordance with the Elm Creek Watershed Plan. Eventually, City storm-water management staff will work with a selected, redevelopment firm on conceptual design of the flood control basin on this site.

Notes: Funding timeline for the City's flood control basin located in the center of the Laura Dester site is unknown. Interim use may be allowed depending upon proposal.

Timeline:

- Evaluation of proposal: Nov/Dec 2017
- Notice of Award: January 2018
- Contract negotiations: Through March 2018
- Contract Execution: March 2018
- LD Flood control detention area design & const. TBD

City Council Approved conveyance design:



Submitted design:



Action required/Next steps:

Further consultations with developer on project financing, design, and layout.