

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

April 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 still 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)

- According to the Third Amendment to the Redevelopment Agreement, the Redeveloper had until March 15, 2018, to provide the TDA office the Construction Financial Documentation
- On March 21, 2018, the TDA office received an update on the status of the project
- The Redeveloper is in negotiation with a potential major equity investment in exchange for General Contractor Services for the project
- The Redeveloper is recalculating construction cost and budgets scenarios

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

1128, 1132, 1136 and 1140 East Pine Place

- The 2nd, 3rd and 4th amendments have not been executed by the Redevelopers
- Funds have not been placed in escrow by the Redevelopers with TDA for the purchase of land by eminent domain
- The Redevelopers are requesting a loan from the TDA to provide tenant finish for potential tenants for the project
- This is an additional request for North Peoria TIF funds for infrastructure improvements
- 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
- The Redeveloper would like to enlarge the current footprint of lots to purchase
- 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 TDA office has received feedback regarding the Down Payment Assistance program for the Ogan's Circle project
- There was some miscommunication regarding a Loan v. Grant for the assistance
- After meeting with Capital Homes, it was determined that the Down Payment Assistance would remain in the form of a Loan
- The Redeveloper continues to market the four (4) remaining lots to complete the Redevelopment project
- The City of Tulsa has commenced construction of the project entry way

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

- TDA and Capital Homes have entered into a contract for the purchase of 14 vacant lots for the purpose of building single-family homes
- It was determined that a storm-water pipe runs across two of the contracted lots
- The location of the pipe impacts the ability to build on the lots
- The City of Tulsa produced a report that indicated that the City assumes the pipes responsibility
- Capital Homes has requested the City provide one of the following:
 - Determine if the pipe truly exists and is utilized
 - If so, flag the location of the pipe across Lots 4 and 5
- Once all is confirmed of its existence, the Redeveloper will know best how to move forward
- The Redeveloper plans to discuss possible Down Payment Assistance for this project
- The Redeveloper has not provided the Good Faith Deposit

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

- The project is 56.26 percent complete
- Framing of all residential living spaces is complete
- The Redeveloper estimates the roof to be installed by May 2018
- A leasing agent has been obtained to manage the property
- The leasing open is open and on site
- The Redeveloper is requesting the 5th Draw request

H. Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 64 Unit Apartment Building

TDA Land Disposition

- The Redeveloper indicates the following is a summary of work completed in March 2018 for the Hartford Building:
 - Irrigation system has been repaired and updated
 - Landscape lighting has been installed
 - The majority of work to the automation system and access controls is complete
 - Installation of custom walnut wood panels is complete
 - Elevator car interior remodel is nearly complete
 - Final clean-up has started
 - Marketing materials are currently being produced to be distributed to leasing agents

I. The Village at Central Park

Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma

Pearl Development, LLC (Darin Ross)

- The project is currently calculating and finalizing the financial for the smaller project
- The Redeveloper plans to move to schematic design phase and then to construction documents

J. The Village at Central Park

Lots 1 – 6, 12 – 16, 17 – 21, 70 – 79, Block 1, Village at Central Park and All of Block 2, VCP, LLC (Sam Rader)

- The project will be complete by mid-April 2018
- Once the City of Tulsa issues the Certificate of Occupancy, TDA will dovetail that process with a Certificate of Completion
- The Redeveloper started marketing 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**

- On-going litigation
- 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**

- The Redevelopment Agreement was executed on March 7, 2018
- The Good Faith Deposit was received on March 19, 2018
- The abstract was ordered on March 21, 2018
- Closing of the property will commence after the Title Opinion has been rendered
- Ground Breaking will be scheduled after the property closes

M. Crutchfield Sector Plan

- The Project Consultants (Fregonese Associates and Tharp Planning Group) will be in Tulsa on Thursday, April 5, 2018, to present to the TDA Board of Commissioners
- The consultants will present the first draft of the Crutchfield Sector Plan and provide recommendations
- Conclusions and findings from the March 1, 2018, CAT/Community meeting will also be presented to the TDA Board

