

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

September 2018

1. Project Status Update

A. First Place, LLC

419 South Main Street, Parking Garage

- There will be a request to approve a First Amendment to the Redevelopment Agreement to revise the Legal Description and reduce the amount of permitted first mortgage
- Request approval of an Assignment of the Agreement to Price Family Parking, LLC
- The Redeveloper has provided Construction Drawings and Building Specifications for the proposed Parking Garage
- One portion of the Redevelopment Agreement (Urban Considerations) provides:
 - Colors of decorative bars on renderings are illustrative and not intended to be final colors and shall be agreed upon between the Mayor and the Redeveloper
 - Therefore, the final color scheme is to be agreed upon between the Mayor and Redeveloper, without further review or approval by TDA
- The final plans for lighting and materials should be brought back to TDA for approval, as well as any changes of construction plans from those sent in September 2017
- Dawn Warrick, Director Planning and Development Department, agrees that the decision was specifically deferred to the Mayor and Redeveloper and that the project does not require further oversight
- TDA is responsible for seeing that the project matches the expectations/criteria outlined in the Redevelopment Agreement
- TDA should be privy to any changes in the plans
- Any changes that require new or updated permits should also work through the Permit Center for all necessary approvals
- Lastly, the Redeveloper is requesting a draw from the Downtown Development Redevelopment Fund

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 Redevelopers met with City of Tulsa Engineering to discuss the possible abandonment of two Utility Easements located along East Pine Street and North Peoria Avenue
- Engineering Services recommends the following:
 - Apply to vacate the easements
 - Survey of Property
 - Submit Application to vacate the easements
 - License Agreement between Peoria Realty and the City of Tulsa regarding the overhead power line easements
- Research by Engineering Services regarding the right-of-way history to determine the best approach to vacate the easements
- Redeveloper research the Major Street and Highway Plan to determine the amount of right-of-way needed
- Two additional vacant properties have been acquired as part of the overall Master Plan
- The Redeveloper continues to pursue additional properties and will continue an effort to acquire the properties without the assistance of TDA
- The Title Opinions and Surveys are currently being prepared for the property.

**D. Ogan's Circle/Capital Homes, LLC
East Virgin Street and Hartford Avenue
14 Single Family Lots**

- The 13th house is under construction
- There is one remaining lot for purchase and redevelopment
- All landscaping and fencing have 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 City of Tulsa's Working in Neighborhoods (WIN) Department is working with TDA to acquire property located at 1109 North Main Street, Tulsa, Oklahoma
- WIN has placed a notice that the property does not have utilities
 - WIN can place a notice (placard) on the property that it is Unfit for Human Occupancy, which then gives the City more enforcement ability to acquire the property, if the house continues to be occupied
- Capital Homes has made several attempts to contact the property owner starting in April 2017, and to date, the owner has not responded
- Capital Homes has provided four "Letters of interest" to purchase the property

- On April 5, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6436, authorizing approval of a 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

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

- The project is officially four weeks behind scheduled
- The exterior brick masonry is complete and interior construction is progressing from the top floors downward
- All smart technology is installed and will be supported by a proprietary application software that includes the following:
 - Tenant alarm
 - Building systems
 - Security cameras
 - Fire safety, etc.
- The project is now available to lease

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 met with several General Contractors and are awaiting detailed bids
 - A soil report has been ordered on the site
 - A preliminary construction meeting with the City of Tulsa is scheduled for September 12, 2018
- Blue Dome Anchor, LLC – Hartford Building Project
 - The Hartford Building is ready for leasing and tenant improvements
 - The space is listed with a Commercial Broker

H. The Village at Central Park

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

Pearl Development, LLC (Darin Ross)

- On August 2, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6472, approving the Fourth Amendment to the Redevelopment Agreement for the Pearl Development, LLC Project
- The amendment allowed the following to occur:

- Provide that the overall Redevelopment of the entire Property to be divided into two phases
- The Redeveloper shall provide the Construction Documents to TDA for review by November 28, 2018 (120 additional days)
- Redeveloper has until November 28, 2018, to provide Construction Financial Documentation (120 additional days)
- Approved Revised Schematic Plans for Phase I
- Amend the Agreement to provide for Phase 2 development to be completed within two (2) years of the completion of Phase I
- The Redeveloper is modifying the plans to increase the appraisal value, which came back lower than expected
- Once the changes are made, the property will be reappraised in an effort to move forward to Construction Documents
- The Redeveloper will contact TDA and schedule a meeting to review the revised documents.

