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**TULSA DEVELOPMENT AUTHORITY**

**Acquisitions/Relocations/Redevelopment**

**MEETING DATE: 05 OCT 2017**

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

**FROM: ROGER ACEBO – COT Planning &Development**

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RE: 6<sup>th</sup> St. Infill Acquisition/Relocation Plan

- 1 additional property is under contract; awaiting Environmental Phase II that is scheduled to start Oct 2-5, 2017. (414 S. Owasso)
- 10 parcels have now been acquired by TDA.
  - 5 structures are now in City of Tulsa's demolition process:
    - 717 S. Rockford
    - 718 S. St. Louis
    - 727 S. Troost (land to be held by TDA for redevelopment)
    - 1007 E 5th Place
    - 1124 E. 5<sup>th</sup> St.

Next steps:

- Chairman sign deed transferring all flood management property to City of Tulsa
- Upon demolition of structures and results from Phase I, TDA would be able to release RFP to redevelop 727 S. Troost.

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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** 05 OCT 2017  
**TO:** CHAIRMAN & BOARD MEMBERS  
**FROM:** Roger Acebo  
**SUBJECT:** Laura Dester Site RFP status  
**LOCATION:** E 7<sup>th</sup> St. to the north, E 8<sup>th</sup> St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.

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**Background:**

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

**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 6<sup>th</sup> 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. Eventually, City storm-water management staff will work with 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:**

- Proposals due: October 13, 2017, 3:00 PM (CDT)
- Respondent Interviews: November 2017
- Evaluation of proposals: December 2017
- Notice of Award: December 2017
- Contract negotiations: Through March 2018
- Contract Execution: March 2018
- LD Flood control detention area design & const. TBD



**Action required:** N/A