

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

May 2018

**1. Project Status Update**

**A. First Place, LLC**

**419 South Main Street, Parking Garage**

- No new information

**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 April 5, 2018, the TDA Board of Commissioner's reviewed and approved Resolution No. 6434, authorizing the Fourth Amendment to the existing Redevelopment Contract with Morton's Reserve Properties, LLC
- The Fourth Amendment allowed until December 31, 2018, for the Redeveloper to provide Construction Financial documentation.

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

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

- On April 5, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6437, authorizing negotiation of a Redevelopment Agreement for the Acquisition and Redevelopment of Privately owned land described as Lot 11 (less south five feet), and Lot 12, Block 1, and Lots 1, 2, 3, 4, 5 and 6, Block 2, Booker Washington Addition, Tulsa, Oklahoma.
- The Redeveloper is requesting a two-year period to locate end users for the land
- The proposed Redevelopment Contract will be discussed at the May 3, 2018, TDA Regular meeting.
- Funds have not been placed in escrow by the Redevelopers with TDA for the purchase of land by eminent domain
- The Redeveloper plans to make a request from the North Peoria TIF for infrastructure Improvements for the site
- The 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> amendments have been executed by the Redevelopers

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

**744 East Pine Street  
Commercial Retail Store**

- TDA has received the Certificate of Occupancy
- TDA has dovetailed the Certificate of Occupancy with a Certificate of Completion
- TDA's General Counsel facilitated depositions on April 9, 2018, for the Vanessa Hall-Harper, et al., v. TDA law suit

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

**East Virgin Street and Hartford Avenue  
14 Single Family Lots**

- In a partnership with the City of Tulsa, the entryway feature is under construction
- The Redeveloper continues to market the four (4) remaining lots to complete the Redevelopment project

**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**

- On April 5, 2018, the TDA Board of Commissioner's reviewed and approved Resolution No. 6436, authorizing negotiations of Redevelopment Agreement with Capital Homes Residential Group, LLC for the acquisition and Redevelopment of Privately owned land located at 1109 North Main Street, Tulsa, Oklahoma
- During the same meeting, the TDA Board of Commissioners approved Resolution 6428, for the First Amendment to the contract with Capital Homes, LLC to enter negotiations for Down Payment Assistance, not to exceed \$32,000.00
- There is an existing Storm Water sewer on a lot and the Redeveloper will have to reduce the number of units to be constructed

**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**

- On April 24, 2018, a site meeting was held with the Project Architect, Construction Management team for a final review of project safety, Quality Control, Construction progress, Potential Changes and other key matters.
- The roof is now enclosed, and work is steadily progressing on the interior mechanical, electrical, plumbing and other elements, except for sheetrock

- The contractor has been made aware of the Redeveloper’s concerns about the need to accelerate the sheetrock work
- To date, the project is beyond the half-way mark of completion
- The project completion date has been revised to August 17, 2018, and the contractor will begin incurring penalties on August 11, 2018, if not complete
- The estimated “move-in” date is September 1, 2018

**H. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building  
Mixed-Use Development - 55 Unit Apartment Building  
TDA Land Disposition**

- The Redeveloper indicates that Phase I is nearing completion
- The office place is currently being aggressively marketed
- On April 5, 2018, the TDA Board of Commissioners approved Resolution No. 6430, authorizing negotiations of a Redevelopment Agreement with Blue Dome Anchor LLC for the Hartford Crossing project for a loan of Downtown Housing Funds for Residential Development
  - The no interest loan will be in the amount of \$500,000.00 over a seven-year period
- This item will appear on the May 3, 2018, TDA Regular agenda to approve the terms and conditions of the Redevelopment Agreement
- The Existing contract will be amended so that the terms and conditions will have parallel completion dates with the Downtown Housing Funds Agreement

**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 is complete
- Once the City of Tulsa issues the Certificate of Occupancy, TDA will dovetail that process with a Certificate of Completion
- The Redeveloper is currently marketing the properties for sale

**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 April 6, 2018, TDA General Counsel and Executive Director attended a hearing on TDA's application for appointment of a receiver for Cherokee Meadows
- As a result of the hearing, mediation has been scheduled for Joseph Paulk with DRC for May 17, 2018, at 9:00 a.m.
- TDA's General Counsel has not received a response from any of Defendants regarding scheduling the mediation
- 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**

- On April 19, 2018, Commissioner Bracy, Boxley, TDA's General Counsel and Executive Director met Representatives of The Ross Group to discuss the placement of Darven Brown's memorial bust and how the project will pay homage to Black Wall Street
- It was determined that Commissioner Boxley would vet the Black Wall Street proposal with the African American Affairs Commission and report the results back to the TDA Board of Commissioners
- This item will appear on the May 3, 2018, TDA Regular meeting agenda for possible action for an Early Entry Agreement
- This item will be discussed in Executive Session