N. Laura Dester Site

619 South Quincy Avenue

- On March 23, 2018, Prairie Fire provided the following to TDA office:
 - Pro-forma for market rate financing
 - Pro-forma for mixed income, using 4% LIHTC from OHFA
 - Pro-forma for mixed income, using 9% LIHTC from OHFA
- Staff can 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 elevator and hydraulic pumps will need to be removed by a certified contractor
- City of Tulsa, Planning is meeting with the Pearl District Association to discuss the demolition of the buildings
- 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 Write Company is waiting for TDA office to forward the final list of documentation
- Once that information is incorporated, a draft of the Annual Report will be presented to the TDA Board of Commissioners

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 closed on March 1, 2018
 - b. Construction is scheduled to commence April 2018

Director Meetings and Related Activities:

March 1	TDA Regular Monthly Meeting
March 2	The Art’s District Monthly Meeting
March 6	TPS School Bond Committee Meeting Mayfield, LLC Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp Planning Group

March 7 Block 44, The Ross Group
 North Tulsa TIF, Leslie Batchelor
 Urban 8, LLC, Yvonne Hovell
 March 8 1st Quarter Meeting of the Alliance for Economic Inclusion
 Crossover Board of Commissioners
 March 9 Bridges Foundation, Karie Jordan
 March 12 TDA Website, Jeff Barnes
 Tulsa Voice, Caleb Freeman re: Crutchfield Sector Plan
 Ogans Circle Closing Process, Commissioners Boxley and Bracy
 East Latimer Project, Capital Homes
 North Tulsa Community Coalition - Neighborhood & Built Environment
 Taskforce
 March 13 HIP Healthy land use/Health policies sub-committee meeting
 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp
 Planning Group
 March 14 Economic Development Commission
 March 19 Redevelopment Project, Trisha White and Darlene Smith
 March 20 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp
 Planning Group
 March 21 – 23 Vacation - TDA Executive Director
 March 26 Final Review of Draft Sector Plan
 March 27 Laura Dester, City of Tulsa Staff
 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp
 Planning Group
 March 28 Redevelopment Project, Trisha White, Darlene Smith and INCOG
 March 30 Good Friday - Observed

Respectfully submitted,

O.C. Walker II
 Executive Director
 Tulsa Development Authority

MEMORANDUM

To: Tulsa Development Authority Board of Commissioners

From: O.C. Walker, Executive Director, Tulsa Development Authority

Date: February 26, 2018

Re: TDA Meeting with Oklahoma City Urban Renewal Authority and City Officials

On Thursday, February 15, 2018, Commissioner Nancy Roberts, General Counsel Jot Hartley and Executive Director Walker met with the Oklahoma City Urban Renewal Authority and City Officials to gain insight as to how their Authority is financed, how they operate on a daily basis and how Economic Development is spurred.

Cathy O'Connor serves as the President to The Alliance for Economic Development. The Alliance is made up of the following:

- The Strategic Investment Project
- The Oklahoma City Urban Renewal Authority
- Tax Increment Financing districts (TIFs)
- The Retail Incentive Policy

We met with a total of three groups associated with the Oklahoma City Urban Renewal Authority. Session No. 1 attendees consisted of the following:

- Cathy O'Connor, President, the Alliance for Economic Development
- Larry Nichols, Board Chairman, OCURA
- Jim Couch, City Manager, City of OKC
- Jim Tolbert, Board Member, CUCA
- Nicolle Goodman, VP – Operations and Redevelopment Programs, The Alliance

During Session No. 1, there was a detailed discussion regarding the following:

- Gap Funding for Redevelopment Projects
- Various types of Project Services Agreements with the City of Oklahoma City
- Developed a transparent working relationship with the City of Oklahoma City's Chamber of Commerce

- Incentives to facilitate Redevelopment Projects
- Job Creation for area and neighborhood citizens
- New Business Development for Oklahoma City
- Design Guidelines for Single Family Neighborhoods
- CDBG Funding for the removal of slum and blighted properties in the annual amount of \$788,000.00

