

**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

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MEETING DATE: **April 5, 2018 - Regular Meeting - 9:00 am**  
TO: CHAIRMAN & BOARD MEMBERS  
FROM: Mike Thedford

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Background: SUBJECT: **Blue Dome Lighting Project**  
LEGAL DESCRIPTION: Blocks 75, 76, 77, 84, 85, 86, 108, 109 & 110, Original  
Townsite, Tulsa  
Owner: TDA  
Developer: TDA  
Location: Blue Dome District  
Size of Tract: 9 blocks - 33 acres  
Number of Lots: N/A  
Development Area: Blue Dome TIF - Between 1st and 3rd Street, from  
Greenwood Ave. to Detroit Ave.  
Cost: Est. \$1,350,000  
Contract: \$1,090,000 Base Bid - Crossland Construction  
Project Manager: Mike Thedford  
Other Relevant Information: Fund 6967 - Approximately 150 lights throughout Blue  
Dome District.

***Project has been delayed due to problems with the existing footings. The project was bid based on the expectation that the footings for the existing Acorn lights would be re-used for the new poles and fixtures. Some existing footings meet the required standard dimensions, but others do not. Cost changes are currently being reviewed with Field Engineering and Crossland Construction.***

Background: SUBJECT: **Brady District Streetscape Improvements - Phase I and II**  
LEGAL DESCRIPTION: City of Tulsa/Tulsa Development Authority  
Owner: Tulsa Industrial Authority, Part privately  
Developer: Wallace Engineering  
Engineer: Main St./MB Brady/Cheyenne  
Location: Multiple Blocks  
Size of Tract: N/A  
Number of Lots: Brady District  
Development Area: Cost:  
Total Construction - \$2,075,750 - TDA Funding Portion -  
\$1,050,000 Phase I and \$650,000 Phase II  
Contract: Project will be bid and managed by TDA  
Project Manager: Mike Thedford

Other Relevant Information:

Streetscape Enhancements matching Downtown Streetscape Master Plan Guidelines. TDA Approved Funding for this phase is \$500,000, (February 2, 2017) Low bidder was Magnum Construction - \$410,000.

***The project is now substantially complete. Tree anchors, grates and meters still need to be finalized. All paving, curb, gutter and infrastructure was complete on 4/16, a slight delay due to rain. Final walk-thru and punchlist will be done in the next few weeks.***

*Phase II (aka Brady/Cheyenne Connector - Overall Brady Streetscape - Funding approved in May 2017. Approved budget for this phase is \$650,000. This project bid on April 20th. Crossland and Magnum both bid the project and Crossland was the low bid - \$641,000. Project approved funding is \$650,000. Staff recommends entering into contract negotiations with Crossland.*

Background: SUBJECT:  
LEGAL  
DESCRIPTION:

### TDA - Lansing Centre Building Improvements

|                   |   |
|-------------------|---|
| Owner:            | Tulsa Development Authority             |
| Developer:        | Tulsa Development Authority             |
| Engineer:         | N/A                                     |
| Location:         | 1216 N. Lansing                         |
| Size of Tract:    | N/A                                     |
| Number of Lots:   | N/A                                     |
| Development Area: | N/A                                     |
| Cost:             | Total Construction - Estimated cost TBD |
| Contract:         | Project will be managed by TDA          |
| Project Manager:  | Mike Thedford                           |

***Further repair work - Work for installation of rear parapet collector boxes, pressure washing and paint of all overhead and human doors is scheduled. Weather has impacted the start date. Contractor is working it into his schedule.***