**M. Crutchfield Sector Plan**

- The Project Consultants (Fregonese Associates and Tharp Planning Group) will be in Tulsa on Thursday, May 3, 2018, to present to the TDA Board of Commissioners
- The consultants will present the first draft of the Crutchfield Sector Plan and provide recommendations
- There is a meeting scheduled with the Crutchfield Neighborhood for April 25, 2018
- Neighborhood Kick Off meeting was held Thursday, April 26, 2018
- Elm Creek/6<sup>th</sup> Street Neighborhood meeting will be held on Thursday, May 3, 2018
- The Kick Off meeting will start the Sector Plan and Small Area Planning process

**N. Laura Dester Site**

**619 South Quincy Avenue**

- On April 5, 2018, the TDA Board of Commissioners voted to reject the Response to the Request for Proposals
- TDA has decided to make the property available on the market for proposals to keep the existing buildings
- Respondents have until June 20, 2018, to submit proposals to the TDA office
- TDA is also on a parallel tract to demolish the existing buildings
- It will take up to 60 days to issue an RFP and gain responses for an adequate contractor
- TDA will host an open house on Friday, May 4, 2018, between 10:00 a.m. and 2:00 p.m.

- All buildings will be open for inspection
- Anyone entering the building will have to execute a Release of Liability and Indemnification Form

**O. Annual Report 2017**

- TDA has forwarded the Write Company all comments and edits
- The Write Company is updating the photographs and covers to the Report

**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 have experienced a delay in starting construction

**Director Meetings and Related Activities:**

- |         |  |
|---------|--|
| April 2 | Main Street Streetscaping status update, The Art’s District Association<br>Laura Dester, TDA Officials and City of Tulsa Staff |
| April 3 | Cherokee Meadows, Court Hearing<br>Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp<br>Planning Group |

April 4 Downtown Coordinating Council  
 April 5 TDA Regular Meeting  
 Presentation by Leslie Batchelor and Emily Pomeroy of the Center for Economic Development Law on the Legal and Policy Considerations for the Potential Use of Tax Increment Financing as a Revitalization and Economic Development Tool for North Tulsa  
 April 6 The Art's District Monthly Meeting  
 April 9 Depositions - Vanessa Hall-Harper et al., v. TDA  
 Brady Streetscaping Pre-Bid Conference  
 April 10 Board of Adjustments, City of Tulsa  
 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp Planning Group  
 April 11 Blue Dome Lights, Mike Thedford  
 Nelson Allen, Zebra Development, LLC  
 OCEE - Meet and Greet  
 April 12 Audit - Comp Source  
 April 17 Downtown Housing Funds - Hartford Crossing  
 North Tulsa TIF – Alfresco Group, LLC  
 April 18 Annual Budget – City of Tulsa  
 April 19 Block 44 – Darven Brown Memorial/Homage to Black Wall Street  
 Peoria Realty/Charney Properties  
 Downtown Housing Funds – The Adams Building  
 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp Planning Group  
 April 20 Open Bids - Brady Streetscaping Phase II  
 April 23 Block 44 – Utility discussion  
 April 24 CHIP  
 TPS School Bond Committee Meeting  
 April 25 Crutchfield Sector Plans, Conference Call, Fregonese Associates and Tharp Planning Group  
 Crutchfield Sector Plan Meeting  
 Crosbie Heights Neighborhood Kick Off Meeting  
 April 26 Pearl District Neighborhood Kick Off Meeting  
 April 27 UCT Briefing Meeting – Chairman Peters, Commissioner Mitchell and General Counsel Hartley  
 April 30 Review TDA Regular Agenda with City of Tulsa, Dawn Warwick

Respectfully submitted,

O.C. Walker II  
 Executive Director  
 Tulsa Development Authority

**TULSA DEVELOPMENT AUTHORITY**

**CITY OF TULSA PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

**RE: LAURA DESTER SITE**

**RELEASE OF LIABILITY AND INDEMNIFICATION FORM**

\_\_\_\_\_  
First Name

\_\_\_\_\_  
Last Name

\_\_\_\_\_  
Telephone Number

Address:

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**Release of Liability and Indemnification**

In consideration of being granted access to and examination of the Laura Dester Buildings in Tulsa, Oklahoma (the "Facility") for one (1) day only, May 4, 2018 by myself, my personal representatives, heirs, and assigns, I hereby release and discharge the Tulsa Development Authority, the City of Tulsa, and its agents, officers, employees, successors, volunteers and employees from any and all claims or liabilities, including but not limited to claims and liabilities for personal injury, death or property damage, resulting from my access to and examination of the Facility.

In addition, on behalf of myself, my personal representatives, heirs, and assigns, I agree to indemnify the Tulsa Development Authority, the City of Tulsa, and its agents, officers, employees, successors, volunteers and employees from and against all claims or liabilities in any manner related to my access to and examination of the Facility.

By signing below, I certify that I have read and agree to the above statements.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date