

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

August 2018

1. Project Status Update

A. First Place, LLC

419 South Main Street, Parking Garage

- The TDA office is still waiting for the title policy
- 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 Use Development (Office, Commercial, Retail, Multi-Family and Historic Renovation)

- The Redeveloper has until December 31, 2018 to provide Construction Financial Documentation
- No additional information

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

1128, 1132, 1136 and 1140 East Pine Place

- The contract for Acquisition and Sale of Land for Private Redevelopment with Peoria Realty Investments, Inc., has been executed
- The Redeveloper will attempt to purchase the subject properties without TDA assistance
- Should that process not work, TDA will assist with providing an "Offer to Purchase" letter
- The properties will have to be reappraised
- Funds from the Redeveloper will have to be placed in an Escrow Account for the acquisition and relocation of the property owners and tenants

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- The Redeveloper has broken ground on the 13th lot in Ogan's Circle
- There is one remaining lot for purchase and redevelopment
- All landscaping and fencing has been installed and irrigation is complete

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

- The property closed on July 18, 2018, in the amount of \$140,000.00
- \$50,000.00 of the total purchase price will be held in Escrow until a solution is determined for the lot with a storm sewer pipe located on the property that the City of Tulsa will decide whether it can be removed or not
- The Redeveloper is in the process of mobilizing onto the site to commence construction by Fall 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

- In the July 12, 2018 TDA Regular meeting, the Redeveloper submitted the Seventh Draw Request for the Flats on Archer project, representing 70% completion
- Construction and Schedule:
 - Contractor reported the project is behind schedule by four weeks
 - Completion has been revised to mid-October, due to a continued shortage of labor and scheduling issues with the primary sub-contractor
- Parking needs are complete because of Parking Agreement with BOK and SP+ for an additional 32 reserved spaces. [Redeveloper was notified that COT may remove some of their Archer street parking spaces to add a bicycle path]
- Leasing Agent has been secured and property is on the market

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 executed the Redevelopment Agreement for the non-interest loan in the amount of \$490,000.00 for a seven (7) year period.
- Blue Dome Anchor, LLC – Hartford Building Project
 - The Amendment to the Existing Redevelopment Agreement has also 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

- Schematic designs are being finalized and RFPs have been sent to several general contractors for Phase 2 of the development, to be shared with TDA

H. The Village at Central Park

**Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma
Pearl Development, LLC (Darin Ross)**

- This item is on the August 2, 2018 TDA Regular agenda to discuss the following topics:
 - Amendment to the terms and conditions of the existing scope of the project
 - Request Central Park TIF Funds for infrastructure connections and improvements
 - Provide Construction Financial Documentation

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
- One unit has sold, and six additional units are on the market for sale

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 July 12, 2018 the TDA Board of Commissioners reviewed and approved a request to add four (4) additional lots, totaling 15 lots that will be available for Redevelopment
- The Amendment to the existing Redevelopment Agreement has been executed
- Once the Construction Drawings and Building Specifications are submitted, they will be forwarded to the TDA Board of Commissioners for review and approval

K. Carland Group

**One-quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue
48 Multi-Family Units**

- The TDA General Counsel has received the revised Site Plan depicting improvements for the curb cut and new drive-ways
- Currently, TDA’s third-party engineers will review the Site Plan to ensure it meets code requirements
- On July 18, 2018, a Status Conference was held
- 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 Contractor has excavated six feet of top soil and replaced it with six feet of compacted aggregate base material that will serve as the foundation for the building pad
- Construction Plans have been submitted to the City of Tulsa for approval.
- Building Permit should be received in the net few weeks, allowing building foundations to start

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. Consultants will be in Tulsa in September to facilitate an Open House for area residents to provide input

ii.

Pearl District Neighborhood

- i. The Consultants will be in Tulsa in September to facilitate an Open House for area residents to provide input

Crutchfield Area Neighborhood

- i. The Consultant is completing the Blighted Study for the Crutchfield Neighborhood
- ii. One the Blighted Study is complete it will be incorporated into the Sector Plan document
- iii. The Consultant will attend the September 6, 2018, TDA Regular meeting to start the approval process

N. Laura Dester Site

619 South Quincy Avenue

- On July 12, 2018, the TDA Board of Commissioner's reviewed and approved Resolution No. 6467, acknowledging receipt of response to RFP for the sale and redevelopment of the Laura Dester Site
- The Respondents were O'Fallon Properties, Group M Investment, INC and Good Day Properties, LLC
- The TDA Board of Commissioner's authorized a meeting be held between the Respondent, TDA and City of Tulsa Staff to discuss all details related to the submittal
 - The meeting was held on Thursday, July 19, 2018

- During the meeting, several topics were discussed, and it was determined that the Respondent would provide additional information for TDA and City of Tulsa Staff to make a more informed decision regarding the project
- A follow up meeting will be held the week of August 13, 2018 to provide a status update

O. Annual Report 2017

- The TDA office has received the consultant’s 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 100% complete
 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. TDA has repurchased this property and has placed it back on the market in the amount of \$12,000.00
 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:

July 2	Northwest Tulsa Project – Scott Pardee
July 3	TDA Board of Commissioner – Carl Bracy
July 4	Holiday Observed
July 5	Vacation – Executive Director
July 6	Vacation – Executive Director
July 9	Vacation – Executive Director
July	Cherokee Meadows – Rep. Regina Goodwin

Laura Dester
July 11 Review TDA Board Packet – Dawn Warwick
July 12 TDA Board Regular Board Meeting
July 13 Laura Dester – Pearl Place
July 16 Peoria Realty
July 17 Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
July 18 Cherokee Meadows – Status Hearing
TMAPC – Rezoning Application
July 23 UCT Land – Mayor’s Office
Crutchfield – D. McGee
July 24 CHIP Healthy Land Use
July 25 Review TDA Regular Agenda – Mayor’s Office
July 29 CHIP Quarterly Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority