

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

October 2018

1. Project Status Update

A. First Place, LLC

419 South Main Street, Parking Garage

- On Thursday, September 13, 2018, TDA held a Special Meeting to review and approve the following:
 - Approve the Assignment of the Redevelopment Agreement from First Place, LLC to the Price Family Parking, LLC and approve the First Amendment to the Redevelopment Agreement by revising the Legal Description
 - Reduce the amount of permitted first mortgage lien, and subordination of the TDA second mortgage lien
 - Review and Approve Construction and Building Specifications for the parking garage
 - First Advance Request in the amount of \$946,883.02 for Price Family Parking, LLC, representing 60% completion of the project
- The Redeveloper plans to request an extension of time to complete the project, allowing the Redeveloper to apply and receive an Addendum to the Building Permit
- The City of Tulsa has also requested a License Agreement for sidewalk and patio use on the City of Tulsa Right-of Way

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 has a survey on the property to identify all easements on the land
- It can take up to 90 days to vacate any easements
- The Redevelopers continue to pursue a formal closing on the Northwest corner of East Pine Street and North Peoria Avenue

D. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- There is one lot remaining for purchase and redevelopment

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 mobilized on site
- The Redeveloper has applied for six (6) building permits
- Construction is scheduled to commence no later than December 2018
- The Redeveloper continues to work with the City of Tulsa on alley and sanitary sewer issues

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 89.41% complete
- The Redeveloper is applying for the tenth draw request to the project
- The Contractor expects to be complete by December 2018
- 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

- 111 South Greenwood Avenue – Hartford Crossing Project
 - The Redeveloper has not executed the Promissory Note and Mortgage
 - The scope of the project has now been revised to construct a four (4) story, 55 unit multi-family dwelling
 - The original scope included an additional floor for commercial and retail use
 - The Redeveloper is currently in design stage
 - Hartford Crossing, LLC plans to submit Construction Plans and Building Specifications to the TDA Board for approval in December 2018
 - They are in the process of selecting a General Contractor for the project
- 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 schematic drawings are being converted to Construction Drawings
- A General Contractor has come on board with the project to create a project budget
- The Redeveloper has made some changes to the plans and the modifications would help the appraisal. TDA's General Counsel has discussed the Two-Phase approach with Ryan Sacra (General Counsel for Darin Ross) and had questions why his client would even want to build a Second Phase
- It was explained that the Second Phase was an integral part of the overall redevelopment plans and the project may not be permitted to proceed with Phase One without the commitment to complete Phase Two

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)

- Two unit have sold, and six additional units are on the market for sale

J. The Village at Central Park

55 Apartment Units

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

- In accordance with Section (5) of the Redevelopment Agreement, the Redeveloper has submitted the Schematic Drawings and Building Specifications for review
- City of Tulsa, Planning Department, will review the plans and provide comments to be incorporated in the Resolution of record.
- The minimum project requirement is that the Redeveloper will construct 15 multi-family Residential Units, in accordance with the existing rhythm and scale as the existing units
- Construction Documents should be submitted for review by November, 2018
- The Building Permitting Phase will start after the Construction Documents are approved
- The Redeveloper plans to break ground in December 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 expert witness has received the revised plans from Crafton Tull Engineering
- Status conference with Judge Wall was scheduled for Friday, September 21, 2018
- TDA's expert witness continues to request a full set of plans, as he would like to review each drive-way approach

- Crafton Tull’s position is that construction with driveway existing topography elevations do not exist and cannot be prepared, then TDA must object to the proposed driveway renovation plans submitted by Crafton Tull
- TDA’s expert witness for the construction plans for the driveways that do have elevations reveals that many of the grades on the driveways, as renovated, do not meet maximum grade limits of 8.33%
- The maximum grade of a ramp from the sidewalk to the street should be 8.33%
- The original plans and calculation show many of the grades could be repaired
 - Some of the grades meet the 8.33% limit, but many do not
 - To achieve this grade limitation, more concrete would need to be removed and new grades calculated
- TDA’s expert witness will provide an estimate from a Licensed Surveyor to take the survey shots of the elevations on each driveway

L. Block 44, The Ross Group

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

- On September 6, 2018, the TDA Board of Commissioners reviewed and approved a Resolution approving the First Amendment to the Redevelopment Agreement – Utility Relocation and to approve First Amendment to the Contract for Sale of Land for Private Redevelopment
- The Amendments will allow the Redeveloper to request Draws based on a percentage of completion, after the Stadium Trust has infused its resources
- All documents have not been executed and construction is underway
- The Redeveloper indicates that the following is on-going:
 - Foundation systems are being installed
 - Forms for elevator shaft is being constructed
 - All underground plumbing and electrical work is on-going
 - Utility contractors will be on site in October 2018