| TULSA DEVELOPMENT AUTHORITY |                    |  |   |
|-----------------------------|--------------------|--|---|
| STAFF REPORT                |                    |  |   |
|                             | MEETING DATE:      |  | <b>December 5, 2013</b>   |
|                             | TO:                |  | CHAIRMAN & BOARD MEMBERS  |
|                             | FROM:              |  | LEON DAVIS - PED  |
| Background:                 | SUBJECT:           |  | <b>The FLATS ON ARCHER, LLC</b>   |
|                             | LEGAL              |  | S. 50' of Lot 2, All of Lot 3, Block 41,  |
|                             | DESCRIPTION:       |  | Tulsa, Original Town  |
|                             | Owner:             |  | Tulsa Development Authority   |
|                             | Developer:         |  | The Flats On Archer LLC   |
|                             | Location:          |  | Northwest Corner of Archer & Boston   |
|                             | Size of Tract:     |  | 21,000 s.f.   |
|                             | Number of Lots:    |  | 1.5   |
|                             | Development Area:  |  | Downtown Sector   |
|                             | Appraisal:         |  | \$252,000.00 - July 19, 2009  |
|                             | Contract:          |  | <b>\$360,000.00-October 8, 2013</b>   |
|                             | Staff Planner:     |  | Jim Coles   |
|                             | Other Relevant     |  | <b>Principals of The Flats On Archer:</b>                                       |
|                             | Information:       |  | <b>Howard Aufleger - Manager</b>  |
|                             |                    |  | <b>Sam Combs III - Manager</b>  |
|                             |                    |  | <b>•Project to be 61 units: 49- One bedroom,</b>                                |
|                             |                    |  | <b>12-Two bedroom, and 69 sub surface Parking Spaces.</b>                       |
|                             |                    |  | Brady District Flats reconveyed to TDA, Resolution                              |
|                             |                    |  | No.5897 dtd 10/10/2003 Flats on Archer new owner.                               |
|                             |                    |  | <a href="http://www.c-star.com/comm1.html">http://www.c-star.com/comm1.html</a> |
|                             |                    |  | <b>Real Estate is reviewing new appraisal</b>                                   |
|                             |                    |  | .   |
| Background:                 | SUBJECT:           |  | ONE DEVELOPERS, L.L.C.  |
|                             | LEGAL              |  | Lots 4, 5, 6, 7 and 8 LESS E 45' of Lots  |
|                             | DESCRIPTION:       |  | 7 & 8 Block 102 of the Original Town, now                                       |
|                             |                    |  | City of Tulsa   |
|                             | Owner:             |  | Tulsa Development Authority   |
|                             | Developer:         |  | One Developers, L.L.C.  |
|                             | Location:          |  | 3rd & Denver  |
|                             | Size of Tract:     |  | 56,000 s.f.   |
|                             | Number of Lots:    |  | Five (5)  |
|                             | Development Area:  |  | Site East of BOK Arena  |
|                             | Appraisal:         |  | \$2,520,000.00 - May 22, 2008   |
|                             | Contract:          |  | \$892,500.00 (1st Amend - Phase 2 - 11/4/2010)                                  |
|                             |                    |  | \$810,000.00 (Phase 1 - 11/4/2010)  |
|                             |                    |  | \$500,000 (Phase 1 11/4/10)   |
|                             |                    |  | Amendment A - 4/25/11, One Place NW, LLC  |
|                             |                    |  | \$310,000 (Phase 1 - 11/4/10)   |
|                             |                    |  | Amendment B - 4/25/11, One Place NW, LLC  |
|                             | Contracted Amount: |  | \$1,702,500.00 (Phase 1, 2 & 3)   |
|                             | Staff Planner:     |  | Steve Carr  |
|                             | Other Relevant     |  | July 29, 2011 - Partial Closing   |
|                             | Information:       |  | One Place NW, LLC-N 25' Lot 6 & W/2   |
|                             |                    |  | vacated alley adjacent; W 71.50' Lots 7   |
|                             |                    |  | & 8, Blk. 102   |
|                             |                    |  | 12,687.5 s.f. \$451,750.00 (3101)   |
|                             |                    |  | Sub Corporation: CLF Cheyenne Tulsa LLC   |
|                             |                    |  | E 68.5' of Lots 7 & 8 & W/2 vacated alley                                       |
|                             |                    |  | adjacent Blk. 102   |
|                             |                    |  | 11,775 s.f. \$500,000.00 (3101)   |
|                             |                    |  | July 11, 2012 One Place SE, LLC Closed Lts 4, 5 & 6 & W 10'                     |
|                             |                    |  | of vacated alley adj to L 6 & all vacated alley between                         |
|                             |                    |  | Lts 4& 5, Block 102, Original Town now City of Tulsa.                           |
|                             |                    |  | May 24,2013 - Certificate of Completion issued on 2 of 3 tracts!                |
|                             |                    |  | Certificate of Completion issued on on 2 phases.                                |
|                             |                    |  | Next Phase is Hotel, Apartments and Restaurants.                                |

