

**Tulsa Development Authority
Board of Commissioners Meeting
Executive Director's Report**

February 2018

1. Project Status Update

A. First Place, LLC

419 South Main Street, Parking Garage

- On January 9, 2018, TDA's General Counsel provided First Place, LLC with a Promissory Note and Mortgage for the loan
- If all documents are acceptable to the Redeveloper, TDA should be able to close soon and make funding eligible for advance requests
 - Each request is based on percentage of completion, according to the Project Architect
- The TDA office is awaiting the title policy

B. Morton's Reserve Properties, LLC, formerly Pine Place Development, LLC

605 East Pine Street

Mixed Used Development (Office, Commercial, Retail, Multi-Family and Historic Renovation)

- On January 4, 2018, the TDA Board of Commissioners reviewed and approved a Resolution for the Third Amendment to the Redevelopment Contract
- The amendment provided an extension of 90 additional days to provide Construction Financial Documentation

C. Peoria Realty Investments, Inc. and Charney Properties, Inc.

1128, 1132, 1136 and 1140 East Pine Place

- This item will be discussed in Executive Session

D. Dollar General Store/Rupe Helmer Group

744 East Pine Street

Commercial Retail Store

- The Contractor is in the process of installing interior fixtures
- The brick masons are on site and are bricking the exterior façade
- Rupe Helmer Group expected completion date is March 1, 2018

E. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- There are currently no new contracts for the Ogan's Circle project
- There was an interest meeting held at 36 Digress North
- Capital Homes continues to market the project and help interested families with credit repair
- There is a new leader that is aggressive with underserved families

F. East Latimer Lots/Capital Homes, LLC

East Latimer Street between North Boston Avenue and North Main Street

14 Single Family Lots and Commercial Use on the corner of Main Street and East Latimer Street will be commercial and residential use on the upper floors

- This item appeared on the January 24, 2018, City Council agenda for the first reading to approve the re-zoning
- The Second Reading will be held on February 7, 2018 and should be approved as presented
- The marketing campaign will commence after City Council's final approval

G. The Flats on Archer/SATTCOM Investments

Northwest Corner of East Archer Street and North Boston Avenue (110 North Boston Avenue)

61 Unit Apartment Building

TDA Land Disposition

- A project meeting was held on January 16, 2018 with the owner's coordinating with architects and construction management representatives for a formal review of Project Safety, Quality Control, Construction Progress, Scheduling Information Request, Potential Issues and other key matters
- The Redeveloper indicates they have reached the fourth level of the project's construction
- Construction crews are constructing the floor decking, with framing of the walls scheduled to follow next
- As of the end of December 2017, the project was 39.89% complete
- The Redeveloper plans to submit the Third Draw Request based on percentage of completion of the project

H. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- The following is a summary of the work performed on the Hartford Building over the past two months:
 - Exterior down-lights installed
 - Parking lot has been resurfaced
 - New sidewalk construction has commenced
 - New windows and awnings are complete
 - EFIS work is complete and a sealer is to be applied
 - Interior drywall has been installed and is tenant-ready
 - Interior windows have been installed and sealed
 - New ceiling grid has been completed
 - Elevator cabs refurbished and mirrors installed
 - Entry rail bars and awnings have been painted
 - Window and door frames have been painted also
 - Exterior front and back entryway tile has been laid
 - Front entry canopy is installed
 - Landscaping plans are in place for spring planting

- The Redeveloper continues to meet with potential tenants and market the property for lease

I. The Village at Central Park

**Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma
Pearl Development, LLC (Darin Ross)**

- On January 4, 2018, the TDA Board of Commissioners reviewed and approved a Resolution approving the Third Amendment to the Redevelopment Agreement with Pearl Development, LLC
- The Developer has requested a Third Amendment of the Agreement, as follows:
 - Amend the date upon which the Redeveloper is to deliver the Construction Documents to TDA for review to July 20, 2018 (additional 7 months)
 - Amend the date upon which the Redeveloper is to deliver the Construction Financial Documentation to the TDA for review to July 20, 2018, (additional 7 months)

J. The Village At Central Park

Lots 1 – 6, 12 – 16, 17 – 27, 70 – 79, 85 – 88, Block 1, Village at Central Park and All of Block 2, VCP, LLC (Sam Rader)

- The contractors are installing counter tops and connecting the HVAC units
- Interior painting should take place soon
- The Redeveloper plans to market the properties the first part of February