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)

- One unit has sold, and six additional units are on the market for sale
- This item will be removed from my monthly report

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 Commissioner’s reviewed and approved Resolution No. 6465, approving a Partial Assignment for Contract for Sale of Land for Private Redevelopment between the Tulsa Development Authority and The Village at Central Park, LLC and consent to Sale to the Village East Properties, LLC
- The Redeveloper has executed the documents
- Once the Schematic Plans and Specifications are complete, they will be submitted to TDA for approval
- The Redeveloper has executed all Amendments to the Redevelopment Agreement
- Once the Construction Drawings and Building Specifications are submitted, they will be forwarded to the TDA Board of Commissioner’s for review and approval
- Construction Plans and Specifications will be submitted in the Fall of 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

- TDA’s third-party engineers will review the Site Plan to ensure it meets code requirements

- Both Engineers reported that the revised Plan does meet the minimum requirements for driveway installations
- It appears that seven (7) of the twenty-four (24) driveways meet the minimum code requirements
- Status conference with Judge Wall to be held on July 18, 2018 was re-scheduled for 9:30 a.m. on August 22nd
- Second mediation is scheduled for September 7, 2018 at DCR Mediation

L. Block 44, The Ross Group

**Northwest corner of North Elgin Street and East Archer Street
Multi-Story Mixed Use Redevelopment Project**

- At the August 2, 2018 TDA Regular meeting, an item was placed on the agenda to discuss a possible Amendment to the Contract for Sale of Land for Private Redevelopment regarding assistance for relocation of overhead utility lines
- This item was tabled until the September 6, 2018, TDA Regular Meeting
- TDA's Executive Director and General Counsel met with a Representative of the Redeveloper to formulate a solution
- Plans are to present the revised suggestion to the TDA Board of Commissioners during the September 6, 2018, TDA Regular Meeting
- 100% complete on structural geo-piers
- Construction trailer is on-site
- Utility relocation and foundation systems till commence in September

M. Urban Renewal Plans/Sector Plan

**Crutchfield Area Neighborhood
Pearl Neighborhood
Crosbie Heights Neighborhood**

- **Crutchfield Area Neighborhood**
 - i. Staff is ready to start the adoption process
 - ii. The Consultant is completing the Blighted Study for the Crutchfield Neighborhood
 - iii. Once the Blighted Study is complete, it will be incorporated into the Sector Plan document
 - iv. The Consultant will attend the September 6, 2018, TDA Regular meeting to start the approval process
- **Crosbie Heights Neighborhood**
 - i. Consultants will be in Tulsa in September to facilitate an Open House for area residents to provide input
- **Pearl District Neighborhood**
 - i. Consultants will be in Tulsa in September to facilitate an Open House for area residents to provide input

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 Respondent is now Pearl Place, formerly known as 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 and the meeting was held on July 19, 2018
- The proposed Redeveloper provided clarification of information that representatives from the City of Tulsa and TDA requested.
- Another meeting was held on July 27, 2018, with TDA General Counsel Jot Hartley and representatives of Pearl Place, clarifying the process that occurs, after the TDA approves a proposal and negotiates a Redevelopment Agreement
- Pearl Place made a site visit to Pershing Studio to confirm their beliefs on ideal square footage of units, tenant demographics and tenant mix
- A letter from Ranan Gangel of KKT Architects provided information regarding the structural engineering
- A detailed construction budget with soft and hard costs, including Floor Plans, Demolition Plans and Electrical Plans were submitted for Building No. 5
- The Redevelopers are working to revise their pro-forma
- Pearl Place will draft a Memorandum of Understanding for proposed redevelopment between the partners.

O. Annual Report 2017

- All images are in the document and ready for review and approval by TDA
- The existing images were not incorporated into the document because of their low-quality content

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. This property is available for redevelopment
 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. Steve Murrell has requested to be removed from the Contract for Sale of Land for Redevelopment
 - b. Shelia Thompson is requesting a six (6) month extension from September 28, 2018 to February 28, 2019 to close on the property and provide Construction Financing
 6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. Mr. and Mrs. Roberts are requesting a six (6) month extension to provide Construction Financing in order to purchase the property

**Q. Greenwood Centre Ltd.
101 and 102 North Greenwood Avenue**

- On September 24, 2011, the TDA Board of Commissioners approved Resolution No. 4796 stating its intention to withdraw as the General Partner of the Greenwood Centre, LTD, an Oklahoma Limited Partnership, on a date no later than December 31, 2001, and Authorizing notification of said action to be given to all of the Limited Partners of said Partnership
- Please see Resolution No. 4796 attached

Director Meetings and Related Activities:

August 2	TDA Regular Meeting
August 3	Vacation – Executive Director
August 6	UCAT Property and Redevelopment Strategy – Mayor’s Office
August 7	Black Pearl Development – Brian Humphrey Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
August 8	Peoria Realty – City of Tulsa, Right-of-Way Working in Neighborhoods – Mike Doyle
August 9	Crossover Community Impact, Board of Commissioner Meeting
August 14	Review Resumes – Dr. Wimberly and Jane Malone Board of Adjustment Meeting Block 44 – Matt Newman
August 15	Vacation – Executive Director
August 16	Greenwood Centre Ltd. – Brenda Miller
August 16	Pearl District – Commissioner Boxley and John Gray
August 20	Neighborhood and Built Environment Taskforce Meeting
August 21	Greenwood Centre Ltd. – Chairman Peters and Commissioner Bracy North Tulsa TIF – Leslie Batchelor

Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group

August 22 Review TDA Agenda – Kian Kamas
City of Broken Arrow – Farhad Dorga
Habitat for Humanities

August 23 Interviews – Dr. Wimberly and Jane Malone
Crosbie Heights Neighborhood Sector Plan Meeting

August 24 Interviews – Dr. Wimberly and Jane Malone

August 26 Travel to Kansas City, MO

August 27 Meeting with City of Kansas City Officials

August 28 Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority

RESOLUTION NO. 4796

**RESOLUTION OF THE TULSA DEVELOPMENT AUTHORITY
STATING ITS INTENTION TO WITHDRAW AS THE GENERAL
PARTNER OF THE GREENWOOD CENTRE, LTD., AN
OKLAHOMA LIMITED PARTNERSHIP ON A DATE
NO LATER THAN DECEMBER 31, 2001 AND AUTHORIZING
NOTIFICATION OF SAID ACTION TO BE GIVEN TO ALL
OF THE LIMITED PARTNERS OF SAID PARTNERSHIP**

WHEREAS, heretofore on May 20, 1980, the Economic Development Administration of the Department of Commerce submitted to the Greenwood Chamber of Commerce an "Offer of Grant Agreement" in an amount not to exceed \$1,600,000.00 to fund the restoration and revitalization of the "Greenwood Market Project;" and,

WHEREAS, in qualifying for the proposed grant the Greenwood Chamber of Commerce and the City of Tulsa requested that the Tulsa Urban Renewal Authority, predecessor to the Tulsa Development Authority, be substituted as grantee for the EDA grant in order to enable the agency to be responsible for the completion of the restoration of the properties and the management thereof. In order to obtain necessary capital funds for such restoration and related expenses above the amount of the grant, it was necessary for TURA to borrow approximately \$1,500,000.00 to complete said work; and,

WHEREAS, an Amended Offer of Grant Agreement substituting the Tulsa Urban Renewal Authority for the Greenwood Chamber of Commerce was executed by the parties on October 25, 1982 and the work was commenced; and,

WHEREAS, as a condition of the EDA grant Greenwood Centre, Ltd. agreed that no changes would be made by the addition or omission of new or additional partners or limited partners without the consent of EDA. In addition, no assignment of the general partner's interest could be made without the approval of the United States Department of Commerce Economic Development Administration for a period of 20 years from the initial date of the grant; and,

WHEREAS, the work is completed and the Tulsa Development Authority has served as general partner of said partnership pursuant to said agreement for the required 20 year period and the restrictions as to time have now been released by the United States Department of Commerce - Economic Development Administration on August 28, 2001; and,

WHEREAS, the Tulsa Development Authority believes that it is desirable and in the public interest that it withdraw and relinquish its duties and obligations as general partner of the partnership.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT, that:

Section 1. The Officers and Directors of the Tulsa Development Authority be and they are hereby authorized to take all necessary action to withdraw as general partner of the Greenwood Centre, Ltd. in accordance with the terms and provisions of said agreement not later than December 31, 2001, and that appropriate notices of said intent to withdraw be timely given to all of the limited partners thereof.

Section 2. The Officers and directors of the Tulsa Development Authority be and they are hereby authorized to execute all agreements necessary to effect any transfer of responsibility to the new general partner.

Section 3. This resolution shall take effect immediately.

PASSED AND ADOPTED this 24th day of September, 2001.



Chairman

Patrick O. Weddel

Secretary

Dorinda Kay Miller

Approved as to legal form and adequacy:

Darven L. Brown

Darven L. Brown, Inc.