
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: September 6, 2018
TO: Chairman and Board Members
FROM: O.C. Walker
SUBJECT: Technology TIF Request
LOCATION: Northeast Corner of South Cincinnati Avenue and East 2nd Street, Tulsa, Oklahoma

Background:

Redeveloper:	Southbridge Equities, LLC
Owner:	Southbridge Equities, LLC
Location:	Northeast Corner of South Cincinnati Avenue and East 2 nd Street, Tulsa, Oklahoma
Size of Tract:	N/A
Zoning:	N/A
Development Area:	Technology TIF
Fair Market Value	\$250,000.000
Executive Director:	O.C. Walker

Relevant Info: This item was tabled until the September 6, 2018, TDA Regular meeting, allowing the Redeveloper to meet and visit with surrounding property owners. Several questions arose by property and business owners regarding the timing, construction ingress and egress points, relocation of dumpsters and lighting concerns.

The Redeveloper has informed TDA that there were no issues with any of the owners or users, other than Fortune Chef. The Redeveloper is working on a solution with the adjacent property owner and additional information will be provided during the September 6, 2018, TDA Regular meeting.

This is a request for the Tulsa Development Authority (TDA) Board of Commissioners to consider approving a Resolution authorizing an expenditure of Technology TIF funds in the amount of \$205,000.00 for an alleyway renovation, between Cincinnati and Detroit, from 1st Street to 2nd Street, providing a new, one block long, 20-foot-wide drive lane, and pedestrian walkway. The pavement would be built to City of Tulsa specifications. The concrete will be terra cotta red and the alley would be fully lighted for safety, comfort and convenience of pedestrians.

The Redeveloper is preparing to spend approximately \$2.5 million to fully renovate the former OTASCO Store. The building is currently being used as a carpentry shop and will convert into a multi-tenant retail and restaurant development. The scope of work is limited to paving the existing alley and install street lighting. TIF funds will be distributed on a reimbursement base as to the percentage of completion of the project.

Attachments: Letter from Southbridge Equities, LLC dated July 25, 2018
Scope of Work
Site Plan
Photographs of existing conditions
Elevation renderings of the project

Recommendation: Staff recommends the TDA Board of Commissioners approve this request as presented.

Reviewed By: O.C. Walker



July 24, 2018

Re: Alley way between 1st and 2nd street, just east of Cincinnati

Tulsa Development Authority

Rally Point Construction, LLC proposes that the cost to do the items listed below is \$205,000.

All work within this proposal would be per city of Tulsa specifications and guidelines and civil engineered drawings.

Scope of work:

Paving:

- Required city of Tulsa permits.
- Civil engineering and civil survey drawings.
- Soils and aggregate base compaction testing.
- Traffic control.
- Excavation, removal and haul-off of existing alley paving and sub-base materials.
- Aggregate subbase, compacted soils, filter fabric, rebar and reinforcement per specifications.
- Integral coloring in specified concrete. Concrete design mix and thickness per specifications.
- Expansion and control joints.
- Sawed or troweled decorative patterns.
- 10% contingency for unknowns in the existing subbase soils.

Alley Lighting:

- Electrical permit.
- Furnish and install (5) Solar Illuminations WP02 solar 20watt LED wall packs. These units would be attached to the buildings on the east side of the alley and would illuminate entirely across the 20' width of the alley. Spacing would be so that there are no dark spots within this area. This would illuminate the entire north 150' of the alley. The southern end of the alley would be illuminated from the Otasco building court yard.
 - Each unit includes a 100 watt panel and (2) 55AH batteries.

Misc:

- Contractor and subcontractor required insurances and licenses.

Please contact me with questions or comments regarding this proposal.

Cliff Beam
Rally Point Construction, LLC
cbeam@cox.net

**PROJECT: 2018-2019
CITYWIDE INFRASTRUCTURE REHABILITATION AND IMPROVEMENTS**

PROJECT LOCATION:

2nd st alley rehab regular pc

\$134,274.10

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
PAVING CUTS OVER 10 SY						
1	303	TYPE "A" AGGREGATE BASE	CY	244.4	\$80.00	\$19,552.00
6	414(B) (SP)	HIGH-EARLY-STRENGTH CONCRETE PAVEMENT (HESC-1-2)	CY	163.8	\$600.00	\$98,280.00
24	202(A)	UNCLASSIFIED EXCAVATION	CY	244.4	\$17.00	\$4,154.80
59	601(I)	FILTER FABRIC	SY	891	\$1.50	\$1,336.50
97	612(SP)	MANHOLES ADJUST TO GRADE (ARU 1)	EA	3	\$1,500.00	\$4,500.00
115	619(B)	REMOVAL OF PAVEMENT MORE THAN 8"	SY	733.3	\$6.00	\$4,399.80
123	619(C)	SAWING PAVEMENT (OVER 10")	LF	375	\$3.50	\$1,312.50
178	880(C)	BARRICADES (TYPE III)	SD	42	\$3.00	\$126.00
179	880(E)	TYPE A LIGHT	SD		\$0.25	\$0.00
180	880(E)	TYPE C LIGHT	SD		\$0.20	\$0.00
181	SPECIAL	GRABBER TUBE (GT-1)	SD	175	\$3.50	\$612.50
182	880(F)	DRUMS	SD		\$3.50	\$0.00
183	880(I)	FLAGPERSON	SD		\$150.00	\$0.00
184	882(A)	CHANGEABLE MESSAGE SIGN	SD		\$50.00	\$0.00
185	SPECIAL	TEMPORARY PORTABLE TRAFFIC CONTROL SIGNALS TPTCS -1	SD		\$250.00	\$0.00
WATER AND SANITARY SEWER						
TOTAL						\$134,274.10