
TULSA DEVELOPMENT AUTHORITY STAFF REPORT

MEETING DATE: December 6, 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

Background:	Redeveloper:	Tulsa Development Authority
	Owner:	Tulsa Development Authority
	Location:	<ul style="list-style-type: none">• North: Gilcrease Expressway• South: HWY 244• East: Lewis Avenue• West: L.L. Tisdale Expressway
	Size of Tract:	17 Square Miles
	Zoning:	Various Zoning Districts
	Development Area:	Greenwood – Unity Heritage Neighborhoods Sector Plan
	Fair Market Value	N/A
	Executive Director:	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 be presented to the TMAPC for review and approval. The Plan will be presented to 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