K. Carland Group

**One-quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue
48 Multi-Family Units**

- This item will be discussed in Executive Session

L. Block 44, The Ross Group

**Northwest corner of North Elgin Street and East Archer Street
Multi-Story Mixed Use Redevelopment Project**

- TDA's General Counsel is drafting the final Agreement
- The Redevelopers have indicated that they are willing to sign the agreement, once TDA's General Counsel reviews Section 10 of the Agreement
- Lastly, Valley National Bank would like to close on Block 44 soon

M. Annual Report 2017

- The Write Company is compiling all contents for the Annual Report
- The Graphic Designer is in the process of layout on the pages for the report
- The TDA office should have the first draft by mid-February 2018
- A draft will be available for the TDA Board of Commissioner for the March 2018, Regular meeting

N. Crutchfield Sector Plan

- The Project Consultant (Fregonese Associations and Tharp Planning Group) will be in Tulsa on Thursday, February 1, 2018 for the kick-off of the Citizens Advisory Team (CAT) meeting

- On December 7, 2017, the TDA Board of Commissioners Approved Resolution 6400, selecting the candidates to serve on the Crutchfield area CAT for the City of Tulsa Crutchfield Area Neighborhood Sector Plan. The members are as follows:
 - i. Tony Bluford
 - ii. Weldon Bowman
 - iii. Matt Brainard
 - iv. Lan Robinson
 - v. Evertt Treat
- A site tour is scheduled for Thursday afternoon
- The CAT meeting will be held on Friday, February 2, 2018, 8:30 a.m., City Hall, 10th Floor, North Conference Room
- The Project Consultants plan to meet with the City of Tulsa GIS team to fully vet all maps and background information

O. Laura Dester Site

619 South Quincy Avenue

- On November 2, 2018, 2017, the TDA Board received one proposal for the former Laura Dester site
- The TDA Board of Commissioners have not selected a potential redeveloper
- There is some interest from the Tulsa Foundation of Architecture, to take a tour of the buildings
 - Dennis Whitaker is working to schedule the requested tour
- A pre-bid demolition meeting was held on-site, on Friday, January 19, 2018
- After the pre-bid meeting, it was determined that a Phase II Analysis should be completed to determine the amount of asbestos that will need to be removed
- The Phase II should be completed by March 2018
- The City of Tulsa will release the Request for Demolition bids for the Laura Dester site, once the analysis is complete

P. Dirty Butter – Heritage Hills Extension

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - i. Sold four (4) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in North Tulsa as follows:
 1. 1860 North Hartford Avenue - \$12,000.00 - Larry and Paula Tease
 - a. The property is under construction.
 - b. The Tease Family plans to complete the construction and move in during the first quarter of 2018
 2. 1890 North Hartford Avenue - \$12,000.00 - Larry Crawford
 - a. The project is 100% complete.
 3. 2010 North Hartford Avenue - \$12,500.00 - Bennie Oulds
 - a. On December 5, 2016, the TDA Board of Commissioner’s reviewed and approved Resolution No. 6291, allowing Mr. Oulds an extension for completion to May 18, 2018
 4. 638 East Seminole Place - \$12,000.00 - LaKeshu and Bill White

- a. TDA issued the Certificate of Completion
 - b. The project is 100% complete
5. 1960 North Hartford Avenue - \$12,000.00
- a. Shelia Thompson and Steven Murrell will submit their plans and specifications to the TDA Board in March 2018 for approval
6. 1980 North Hartford Avenue - \$12,000.00
- a. The Roberts submitted construction drawings and building specifications for property located at 1980 North Hartford Avenue, Tulsa, Oklahoma

Director Meetings and Related Activities:

January 1	New Year's Day Observed
January 4	TDA Regular Meeting
January 5	The Art's District Owners Association
January 9	Central Park TIF TPS School Bond Committee Meeting City of Tulsa, Board of Adjustment
January 10	North Peoria TIF
January 11	Crossover Community Impact Board Meeting Conference Call, Fregonese Associations and Tharp Planning Group
January 12	North Peoria TIF North Peoria Street Lighting Progress Meeting Bernard McIntyre and Jerry Goodwin
January 15	Dr. Martin Luther King Jr. Holiday (Observed)
January 16	CHIP Healthy Land Use Plan Conference Call, Fregonese Associations and Tharp Planning Group
January 18	Laura Dester Pre-Bid Conference Tulsa Regional Chamber Annual Meeting
January 19	Zebra Development Team Lamar Guillory Meeting regarding UCT
January 22	Greater Area of Tulsa YMCA Bus Air Manufacturing
January 23	Conference Call, Fregonese Associations and Tharp Planning Group
January 25	The Met Cares Foundation
January 26	Deliver TDA Board Packets
January 29	Notre Dame Study – Follow up
January 30	Conference Call, Fregonese Associations and Tharp Planning Group

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority