

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

November 2018

1. Project Status Update

A. Price Family Parking, LLC

**Price Family Parking Garage Project
419 South Main Street**

- On October 4, 2018, the TDA Board of Commissioner's reviewed and approved Draw Request No. 2, in the amount of \$117,089.94, representing 68% completion for the Parking Garage
- The Redeveloper is proceeding as planned
- All precast concrete will be in place and topped off by November 5, 2018
- It will take 60 to 120 days to obtain a Certificate of Occupancy

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)**

- Pine Place Development is currently in negotiation with two entities to provide private and/or institutional equity for the Morton's Reserve project
- Community Capital Trust (CCT) has evaluated the proposed project, including its investments portfolio
 - CCT has toured the site
 - Normally CCT focuses on mixed-use development opportunities with 100% affordable housing component, they are open to the Morton Project
- The second entity is a Houston-based Investment Group that is currently evaluating the project, but have not made a site visit
 - This is group is intrigued about the potential for the re-emergence of Tulsa's Black Wall Street
- Mr. Smith believes both deals are on the table, in whole or in part, for an equity split between the investor and Pine Place Development
- Mr. Smith hopes to have one or both deals completed by November 30, 2018, for presentation to the TDA Board during the January 10, 2019, Regular meeting
- The Redeveloper is proposing to provide 64 apartments
 - The project will be a mixed-income scenario, at a 20% set-aside
 - This would mean that 52 of the units will be market-rate and 12 affordable

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

1128, 1132, 1136 and 1140 East Pine Place

- On October 5, 2018, TDA met with Charles Okyere to gain a status update on the project

- Mr. Okyere expressed frustration regarding the amount of time it has taken to reach a closing on the land with Charney Properties
- TDA's General Counsel explained that TDA is in the process of Amending the Unity Heritage/Greenwood Neighborhood Sector/Urban Renewal Plans
- Once the plan is adopted, it will include a provision for a Blight Study for the area located within the area encompassed by the Sector Plan
- The Redeveloper was informed that the adoption process would commence the first quarter of 2019
- The Redevelopers currently have a Survey on the property to identify all easements on the land
- Chris Kovac, Utilities Coordinator for the City of Tulsa, is willing to facilitate vacating the easements
 - He also informed TDA that he would need a more definitive site plan to share with other constituents to help facilitate this project

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- No new information

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 Redeveloper has applied for six (6) building permits

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

- On October 4, 2018, the TDA Board of Commissioners reviewed and approved a Resolution approving the tenth Draw Request representing 89.41% completion. The Contractor expects the project to be complete by December 2018
- The project is behind schedule and the contractor is incurring financial penalties pursuant to the contract
- AEP-PSO has completed connection to the transformer and the installation of primary power to the facility
- The exterior brick masonry and balconies are complete
- The metal material paneling on the exterior is complete except some corner elements and the electrical transformer area
- The Building Fire Safety Inspection for the first week in November
- The project is now available to lease

G. Hartford Crossing, LLC/Blue Dome Anchor, LLC

**110 S. Greenwood Avenue/The Hartford Building
Mixed-Use Development - 55 Unit Apartment Building
TDA Land Disposition**

- Hartford Crossing, LLC
- 111 South Greenwood Avenue – Hartford Crossing Project
 - On October 4, 2018, this item was discussed with the TDA Board of Commissioners
 - The Redeveloper has requested an Amendment to the Redevelopment Agreement, reducing the building by one story and omitting the first-floor retail component of the project
 - This item was tabled to give the Redeveloper additional time to gather the necessary information
 - Several concerns arose during the discussion and are as follows:
 - Ground floor activation is critical to most developments, if not for now, then to plan for future uses
 - The importance of ground floor retail use in Downtown
 - Pedestrian Circulation
 - Walkability
 - A meeting was held on October 17, 2018 for the Redeveloper to provide additional information as it pertains to the request to amend the Redevelopment Agreement
 - This item will be discussed during the November 1, 2018, TDA Regular meeting
- Blue Dome Anchor, LLC – Hartford Building Project
- 110 South Hartford Avenue
 - The Hartford Building is ready for leasing and tenant improvements are complete
 - The space is listed with a Commercial Broker
 - The property remains on the market

H. The Village at Central Park

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

- The Redeveloper is currently waiting on the results from the new appraisal
- Pearl Development is also working towards financial documentation and construction drawings to meet the TDA deadline of November 28, 2018
- Mr. Ross has two additional team members that will provide assistance as it pertains to construction costs and cash flow for the project

I. The Village East Properties, LLC

55 Apartment Units

Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park, The Village East Properties, LLC

- The Redeveloper is in the process of drafting construction documents and hope to have them completed in November 2018

J. Carland Group

One-quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue

48 Multi-Family Units

- On October 17, 2018, TDA's General Counsel received revised drive-way plans for the Cherokee Meadows Apartments
- Please see attachment (Residential Drive-Way Detail)

K. Block 44, The Ross Group

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

- The Redeveloper indicates that the burial of overhead power lines will commence in mid-November 2018
- The Redeveloper has been purchasing materials over the past few months and have about \$200,000.00 left to spend from the Stadium Ball Park Trust
- The burial of overhead power lines should be complete in the next 90 to 120 days
- The Redeveloper has submitted final edits to the Agreement for execution
 - TDA's General Counsel has agreed to the changes as most of them were clerical
- Underground utilities are ongoing
- Concrete shaft walls are continuing
- The First levels for the elevators and stairs case are complete
- The contractors are now moving to the 3rd and 4th floors
- Steel framing will commence in late November or early December 2018

L. Urban Renewal Plans/Sector Plan

Crutchfield Area Neighborhood

Pearl Neighborhood

Crosbie Heights Neighborhood

- **Crutchfield Area Neighborhood**
 - i. Open House was held on Wednesday, October 10, 2018, for review of the final draft by the Area Residents
 - ii. The Sector Plan was reviewed by TMAPC at the October 17, 2018, Work Session
 - iii. This item will appear before the TMAPC for approval on November 7, 2018
 - iv. On November 15, 2018, INCOG will transmit amendments to City Council and Legal for placement on a City Counsel agenda
 - v. We will meet with City Council's Urban and Economic Development Committee the end of November 2018
 - vi. First Public Hearing is scheduled for December 5, 2018
 - vii. The Second Public Hearing is scheduled for December 12, 2018 for adoption

viii. The next step will be to seek approval from the Tulsa City Council in December 2018

ix. TDA will provide the following Notices:

1. Mailed Notice
2. Published Notice
3. Posted Notices

- **Crosbie Heights Neighborhood**

- i. An Open House was held on Tuesday, October 9, 2018, at the Centennial Center
- ii. The Area Residents reviewed the plan and provided general feedback

- **Pearl District Neighborhood**

- i. The Project Consultant has drafted the “Pearl District Guiding Principles” for the Neighborhood
- ii. CAT Members have helped draft the language for the Sector Plan
- iii. Open House scheduled for Thursday, October 11, 2018, was cancelled

M. Laura Dester Site

619 South Quincy Avenue

- An Open House was held at the Laura Dester site on October 11, 2018 with AIA Central State of Oklahoma.
 - AIA Central State students were involved in a 2018 Student Design Competition
 - The Jury Student Design Competition had presentations from eight (8) teams throughout our region
 - The winners of the competition received an \$5,000.00 scholarship
 - Theron Warlick, City Planning, and I were members who sat on the Jury for deliberation and selection of the winners
- Met with Redevelopers on October 15, 2018 to start the negotiation process
 - The following was determined:
 - The Redevelopers would visit with the Project Architect to determine the number of off-street/on-site parking spaces are available
 - Determine the project boundary area
 - Redevelopers want to only purchase the buildings and not the proposed detention pond
 - TDA and the Redeveloper will obtain a drive-by appraisal for the land they are willing to purchase
 - TDA will obtain a survey of the land that the Redevelopers are willing to purchase
 - Application for a lot split will need to be submitted to divide the land from the proposed Redevelopment and the Proposed Detention Pond
- Staff will have more information for the Board of Commissioners during the December 6, 2018 TDA Regular meeting

**N. Adams Building - 403 Cheyenne, LLC
430 Sough Cheyenne Avenue, Tulsa, Oklahoma
Mixed-used and Multi-Family Residential Units (55 units)**

- On October 4, 2018, the TDA Board of Commissioner’s reviewed and approved the Second Draw Request from the Downtown Development and Redevelopment funds for Residential Development in Downtown Tulsa, representing 16.77% completion
- On-going construction activities in place on site are as follows:
 - Basement: Demolition 90% complete. Abandoned plumbing, hydronic pipe, and electrical equipment remaining
 - First Floor: Structural Concrete at steel door threshold at office
 - Second Floor: Demolition has begun
 - 3rd-13th Floors: light gage framing 95% complete. (walls and soffits)
 - Third Floor: MEP work has begun
 - Ninth Floor: Mock Up Room Begun: mechanical equipment & ductwork
 - Exterior Plaster Restoration: continues Terra Cotta re-pointing
 - Stair Pressurization cut forthcoming
 - Firestop caulk installed at 13th Floor

O. North Tulsa Tax Increment Financial District

- TDA’s Executive Director met with members of the Mayor’s Office of Economic Development to discuss how the proposed TIF could enhance the BRT system along Peoria
 - i. It was determined that the TIF could be used to enhance connectivity to the BRT from the existing trail system along the Midland Valley Pedestrian Trail
- The Executive Director met with INCOG to identify parcels along Peoria Avenue that are publicly owned
- A conference call was held on Tuesday, October 16, 2018, with the TDA’s General Counsel, Executive Director, and consultant, Leslie Batchelor, to discuss the following:
 - i. Parcel Identification from County Assessor
 - ii. Articulate the vision for the project
 - iii. Define specific development goals and objectives
 - iv. Decide which area to launch first for the TIF Area
 - v. Articulate budget categories
 - vi. Land acquisition
 - vii. Increment, including 2% sales tax
 - viii. If the TIF be limited to only new businesses or include existing businesses

P. Annual Report 2017

- On October 4, 2018, the TDA Board of Commissioner’s reviewed and approved the Annual Report In accordance with TDA’s Strategic Plan, Growing Tulsa, Enriching Communities
- TDA’s staff plans to publish the Annual Report and distribute to constituents throughout the City of Tulsa and surrounding communities

Q. 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
 - a. On September 6, 2018, the TDA Board of Commissioners reviewed and approved a Contract Extension for six (6) additional months to provide Construction Financial Documentation.
 - b. Ms. Thompson has 3 additional months to provide proof of financing
 6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. On September 6, 2018, the TDA Board of Commissioners reviewed and approved a Contract Extension for six (6) additional months to provide Construction Financial Documentation.
 - b. The Roberts Family has 3 additional months to provide proof and financing

Director Meetings and Related Activities:

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| October 1 | TPS Task Force, re: McLain 7 th Grade Center |
| October 2 | Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group |
| October 3 | TMAPC
North Peoria Street Lighting Status Meeting |
| October 4 | TDA Regular Meeting |
| October 5 | The Art’s District Meeting
Wallace Engineering, UCT Land Survey
Peoria Realty |
| October 8 | TPS Task Force, re: McLain 7 th Grade Center |

Mayor's Office, BRT
 October 9 Emerson Elementary School Ribbon Cutting
 Crosbie Heights Sector Plan - Open House
 October 10 North Tulsa TIF Master Plan
 Crutchfield Sector Plan Open House
 October 11 Crossover Impact Board Meeting
 Pearl District Sector Plan Open House – Cancelled

 October 12 Laura Dester – Jury for AIA Design contest
 Tulsa Race Riot Commission – Jamal Dyer
 October 15 North Tulsa TIF – INCOG
 Laura Dester – Pearl Place
 October 16 Langston – Tulsa, Marla Mayberry
 North Tulsa TIF – Leslie Batchelor
 October 17 Crutchfield Sector/Urban Renewal Plan – TMAPC
 Hartford Crossing
 October 18 Vacation - Executive Director
 October 19 Vacation – Executive Director
 October 23 Mayor's Office – Alfresco Group
 October 24 TDA Commissioner, Thomas Boxley
 Mayor's Office – Review TDA Agenda
 Greenwood's Field of Hope, Urban Design Studio, OU-Tulsa
 October 25 Mayor's Office – Michelle Barnet
 Crutchfield Neighborhood – CDBG Funding
 October 26 Hartford Crossing
 October 29 TPS Task Force, re: McLain 7th Grade Center
 North Tulsa TIF – Leslie Batchelor

Respectfully submitted,

O.C. Walker II
 Executive Director
 Tulsa Development Authority