|             |                             |   |  |  |
|-------------|-----------------------------|---|--|--|
| Background: | SUBJECT:                    | OGAN'S CIRCLE   |  |  |
|             | LEGAL                       | South of Virgin, North of Tecumseh, East of   |  |  |
|             | DESCRIPTION:                | Midland, West of Lansing  |  |  |
|             | Owner:                      | REDIA, INC.   |  |  |
|             | Developer:                  | REDIA, INC.   |  |  |
|             | Engineer:                   | Briesch & Associates  |  |  |
|             | Location:                   | South of Virgin, North of Tecumseh, East of   |  |  |
|             |                             | Midland, West of Lansing  |  |  |
|             | Size of Tract:              | 219,737 s.f. (5.04 acres)   |  |  |
|             | Number of Lots:             | 14  |  |  |
|             | Development Area:           | Dunbar Sector   |  |  |
|             | Appraisal:                  | \$50,000.00 - March 3, 2003   |  |  |
|             | Contract:                   | \$50,000.00 - July 9, 2004  |  |  |
|             | Staff Planner:              | Jim Coles   |  |  |
|             | Other Relevant Information: | Cost information to be submitted to Executive Director re: possible re-acquisition.   |  |  |
|             |                             | No Change   |  |  |
| Background: | SUBJECT:                    | SENIOR LIVING COMMUNITY   |  |  |
|             | LEGAL                       | Lots 7 and 8, Block 18, Burgess Hill;   |  |  |
|             | DESCRIPTION:                | Lots 5, 6 and 7, Block 8, Pouder & Pomeroy;   |  |  |
|             |                             | Lots 1 through 6, Block 18, Burges Hill;  |  |  |
|             |                             | and Lots 3 through 7, Block 4, Pouder   |  |  |
|             |                             | and Pomeroy Addn.   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | Tulsa North Community Development Corp.   |  |  |
|             | Engineer:                   | Matrix 3D, Atlanta Georgia  |  |  |
|             | Location:                   | Boston Ave. to Main St. North of Latimer St.  |  |  |
|             | Size of Tract:              | 95,732 s.f. (2.20 acres)  |  |  |
|             | Number of Lots:             | 16  |  |  |
|             |                             | SENIOR LIVING (Cont'd)  |  |  |
|             | Development Area:           | Emerson/Osage Sector  |  |  |
|             | Appraisal:                  | \$95,750.00 - July 1, 2009  |  |  |
|             | Contract:                   | Donation  |  |  |
|             | Staff Planner:              | Jim Coles   |  |  |
|             | Other Relevant Information: | Unchanged: Resolution 5763 granting a second extension for 24 months from the dates required in the redevelopment contract with TDA as previously amended.                |  |  |
| Background: | SUBJECT:                    | GREENWOOD CDC/MIXED USE DEVELOPMENT   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | GREEN ARCH LLC  |  |  |
|             | Location:                   | <b>Southwest Corner of Archer and Greenwood</b>   |  |  |
|             | Number of Lots:             | 2 Parcels: 25-59-1 & 4 and 25-60-3, 5 & 6   |  |  |
|             | Development Area:           | Downtown Sector   |  |  |
|             | Appraisal:                  | 25-59-1 & 4 - \$667,000.00 Dated 12/1/2011  |  |  |
|             |                             | 25-60-3, 5 & 6 - \$387,000.00 Dated 2/6/2012  |  |  |
|             |                             | Total - \$1,054,000.00  |  |  |
|             | Contract:                   | \$1,054,000.00 - 1/18/2012  |  |  |
|             | Staff Planner:              | Dennis Whitaker   |  |  |
|             | Other Relevant Information: | Ratification of Assignment and Restatement of Contract of Sale between TDA and Green Arch LLC Dated 1/18/2012. Purchase Price to be based on above referenced appraisals. |  |  |
|             |                             | 25-59-1 & 4 Closed May 16, 2012   |  |  |
|             |                             | Certificate of Completion issued & Deposit returned.  |  |  |

|             |                             |   |  |  |
|-------------|-----------------------------|---|--|--|
| Background: | SUBJECT:                    | <b>100 BOULDER, LLC, (formerly Mapleview Associates, LLC)</b>   |  |  |
|             | LEGAL                       | SEE ATTACHED  |  |  |
|             | DESCRIPTION:                |   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | Mapleview Associates, Inc.  |  |  |
|             | Location:                   | SW Corner W. 1st St. & Boulder Ave.   |  |  |
|             | Size of Tract:              | 13,340 s.f.   |  |  |
|             | Number of Lots:             | Part lots 1, 2, 3 & 4   |  |  |
|             | Development Area:           | Downtown Area   |  |  |
|             | Appraisal:                  | \$213,500 - June 1, 2010  |  |  |
|             | Contract:                   | \$100,000 September 13, 2013  |  |  |
|             | Staff Planner:              | OC Walker   |  |  |
|             | Other Relevant Information: | Closing tentatively scheduled mid September, 2013.  |  |  |
|             |                             | Construction tentatively scheduled to commence mid October, 2013  |  |  |
|             |                             | <b>Closed 10/15/2013</b>  |  |  |
|             |                             | <b>Construction will commence first quarter of 2014</b>   |  |  |
|             | SUBJECT:                    | <b>Rescinded -WINTRUST HOMES LLC- Formerly American Equities LLC</b>  |  |  |
|             | LEGAL                       | SEE ATTACHED  |  |  |
|             | DESCRIPTION:                |   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | American Equities LLC   |  |  |
|             | Location:                   | East of Martin Luther King Jr. Blvd between East Seminole Pl. and East Queen Street.                            |  |  |
|             | Size of Tract:              | Irregular   |  |  |
|             | Number of Lots:             | Eleven  |  |  |
|             | Development Area:           | Extension Sector  |  |  |
|             | Appraisal:                  | Lots# 1, 2, 4 & 5 \$4,750; #3 \$5,600; # 6 & 7 \$4,200; #8 \$6,100; #9 & 10 \$5,400; #11 \$5,650 Total \$55,550 |  |  |
|             | Contract:                   | <b>Rescinded</b>  |  |  |
|             | Staff Planner:              | OC Walker   |  |  |
|             | Other Relevant Information: | <b>Resolution No. 59033 Rescinding Agreement dated 11/14/2013</b>   |  |  |
|             |                             |   |  |  |
|             |                             |   |  |  |

|             |                             |   |  |  |
|-------------|-----------------------------|---|--|--|
| Background: | SUBJECT:                    | HARTFORD COMMONS LLC.   |  |  |
|             | LEGAL                       | SEE ATTACHED  |  |  |
|             | DESCRIPTION:                |   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | Hartford Commons LLC  |  |  |
|             | Location:                   | SE corner og Greenwood Ave. and E. 2nd Street<br>East Queen Street.   |  |  |
|             | Size of Tract:              | TBD   |  |  |
|             | Number of Lots:             | TBD   |  |  |
|             | Development Area:           | Downtown Sector   |  |  |
|             | Appraisal:                  | \$971,925,00  |  |  |
|             | Contract:                   | March 7, 2013 \$971,925,00  |  |  |
|             | Staff Planner:              | O.C. Walker   |  |  |
|             | Other Relevant Information: | <b>Resolution 5907 - Approving Amendment to Contract for additonal funding by TDA for Sanitary sewer costs.dated 11/14/2013</b>       |  |  |
|             |                             |   |  |  |
| Background: | SUBJECT:                    | TULSA URBAN DEVELOPMENT GROUP, LLC., D/B/A URBAN 8,LLC  |  |  |
|             | LEGAL                       | SEE ATTACHED  |  |  |
|             | DESCRIPTION:                |   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | Urban 8, LLC  |  |  |
|             | Location:                   | NE Corner Greenwood Ave.& 3rd St.South  |  |  |
|             | Size of Tract:              | TBD   |  |  |
|             | Number of Lots:             | TBD   |  |  |
|             | Development Area:           | Downtown Sector   |  |  |
|             | Appraisal:                  | \$272,000.00  |  |  |
|             | Contract:                   | March 8, 2012 \$272,000.00  |  |  |
|             | Staff Planner:              | OC Walker   |  |  |
|             | Other Relevant Information: | <b>Resolution 5907 - Approving Amendment to Contract for additonal funding by TDA for Sanitary sewer costs.dated 11/14/2013</b>       |  |  |
|             |                             |   |  |  |
| Background: | SUBJECT:                    | Hogan Assesment Systems LLC, a/k/a Hogan on Greenwood, LLC  |  |  |
|             | LEGAL                       | All of Block 78 and the included Vacated alleyway and part of Vacated Hartford Ave., all in Original Town of Tulsa now City of Tulsa. |  |  |
|             | DESCRIPTION:                |   |  |  |
|             | Owner:                      | Tulsa Development Authority   |  |  |
|             | Developer:                  | Hogan on Greenwood, LLC   |  |  |
|             | Location:                   | NE Corner Greenwood Ave & 1st St.South  |  |  |
|             | Size of Tract:              | 1.67 Acres  |  |  |
|             | Number of Lots:             | Six (6)   |  |  |
|             | Development Area:           | Downtown Sector   |  |  |
|             | Appraisal:                  | \$1,320,000.00 April 26, 2013   |  |  |
|             | Contract:                   | August 8,2013 - \$1,320,000.00  |  |  |
|             | Staff Planner:              | OC. Walker  |  |  |
|             | Other Relevant Information: | <b>Resolution No. 5894dated 10/10/2013- Schematic drawings &amp; specifications approved.</b>   |  |  |
|             |                             |   |  |  |
|             |                             |   |  |  |
|             |                             |   |  |  |
|             |                             |   |  |  |
|             |                             |   |  |  |

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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** May 5, 2018  
**TO:** CHAIRMAN & BOARD MEMBERS  
**FROM:** Mike Thedford  
**SUBJECT:** Brady Streetscape Phase II  
**LOCATION:** Brady to Cheyenne  
Tulsa, Oklahoma 74103

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**Background:**      **Developer:** Crossland Heavy Contractors  
                         **Owner:** City of Tulsa Right-of-Way  
                         **Project Engineer:** Scott Rodehaver, Wallace Engineering  
                         **Location:** Brady TIF District  
                         **Size of Tract:** 1 ½ block area  
                         **Project Value:**  
                         **Fund No.:** Fund No. XXXX  
                         **Development Area:** Brady Heights  
                         **Executive Director:** O.C. Walker

Notice was given by RFP beginning March 25, 2018 through April 15, 2018 and three (2) responses were received. A **MANDATORY** pre-bid conference was held with all responders in attendance. Bids were received and opened on April 20, 2018 with Crossland Heavy Contractors as low-bidder.

The scope of work is defined as follows:

- **Cost Estimate vs Bid Amounts:** Cost Estimate was \$650,000, Bid Amount is \$641,000
- **Scope of Work:** Sidewalk, trees, tree grates, lighting.

**Attachments:** Crossland and Magnum bid responses

**Recommendation:** Staff recommends this item be placed on TDA Regular meeting agenda for consideration for approval.

**Reviewed By:** O.C. Walker II

**NOTES**  
**MANDATORY PRE-BID MEETING**  
**BRADY STREETScape PHASE II**  
**CHEYENNE – ARCHER TO BRADY – BOULDER TO MAIN – MAIN TO**  
**BOSTON STREET**

**DATE:** April 9, 2018

**PLACE:** Tulsa Development Office (TDA)  
1216 N. Lansing Ave., Suite D

**TIME:** 9:00 A.M.

**BIDDERS PRESENT:** Magnum Construction (Justin Redwine/Robert Catcher)  
P. O. Box 707  
Broken Arrow, OK 74012

Crossland Heavy Contractors (Derek Bremseth)  
14149 E Admiral Pl  
Tulsa, OK 74116

**PROJECT ENGINEER:** Scott Rodehaver, Wallace Engineering

**PROJECT MANAGER:** Mike Thedford

**STAFF PRESENT:** Carol Young, Research Analyst

The meeting was called to order at 9:00AM and introductions were given. Carol explained that the Tulsa Development Authority Director, Mr. O. C. Walker had another engagement and would not be present. She provided all present with an agenda and explained she would be taking notes for the TDA files and turned the meeting over to Mike Thedford, Project Manager.

Mike Thedford explained the project, how activity will be carried out and the funding source. He talked about the construction documents, scope and gave a general overview of the project.

Scott Rodehaver, reviewed the plans and explained how this activity is considered as “lite streetscaping” due to most areas having sidewalks, sewers and etc. Most activity will include new trees or tree relocation, installation of lights, and some new sidewalks. No storm sewer activity will be required, just irrigation for the trees.

This is a lump sum bid project. Scott stated that one block will be a challenge because 4-5 businesses are located there and will need constant access for entering and exiting.



## PERFORMANCE BONDS

Based on previous contracts with TDA, contractor will be required to have two (2) Performance and Maintenance Bonds. The TDA contract requires one and so does the City of Tulsa.

## SCHEDULE

It was agreed that 120 days would be enough time to complete this project with a start date after the "Tulsa Tuff" which is the 2<sup>nd</sup> week of June, 2018. This allows a contractor to be selected at the May board meeting and awarded at the June meeting. The ideal date to start is June 11, 2018.

## QUESTIONS INCLUDED:

- Parking
- Start Date
- Relocating of existing trees
- Phasing of activity
- Taking out old sidewalks
- The one block that going to require new sidewalks

Mike explained that his goal is to eliminate any headaches for the contractor and TDA. This means that the contractor will be expected to carefully schedule activity around the businesses and making wise decisions as to where to start, when to take out, when to relocate, and when to install. He will hold a meeting with residents and businesses before activity starts.

It is necessary to prepare an addendum to add additional sidewalk. This addendum will be prepared and provided no later than Friday, April 13, 2018 and will be added to the web sites. Contractors must have their questions in to Scott and Mike no later than April 16, 2018. The due date for bids is Friday, April 20, 2018 at 3:00pm.

Meeting was adjourned at 9:45AM