M. Urban Renewal Plans/Sector Plan

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

- **Crutchfield Area Neighborhood**
 - i. On September 6, 2018, the TDA Board of Commissioners approved a Resolution accepting the Crutchfield Neighborhood Sector Plan
 - ii. TDA plans to facilitate a work session on October 17, 2018 to provide TMAPC with an update to the Sector Plan
 - iii. Public Hearings will be scheduled in accordance with the State Statutes
 - iv. TDA will provide the following Notices:
 1. Mailed Notice
 2. Published Notice
 3. Posted Notices

- **Crosbie Heights Neighborhood**
 - i. The Crosbie Heights Neighborhoods Sector Plan is nearing completion
 - ii. Consultants held an Open House on September 18, 2018 for area residents to provide additional input
 - iii. A Blight Study of the neighborhood has been incorporated into the document
- **Pearl District Neighborhood**
 - i. The Sector Plan has been drafted
 - ii. Consultants held an Open House on September 16, 2018 for area residents to provide additional input

**N. Laura Dester Site
619 South Quincy Avenue**

- On September 6, 2018, the TDA Board of Commissioner's reviewed and approved a Resolution to enter into negotiations with Pearl Place
- TDA's Executive Director and General Counsel plan to meet with the Redeveloper to negotiate the terms of a Redevelopment Agreement
- There continues to be concern with area vagrants breaking in and damaging the property on a daily basis
- Interview with Cory Ducks of Channel 2 News

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

- On September 6, 2018, the TDA Board of Commissioner's approved a Resolution authorizing the First Draw request from the Downtown Housing Development and Redevelopment Fund
- The Draw request in the amount of \$29,253.00, represented 5.97% completion
- On September 21, 2018, the Redeveloper hosted a Ground Breaking Ceremony for the project
- There will be the Second Draw Request at the October 4, 2018, TDA Regular meeting

P. North Tulsa Tax Increment Financial District

- Met with Leslie Batchelor on August 21, 2018
- In preparation for the meeting with Ms. Batchelor, TDA forwarded the Unity Heritage/Greenwood Sector Plan and the Draft Crutchfield Sector Plan as the boundaries of the proposed TIF encompasses both Sector Plans
- Both plans include a Blight Study that will be helpful in designing areas for possible redevelopment opportunities (a well defined Plan needs to be in place)
- A map of the Study Area was also provided to determine the Project Area
- The proposed TIF will be strictly an Ad Valorem TIF
- The 36st Street North Industrial Park and UCT Land will be included in the proposed TIF boundaries
- INCOG has provided parcel information for all property owners, from Admiral Blvd. to East 46th Street North, along the Peoria Corridor

- On Tuesday, September 20, 2018, met with Jeff Hall, Vice-President of Strategic Planning and Intergovernmental Affairs for the Tulsa Housing Authority
 - i. The purpose of the meeting was to discuss the proposed Commanche Park Apartments renovation
- Staff believes that the 36th Street North Corridor will be a catalyst for Economic Development in Tulsa
- TDA is in the process of scheduling a meeting with Members of the Mayor’s Office to discuss the Bus Rapid Transit system to identify opportunities to facilitate combined partnership between the two entities

Q. Annual Report 2017

- The Annual Report is complete
- The Consultants will present the document during the October 4, 2018, TDA Regular meeting

R. 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.
 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.

Director Meetings and Related Activities:

- September 3 Labor Day Observed
- September 5 North Peoria Street Lighting Project
Crutchfield Sector Plan
- September 6 TDA Regular Meeting
Crosbie Heights Sector Plan
- September 7 The Art's District Monthly Meeting
- September 11 TPS School Bond Committee
- September 12 City of Tulsa Planning – Dawn Warwick
John Clayman, Former TDA Commissioner
- September 13 NEOK AEI
TDA Special Meeting
- September 14 Hartford Crossing – Neal Bhow
- September 18 CHIP Healthy Neighborhoods
- September 18 Tulsa Housing Authority – Jeff Hall
UCT Land – Wallace Engineering
- September 21 Adams Building Ground Breaking
- September 24 Channel 2 News, Laura Dester
- September 25 North Tulsa Task Force Launch
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie
Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and
Tharp Planning Group
- September 26 Mayor's Office – Kian Kamas
- September 27 The Gathering Place
Business in Black Wall Street
- 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

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority