

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

March 2018

**1. Project Status Update**

**A. First Place, LLC**

**419 South Main Street, Parking Garage**

- All final edits are acceptable to TDA's General Counsel; however, the Agreement has not been signed
- The Final version of the Promissory Note and Mortgage are ready for signature
- The final title gap check can be ready for closing when the Agreement has been signed
- Once the site closes, First Place, LLC may begin to submit Advance Requests

**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
- The Redeveloper has until the April 5, 2018, TDA Regular to provide the requested information.

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

**1128, 1132, 1136 and 1140 East Pine Place**

- Contact has been made with certain property owners regarding acquisition of properties and will continue an effort to acquire the properties without the assistance of TDA
- This item will be discussed in Executive Session

**D. Dollar General Store/Rupe Helmer Group**

**744 East Pine Street**

**Commercial Retail Store**

- The construction project is complete, the Redeveloper indicates they are waiting for the Certificate of Occupancy
- TDA will dovetail the Certificate of Occupancy with a Certificate of Completion, signifying the project is complete

**E. Ogan's Circle/Capital Homes, LLC**

**East Virgin Street and Hartford Avenue**

**14 Single Family Lots**

- The Redeveloper currently has one house that will close this summer
- Three speculative home are complete and currently available for sale

- One model home has been built
- It is furnished and utilized in their selling efforts
- The model home will be entered in the 2018 Parade of Homes
- Two vacant lots remain with no construction activity yet to commence
- The City of Tulsa is to begin the installation of the monument and landscaping at the entry way in March 2018
- The Redeveloper is working with PSO on installation of street lights.

**F. East Latimer Project/Capital Homes, LLC**

**East Latimer Project**

**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**

- Applications have been submitted for lot split/lot combination approval
- TDA has ordered the abstracts and an ALTA Survey for the subject land
- The Redeveloper is marketing for the commercial/mixed used corner
- The Redeveloper is looking forward to closing on the East Latimer lots
- Construction is scheduled to commence Summer 2018

**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 February 20, 2018 with the owner's coordinating with architects and construction management representatives for a formal review of Project Safety, Quality Control, and Construction Progress, Scheduling Information Request, Potential Issues and other key matters
- The Redeveloper marketing and public relations, the Flats on Archer will be featured in the April issue of Oklahoma magazine, and interviews are being scheduled in response to various new inquires
- Construction has reached the fourth-level of the project
- Crews are busy constructing the floor's decking with framing of the walls scheduled to follow shortly

**H. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building**

**Mixed-Use Development - 64 Unit Apartment Building**

**TDA Land Disposition**

- The Redeveloper is installing the new HVAC and building automation
  - This process could take up to six (6) weeks for the HVAC, that has been ordered and manufactured by Aeon
- Once that is complete, the Redeveloper will file for a Certificate of Occupancy
- The following is a summary of the work performed on the Hartford Building over the past two months:
  - Sidewalks have been installed
  - Front flower beds have been prepared for spring plantings
  - Plants have been ordered

- Interior decorative lighting has been installed
- Installation of custom walnut wood panels in the front entry way is being installed
- Floors have been sealed and buffed
- 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 Redeveloper has until the April 5, 2018, TDA Regular meeting to provide the requested information.

**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)**

- This project is complete
- Once the City of Tulsa issues the Certificate of Occupancy, TDA will dovetail that process with a Certificate of Completion
- The Redeveloper plans to market the properties in March 2018

**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 in the process of revising Section 10 of the final version Agreement
- The Redeveloper would like to apply for a lot combination on the parcel during the permitting process
- TDA would be the applicant because purchase of the site by the Redeveloper has not closed
- The Redevelopers are working feverishly with the City of Tulsa to coordinate closing on the land and the start of the TIF District
- Titan Title will serve as the closing agent on Block 44 and will also be used for the escrow/title company for closing

**M. Crutchfield Sector Plan**

- The Project Consultant (Fregonese Associates and Tharp Planning Group) will be in Tulsa on Thursday, March 1, 2018 to present to the TDA Board of Commissioners

- Also, on March 1, 2018, a CAT/Community meeting is scheduled for the Crutchfield Neighborhood
- After citizens have provided input, the next phase will be the adoption process
- The adoption process could take up to three (3) months for all the necessary approvals

**N. Laura Dester Site**

**619 South Quincy Avenue**

- On February 7, 2018, Prairie Fire provided the TDA office the following:
  - Market rate financing
  - Mixed income using 4% LIHTC from OHFA
  - Mixed income using 9% LIHTC from OHFA
- The Mayor's Office of Economic Develop provided a pro-forma for the Redeveloper to complete
- Once the document is complete, Staff will be able to process the request to determine the eligible amount of assistance
- Results from the Phase II Analysis are complete, and we should determine the amount of asbestos that will need to be removed
- The City of Tulsa will release the Request for Demolition bids for the Laura Dester site, once the analysis is complete

**O. Annual Report 2017**

- The TDA office received the first draft of the Annual Report for 2018 – 2019
- Once Staff has made all the necessary edits, we will forward the document to the Write Company to add all exhibits, maps and charts
- The Write Company will compile 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-March 2018
- A draft will be available for the April 5, 2018, Regular meeting

**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 are scheduled to close on the TDA land in March 2018
  - b. Construction is scheduled to commence April 2018

**Director Meetings and Related Activities:**

February 1	TDA Regular Board of Commissioner’s Meeting Crutchfield site tour with Fregonese Associates and Tharp Planning Group
February 2	Crutchfield Sector Plan CAT meeting City of Tulsa’s GIS Department
February 6	Construction Manager, Mike Thedford Conference Call, Fregonese Associates and Tharp Planning Group
February 12	TDA Commissioner, Nancy Roberts
February 13	TDA’s (new) ex officio member Kian Kamas
February 14	Hutcherson Branch YMCA, Redevelopment Project
February 15	Site visit to Oklahoma City Urban Renewal Authority
February 16	TDA Executive Director – Vacation Day
February 19	A&M Engineering, Justin Scott
February 20	Proposed Virgin Street Project, Bill White
February 21	Update to Tulsa City Council RFP to Downtown Housing Funds Responses are due Conference Call, Fregonese Associates and Tharp Planning Group
February 22	CAT meeting with Crutchfield Neighborhood Tulsa Housing Authority, Arron Darden – Executive Director
February 23	Deliver TDA Board Packets for the March 1, 2018, TDA Regular meeting
February 27	Conference Call, Fregonese Associates and Tharp Planning Group
March 1	TDA Regular Monthly Meeting

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority