

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

July 2018

1. Project Status Update

A. First Place, LLC

419 South Main Street, Parking Garage

- Legal Counsel for TDA and First Place, LLC have agreed to the final version of the Promissory Note and Mortgage
- The TDA office is still waiting for the title policy
- First Place, LLC has been provided the necessary documentation to request construction draws for this project
 - Each request is based on percentage of completion, according to the Project Architect
- A building permit has been obtained for the Parking Garage
- Plans and Specifications have not been submitted to TDA for approval
- The project is currently under construction

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)

- The site tour scheduled for June 15, 2018 was cancelled
- No additional information

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

1128, 1132, 1136 and 1140 East Pine Place

- On June 7, 2018, the TDA Board of Commissioners authorized a Resolution approving a contract for Acquisition and Sale of Land for Private Redevelopment with Peoria Realty Investments, Inc.
- The Privately-owned land is described as follows:
 - Lot 11 (Less South 5') and Lot 12, Block 1, and Lots 1, 2, 3, 5, and 6, Block 2, Booker Washington Addition, Tulsa, Oklahoma

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- The annual "Parade of Homes" was held on June 14, 2018 through June 24, 2018

- The Redeveloper anticipates additional sales in Ogan’s Circle from the Parade of Homes
- The Redeveloper has broken ground on an additional home
- Once this home is complete, two (2) lots remain to complete the Redevelopment project
- The entry sign to the Ogan’s Circle redevelopment project is complete, together with exterior landscaping around the perimeter of the project

E. 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 May 3, 2018, the TDA Board of Commissioners reviewed and approved a Resolution authorizing the Second Amendment for Acquisition and Sale of Land for Private Redevelopment with Capital Homes Residential Group, LLC
- The amendment allows the Redeveloper to construct fourteen (14) energy efficient, affordable, owner-occupied, single-family residential homes and increase the purchase price due to the topography that exists on the single-family lots
 - The homes will be approximately 1,400 to 1,600 square feet and have a base price between \$154,000.00 to \$187,000.00
 - Two-story homes, if any, of approximately 2,000 square feet, have a base price of approximately \$210,000.00
- The Redeveloper is prepared to close on the property in July 2018

F. 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

- No new information

G. Hartford Crossing, LLC/Blue Dome Anchor, LLC

110 S. Hartford Avenue/The Hartford Building

Mixed-Use Development - 55 Unit Apartment Building

TDA Land Disposition

- 110 S. Hartford – Hartford Crossing Project
 - Hartford Crossing has not executed the Redevelopment Agreement for the \$490,000.00, non-interest loan for a seven (7) year period.
- Blue Dome Anchor, LLC – Hartford Building Project
 - The Amendment to the Existing Redevelopment Agreement also has not been executed, allowing both times to run concurrent timelines for completion of the project
 - The building is ready for leasing and tenant improvements

- Space is listed with a commercial broker
- Architect is working to provide initial site plans for Phase 2 of the development, to be shared with TDA in August

H. The Village at Central Park

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

Pearl Development, LLC (Darin Ross)

- Revised plans are being appraised for underwriting purposes, which should be finalized by next week.
- When the bank receives the report, they plan on underwriting the plans for the project for the current plans.
- Redeveloper may need to alter their plans, based on its feasibility.
- When this determination is made, Redeveloper can proceed into finalizing the plans into its final phase, including the financial construction documents.
- Construction documents will be prepared by July 20, 2018, for TDA consideration
- Construction plans are for the smaller Redevelopment Project

I. 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
- The properties are currently on the market

J. The Village at Central Park

Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park, The Village East Properties, LLC

- On January 4, 2018, the TDA Board of Commissioners reviewed and approved a Partial Assignment from The Village at Central Park, LLC to The Village East Properties, LLC
- The Partial Assignment includes Lots 21–27, 85–88, Block 1, at the Village at Central Park
- The Redeveloper is requesting to inclusion of Lots 17–20, in the overall partial assignment

K. Carland Group

One-quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue

48 Multi-Family Units

- Mediation was held on June 26, 2018, with Dispute Resolution Consultants, Inc., (DRC)
- 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 June 7, 2018, the TDA Board of Commissioners reviewed and approved two Resolutions for reimbursement of costs for utility line relocation for Block 44
- The Ross Group has yet to execute the Agreement
- The TDA Board also reviewed and approved the Assignment of Contract for Sale of Land for private redevelopment by the Ross Group
- TDA closed on the property June 14, 2018
- A Ground-Breaking Ceremony was held on Friday, June 15, 2018
 - Vice Chairman Mitchell, Commissioner Bracy, TDA's General Counsel and the Executive Director were in attendance
- The Redevelopers have mobilized equipment on site and has started the Earth Work
- Commissioner Boxley and the City of Tulsa's African American Commission will meet with Representatives of The Ross Group to discuss how the project will pay homage to Black Wall Street
- Commissioner Bracy continues to meet with the Ross Group to discuss the placement of Darven Brown's memorial bust