Session No. 2, Attendees were:

- Cathy O'Connor, President, The Alliance for Economic Development
- Nicolle Goodman, VP – Operations and Redevelopment Programs, The Alliance
- Brent Bryant, Economic Development Program Manager, City of OKC
- Amanda Carpenter, Planning Director, City of OKC

During Session No. 2, discussion items were as follows:

- Tax Increment Finance District for Downtown Oklahoma
 - TIF District funds can be used to purchase land
- Creative TIF Districts
- TIF Policies
- Developer Rebate program
- Northeast Renaissance TIF District to facilitate Redeveloper on OKC's under-served area
- Material General Obligation Bonds (GO Bonds)
- Land Lease Options
- Job Creation Strategic Investment Program (SIP) Funds (additional resources of Gap funding)
- TIF funds have been used for over \$10 Million for affordable housing throughout OKC
- OCURA Residential Design Guidelines
- Strategic Investment Programs (SIP)
- Information on the West Town Homeless Resource Center

Session No. 3, Lunch Attendees were:

- Cathy O'Conner, President, The Alliance for Economic Development
- Leslie Batchelor, Center for Economic Development Law
- Brent Bryant, Economic Development Program Manager, City of OKC
- Nicolle Goodman, VP – Operations and Redevelopment Programs, The Alliance
- Tulsa Metro Chamber of Commerce Representatives

Session No 4, Site Tour:

- Arts District Garage
- Oklahoma City Museum of Art
- Civic Centre Flats
- Oklahoma City Municipal Courts Building
- 21C Hotel
- West Village Development
- Myriad Gardens
- Devon
- Hotel, Convention, Park, Parking Garage Sites
- Bass Pro/Lower Bricktown
- Steelyard Apartments/AC Hotel/Marriott Hotel
- The Hill/Deep Deuce/Hotel Indigo site/ Block 42
- Durland Court Area
- The Jewel Theater
- Page Woodson Development
- Tim Johnson's house
- Oil Wells
- Duplex Sisters
- Dunbar
- Clydell/Alana/Monarch
- Dodson (Modern)
- Dodson (Bungalow)
- Euclid Houses, Truman, Ron Walters, FD Moon
- JKF Park
- NE 16th Development
- Car Wash/Yellow Building/Convenience Store/ Kings Crossing/Freedom Center
- 1151 NE 23rd and 1150 East Madison
- Jeltz Center
- Funeral Home Lots
- OU Health Sciences Center
- GE Global Research Center
- Automobile Alley/Streetcar Construction and Route
- 4th and Gaylord Site
- 4th and Shartel
- The Edge at NW 10th and Walker

OCW

GUIDELINES FOR COMPLETING A PROPERTY SALE FOR RE-DEVELOPMENT

Document	TDA Responsibility	Purchaser Responsibility	Timeline
Letter of Intent		X	
Document Receipt of Letter	X		
Order Appraisal	X		
Respond to Letter of Intent and Provide Sale Price	X		
Offer to Purchaser	X	X	
Pay Earnest Deposit		X	
Contract prepared	X		
Contract approved by TDA Board	X		
Sign Contract	X	X	
Abstract is Ordered	X		
Abstract provided to Purchaser	X		Within 45 days after execution of Contract and provide to Purchaser
Abstract Opinion & Return Abstract to TDA		X	15 days from date Abstract was provided to Purchaser to examine Abstract and furnish TDA written notice of any objections
Clear any defects to title	X		90 days from date Abstract Opinion is received
Submit Plans & Specifications		X	Within 90 days after Contract is signed
TDA Board - Approve Plans, etc.	X		
Schedule Closing	X	X	
Pay Total Sale Price – note: Earnest Deposit is held by TDA until project is complete		X	
Special Warranty Deed	X		
Filing of Deed – paid by Purchaser		X	
Taxes – paid by TDA	X		
Construction commences		X	30 days from closing
Construction Complete		X	365 days from date of Deed
Certificate of Occupancy		X	Issued by the City of Tulsa
Certificate of Completion and return Earnest Deposit	X		