
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT**

MEETING DATE: February 7, 2019
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: GreenArch, LLC

Background:

Owner	Tulsa Development Authority
Developer:	GreenArch, LLC
Engineer:	N/A
Location:	21 North Greenwood Avenue, Tulsa, Oklahoma
Size of Tract:	2.16 acres
Number of Lots:	1 Lot
Development Area:	Lansing Business District
Fair Market Value:	\$387,200.00
Executive Director:	O.C. Walker

Relevant Info: On September 6, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6483, approving the Construction Documents and Building Specifications for Block No. 53, Parcel 1. The purpose of this item is to provide an update on the status of the project and the possibility to move forward to closing on the land to commence construction of the multi-story, mixed-use office building.

On January 5, 2017, the TDA Board of Commissioners approved Resolution No. 6310, approving negotiations for an amendment of timelines and deadlines contained in the Amended Restated Redevelopment Agreement between TDA and GreenArch, LLC – Block 53.

The Redeveloper is proposing to construct a five (5) story office building with a two-story parking structure for 165 spaces. The building program and occupancy rates are as follows:

- Business and Office Space - 57,528 Square Feet
- Assembly Unconcentrated tables and chairs – 4,110 Square Feet
- Accessory Storage Area, Mechanical and Equipment Room – 4,875 Square Feet
- Total Building size is - 66,513 Square Feet

Attachments: Construction Drawings and Building Specifications.

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker



