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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** November 1, 2018  
**TO:** Chairman and Board Members  
**FROM:** O.C. Walker  
**SUBJECT:** Amendment to the Greenwood – Unity Heritage  
Neighborhoods Sector Plan  
**LOCATION:** North: Gilcrease Expressway  
South: HWY 244  
East: Lewis Avenue  
West: L.L. Tisdale Expressway

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**Background:**

<b>Redeveloper:</b>	Tulsa Development Authority
<b>Owner:</b>	Tulsa Development Authority
<b>Location:</b>	North: Gilcrease Expressway South: HWY 244 East: Lewis Avenue West: L.L. Tisdale Expressway
<b>Size of Tract:</b>	17 Square Miles
<b>Zoning:</b>	Various Zoning Districts
<b>Development Area:</b>	Greenwood – Unity Heritage Neighborhoods Sector Plan
<b>Fair Market Value</b>	N/A
<b>Executive Director:</b>	O.C. Walker

**Relevant Info:** On October 4, 2018, this item was tabled to allow time for the Board of Commissioners to examine the plan. General Counsel Hartley provided an extensive document with an Amendment to the original Greenwood – Unity Heritage Neighborhoods Sector Plan.

If approved by the TDA Board, the Plan Amendment will then go to the TMAPC for review and approval, and then the Tulsa City Council for approval. The notice requirements for adoption of this Plan Amendment are the same as for the original adoption of the Sector Plan.

Approval of this Amendment will confirm the intent of the TDA and the City of Tulsa to establish an urban renewal plan within the Sector Plan area. This Amendment has been prepared in response to opinions expressed that the Sector Plan, as originally adopted, did not contain some of the elements required by Oklahoma statutory law to constitute an urban renewal plan.

Approval is critical to allow TDA to exercise its full power for redevelopment assistance under Oklahoma law, including issuance of tax-exempt bonds (should it be desired) and the exercise of eminent domain for the acquisition of property for the elimination of blight, title clearance and redevelopment uses.

**Attachments:** Amendment to the Greenwood – Unity Heritage Neighborhoods Sector Plans

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

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