

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: October 4, 2018
TO: Chairman and Board Members
FROM: O.C. Walker, Executive Director
SUBJECT: Amendment to the Redevelopment Agreement with Hartford Crossing, LLC to receive a loan from Affordable/Obtainable Housing Funds for Residential Development in Downtown Tulsa
LOCATION: 111 South Greenwood Avenue, Tulsa, OK

Background:

Redeveloper:	Hartford Crossing, LLC
Owner:	Hartford Crossing, LLC
Location:	111 South Greenwood Avenue
Size of Tract:	1.39 Acres
Zoning:	CBD
Development Area:	East End Village
Fair Market Value	\$490,000.00 available in funds
Executive Director:	O.C. Walker

Relevant Info: This is a request to Amend the Redevelopment Agreement between Hartford Crossing, LLC and TDA for the Loan of Downtown Housing Funds for Residential Development. In 2013, the TDA Board of Commissioners entered into a Redevelopment Agreement for the sale redevelopment of the former Hartford Building. The project was to be completed in two phases. Phase I was to rehabilitate the existing Hartford Building for 74,000 square feet of office space. Construction commenced in February 2017. The project is complete and is currently being marketed.

Phase II of the proposal is to develop a new mixed-use property that will encompass a five-story building, with a minimum of 55 apartment units and retail on the ground floor facing Greenwood Avenue. The project will have a brick, metal and glass façade and the loan would be used to provide gap financing for the Residential component of the overall project.

This is for an additional amendment to elimination of retail space on the ground floor and reduce the building height from five (5) stories to four (4) stories. The Redevelopers have spoken with several commercial brokers and examined the growing availability of commercial space in the downtown area. After considering their own business difficulties in finding suitable prospective tenants in the newly renovated Hartford Building, as well as increasing construction costs, they do not wish to develop commercial space.

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

Reviewed By: O.C. Walker, Executive Director

Hartford Crossing, LLC
707 S Houston Ave
Tulsa, Oklahoma 74127

September 21, 2018

To
Tulsa Development Authority
Executive Director, O.C. Walker
1216 North Lansing Avenue, Suite D
Tulsa, Oklahoma 74106

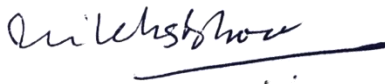
Re: Hartford Crossing, LLC Redevelopment Agreement Amendment

We have determined it prudent to alter our plans in our Hartford Crossing development project. As such, we are respectfully requesting an amendment be made to our Redevelopment Agreement with the TDA for this property. The following is a summary explanation of the proposed changes:

Elimination of retail space on ground floor. We have spoken with several commercial brokers and examined the growing availability of commercial space in the downtown area. Considering our own difficulties in finding a suitable prospective tenant in the renovated Hartford Building, as well as increasing construction costs, we do not wish to develop more retail commercial space in the current market. Moreover, the elimination of the retail ground floor and the change from five to four stories allows us to proceed with this residential development while maintaining construction quality and affordability for our future residents.

We pray the General Counsel grants our request to amend our existing Redevelopment Agreement.

Respectfully Submitted,



Neal Bhow
For Hartford Crossing LLC