M. Urban Renewal Plans/Sector Plan

The Crutchfield Area Neighborhood

The Pearl Neighborhood

Crosbie Heights Neighborhood

- The adoption process is scheduled to commence October 2018
- The Project Consultants (Fregonese Associates and Tharp Planning Group) were in Tulsa on Monday, June 25, 2018, through Thursday, June 28, 2018, and will present information from the following meetings:

The Crosbie Heights Neighborhood

- i. Monday, June 25, 2018
- ii. 6:00 p.m. to 7:30 p.m.
- iii. Centennial Center
- iv. Crosbie Heights Neighborhood polling exercise
- v. Crosbie Heights Neighborhood mapping exercise

Pearl District Neighborhood

- i. Tuesday, June 26, 2018
- ii. 6:00 p.m. to 7:30 p.m.
- iii. Centennial Center
- iv. Draft Sector/Urban Renewal Plan
- v. Pearl District polling exercise
- vi. Pearl District mapping exercise

Crutchfield Area Neighborhood

- i. Thursday, June 28, 2018
- ii. 6:00 p.m. to 7:30 p.m.

- iii. Centennial Center
- iv. Crutchfield polling exercise
- v. Crutchfield mapping exercise

**N. Laura Dester Site
619 South Quincy Avenue**

- On June 20, 2018, the TDA office received one response for the Request for Proposals (RFP) for the former Laura Dester site
- The Respondent was O’Fallon Properties, LLC, Group M Investments, INC and Good Day Properties
- The Response will be reviewed by the TDA Board of Commissioners on July 12, 2018
- TDA and City of Tulsa Staff will perform an internal review prior to the TDA Board makes a final determination
- TDA is also on a parallel tract to demolish the existing buildings, should the response not meet the spirit and intent of the RFP
- The RFP for demolition is complete and has been submitted to COT Purchasing Department
 - The City of Tulsa “Buyer” that was assigned to the project is out of the office and this position will have to be reassigned to another City of Tulsa “Buyer”
 - Since a proposal was received, assigning a Buyer will be delayed pending evaluation and outcome of the evaluation by the TDA Board of Commissioners

O. Annual Report 2017

- The consultant is performing the final layout for publication
- All text and photographs have been reviewed and updated

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. This project is complete
 - b. The homeowners moved in the week of June 17, 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 June 7, 2018, the TDA Board of Commissioner reviewed and approved a Resolution to purchase back Mr. Oulds lot for \$9,000.00
 - b. Mr. Oulds is no longer interested in building the home

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 – Shelia Thompson and Steven Murrell
 - a. Contract pending
6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. The TDA office is waiting on construction to commence
 - b. The delay is no fault of TDA

Director Meetings and Related Activities:

June 1	Tour of Emerson Elementary School
June 5	Review proposed budget FY 2018-2019
June 6	Review TDA Regular Agenda with City of Tulsa, Kian Kamas
June 7	TDA Regular Meeting
June 11	UCT Meeting with City Staff
June 12	Kitchen 66 Grand Opening Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans Conference Call, Fregonese Associates and Tharp Planning Group
June 14	Block 44 closing Arena District Master Plan, Project Consultant
June 15	Ground Breaking for Block 44
June 18	INCOG, Dwain Wilkerson – Lots on MLK Blvd. NTCC Neighborhood Meeting
June 19	Proposed Sr. Living Project, Erick Donelson and Frank Grant (Cancelled) Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans Conference Call, Fregonese Associates and Tharp Planning Group
June 20	Laura Dester deadline response due for RFP
June 21	Leaders Talk, Chairman Peters and Commissioner Roberts
June 22	Route 66 Commission, Julie Miner
June 25	Crosbie Heights Neighborhood CAT Meeting
June 26	Cherokee Meadows Meditation Pearl District Association Neighborhood CAT Meeting
June 27	One Place SE, LLC
June 28	Crutchfield Neighborhood CAT Meeting

Respectfully submitted,

O.C. Walker II

Executive Director
Tulsa Development Authority