
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: June 01, 2017
TO: CHAIRMAN & BOARD MEMBERS
FROM: Roger Acebo
SUBJECT: Release of a Request for Proposals for Laura Dester Site
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:	\$TBD
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. Design and construction of the flood control features has not yet been funded.

Anticipated timeline:

- Next steps:
 - o Pre-proposal conference: May 24, 2017, 10:00 am
 - o Proposals due: October 13, 2017, 3:00 pm CDT
 - o Deadline for submission of written questions: September 8, 2017

- o All responses provided to questions September 15, 2017
- o Proposals due: October 13, 2017, 3:00 PM (CDT)
- o Respondent Interviews: November 2017
- o Evaluation of proposals: December 2017
- o Notice of Award: December 2017
- o Contract negotiations: Through March 2018
- o Contract Execution: March 2018

Recommendation: N/A