

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

February 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- On January 3, 2019, the TDA Board of Commissioner's reviewed and approved Draw Request No. 5, from the Downtown Development and Redevelopment Fund for in the amount of \$144,728.70, representing 85% completion for the Parking Garage
- On February 7, 2019, the TDA Board of Commissioners will review and approve Draw Request No. 6, representing 93% completion
- The total Draw amount is \$1,653,609.39
- The project should be completed in March 2019

B. Adams Building - 403 Cheyenne, LLC

**403 South Cheyenne Avenue, Tulsa, Oklahoma
Mixed-used and Multi-Family Residential Units (55 units)**

- On January 3, 2019, the TDA Board of Commissioner's reviewed and approved Draw Request No. 5 from the Downtown Development and Redevelopment fund for Residential Development in Downtown Tulsa, representing 47.5% completion
- The project is 60.35% complete
- HVAC main duct work is 90% complete
- Sprinkler/Fire Suppression is complete on Floors 3 – 5
- Sheet rock is 90% complete on Floors 3 – 5
- In the basement, all meter cans have been installed

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

**110 South Greenwood Avenue/The Hartford Building
111 Mixed-Use Development - 55 Unit Apartment Building**

- **Hartford Crossing**
111 South Greenwood Avenue
 - i. On January 15, 2019, Commissioner Bracy, General Counsel Hartley and the Executive Director met with representatives of the Hartford Crossing Project to answer questions regarding the original Redevelopment Agreement. A potential tenant has been identified
 - ii. The Redeveloper has executed the Promissory Note and Mortgage, and the Mortgage has been filed with the Tulsa County Clerk

- **Blue Dome Anchor, LLC – Hartford Building Project**
110 South Hartford Avenue
 - i. The Redevelopers have been meeting and visiting with a potential end user for the building
 - ii. The Redeveloper was also informed that once the City of Tulsa issues a Certificate of Occupancy, TDA will dovetail that action by issuing a Certificate of Completion
 - iii. As a result of the Certificate of Completion, TDA will refund the Earnest Deposit of in the amount \$120,000.00

D. 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 still in the process of working with potential investors and current developers that are interested in partnering on this project
- Within the next several weeks, they will know what direction is more feasible for the project
- Dialog continues with Bob Eggleston for a plan to assist with the redevelopment
- The Redeveloper is open to options for serious consideration of the participants role and involvement within the next month

E. The Village East Properties, LLC

**54 Apartment Units
Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park
Nathan Garrett**

- On November 6, 2019, the Construction Drawings and Building Specifications were submitted to the City of Tulsa for permit
- The Plans are still in the review stage
- Construction is scheduled to commence once the Building Permit is issued

F. Laura Dester Site

619 South Quincy Avenue

- TDA has installed a Construction Fence around the perimeter of the property
- The fence is a deterrent for the homeless population; however, there are still on-going issues with the site

Pearl Place Development

- On January 7, 2019, the TDA Executive Director provided an email transmittal to OMG's latest proposal
- The purpose of the email was to express that TDA did not accept their proposal and requested that they amend the proposal and provide a follow-up to the TDA office or rescind the proposal
- The revised proposal will be discussed in Executive Session

G. Block 44, The Ross Group

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

- Steel will “top out” by the end of February 2019
- 3rd Floor concrete deck will be in place by February
- 4th Floor decking will commence by the end of January 2019
- 1st Floor interior framing is complete
- 2nd Floor interior framing to start in February
- Exterior sheathing and masonry will start in February 2019

H. 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)

- On January 3, 2019, Michael Smith presented to the TDA Board of Commissioners and informed the Board that he would provide Construction Financial Documentation
- Details will be provided during Executive Session

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

1128, 1132, 1136 and 1140 East Pine Place

- Commissioner Bracy, General Counsel Hartley and the Executive Director met with Charles Okyere of Peoria Realty to discuss the possible acquisition opportunities along East Pine Street
- East Pine Street could be considered the "Miracle Mile of Tulsa"
- TDA is moving forward with the adoption process for the Greenwood/Unity Heritage Neighborhoods Sector Plan
- Once the Plan has been adopted, this will allow TDA the opportunity to acquire additional properties in the subject area for redevelopment
- An Environmental Phase I report recommended that an Environmental Phase II report be complete
- The finding in the Phase II report recommended additional investigation

J. Ogan’s Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- The Redeveloper is completing the final home in the neighborhood
- This project will soon be totally completed
- The entire neighborhood has SOLD OUT!
- The last home will be completed in March 2019

K. 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 broken ground on six foundations and two footing for this site
- The Redeveloper indicates they have a healthy waiting list and they expect to begin opening homes up for sale in February 2019
- Capital Homes has met with Housing Partners of Tulsa (HPT) regarding the process for administering down payment assistance and are excited about the project
- Capital Homes is requesting TDA transfer the entire \$32,000.00 to HPT at one time, so it will be in place prior to contracting
 - HPT would distribute the proportionate funds to buyers the accordingly

L. 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 Construction Manager, Rupe Helmer, is completing the “punch” list items necessary to finalize the project
- In November, the initial group of tenants began moving in and have been occupying the facility since December 2018
- Leasing activity has been steady, and several marketing events are scheduled through the Spring of 2019
- The project is over 99.80% complete and is now in the final stages of work and clean up
- A tour of the facility is scheduled for February 7, 2019 for the TDA Board of Commissioners
- An Open House event, in collaboration with the Tulsa Chamber of Commerce, is scheduled during March

M. Carland Group

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

48 Multi-Family Units

- TDA’s General Counsel continues to wait on the Settlement Agreement with Cherokee Meadows
- Once the Agreement is executed, the project will be complete

N. Urban Renewal Plans/Sector Plan

Crutchfield Area Neighborhood

Pearl Neighborhood

Crosbie Heights Neighborhood

- **Crutchfield Area Neighborhood**

- i. On January 9, 2019, the Crutchfield Sector Plan was presented to City Council in the Committee meeting of Urban and Economic Development
- ii. The purpose of the meeting was to provide an overview of the project
- iii. The item appeared on the Agenda at the Regular City Council meeting that started at 5:00 p.m.
- iv. When TDA posted the signs, there was an error on the signs stating the meeting started at 6:00 p.m.
- v. As a result of the confusion, the Notice was re-posted and re-published
- vi. Our time-line for adoption is as follows:
 - 1. First Public Hearing is scheduled for January 30, 2019
 - 2. The Second Public Hearing is scheduled for February 13, 2019 for adoption
- vii. TDA will provide the following Notices:
 - 1. Notice will be placed in the Tulsa World and Tulsa Business Journal
 - 2. Nine (9) Poster Notices have been placed through-out the neighborhood, informing area residents about the public meetings

- **Crosbie Heights Neighborhood**

- i. This item appeared on the TMAPC Work Study Session on January 16, 2019 to review the contents of the Crosbie Heights Sector Plan
- ii. The Crosbie Heights Neighborhood Plan was considered during the January 2019, TDA Regular meeting via video conference and was approved to seek adoption
- iii. The Small Area Plan will accompany the Urban Renewal/Sector Plan
- iv. The Crosbie Heights Sector Plan will be presented to TMAPC in January, followed by two Public Hearings at City Council

- **Pearl District Neighborhood**

- i. The Pearl District Open House is scheduled for Monday, February 4, 2019 at the Centennial Center

O. North Tulsa Tax Increment Financial District

- The TDA Executive Director and General Counsel are working to finalize the North Tulsa TIF Project Plan to provide all final edits to Special Counsel to start the adoption process for approval of the North Tulsa TIF
- TDA's General Counsel and the Executive Director met with Jim Coles of the City of Tulsa's Mayor's Office regarding the Industrial site along East Mohawk Blvd., between North Peoria Avenue and North Lewis Avenue
- Maps are being disseminated to each of the TDA Board members to review and provide feedback

Alfresco Group, LLC

- TDA Executive Director and General Counsel met with the Alfresco Group on January 25, 2019 to discuss the Term Sheet for the project
- Alfresco has expressed they have no objections to moving forward with the Term Sheet for the project, subject to final comments from their General Counsel
- This item will be discussed in Executive Session

P. TDA Land North of the IDL (Former UCT Land)

North - East Latimer Street; South – Inner Dispersal Loop; East - MLK Jr., Blvd.; West – Main Street

- Wallace Engineering has indicated that Bennett Surveying is working on drafting an office report
- Field work is complete, except for a few miscellaneous items
- They are on schedule for the 30-day completion date
- TDA’s General Counsel continues to examine the Abstracts for the property

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 – Peal Family
 - a. On the February 2019 TDA Agenda to enter into a Redevelopment Agreement
 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. This item will appear on the February 2019, TDA Regular agenda requesting three (3) additional months to commence construction
 6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. This item will appear on the February 2019, TDA Regular agenda requesting 12 additional months to commence construction
 - b. The Roberts Family has purchased the lot from TDA and currently maintains all mowing associated with the lot

Director Meetings and Related Activities:

January 1	New Year’s Holiday Observed
January 3	TDA Regular Board Meeting
January 7	TPS Task Force, re: McLain 7th Grade Center

January 8 TPS School Bond Committee meeting
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
Arena District Public Reception

January 9 Crutchfield Area Neighborhood Sector Plan, Tulsa City Council Committee Meeting
Crutchfield Area Neighborhood Sector Plan, Tulsa City Council, Public Hearing

January 10 Alfresco Group, North Tulsa TIF

January 14 TPS Task Force, re: McLain 7th Grade Center
Neighborhood & Built Environment Task Force Meeting

January 15 CHIP Healthy land use/Health policies subcommittee meeting
Peoria Realty, Charles Okyere
Hartford Crossing, Shaun Bhow and Monika Ford
Crutchfield Area Neighborhood Sector Plan, Tulsa City Council Committee Meeting

January 16 Crosbie Heights Sector Plan, Tulsa Area Metropolitan Planning Commission

January 17 570 East Queen Street, Lelia Brown
Tulsa Housing Authority/Envision Commanche Housing Work Group Meeting

January 18 Bloomberg Art Grant, Greenwood District
North Tulsa TIF, Leslie Batchelor

January 21 MLK Day, Observed

January 22 Crossover Community Impact, Justin Pickard
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
TPS School Board Meeting, McLain 7th Grade Center

January 23 Envision Commanche Neighborhood Work Group

January 24 Freese and Nichols Planning Group, Dawn Warrick
GreenArch, Kajeer Yar

January 25 Langston-Tulsa, Marla Mayberry
North Tulsa Street System, Paul Zachary and Michael Reed
Tulsa Office of Planning, Susan Miller, Jeanine VanValkenburgh and Travis Hulse

January 28 Bruce Bolzle

January 29 CHIP Quarterly Meeting
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group

January 30 Crutchfield Area Neighborhood Sector Plan, First Public Hearing

January 31 Mayor's Office, Ashley Philippsen

February 1 Complete and Deliver TDA Board Packets

February 4 North Tulsa TIF, Jim Coles and Jot Hartley
Pearl District Sector Plan Meeting

February 5 Review TDA Board Packet, Tulsa Planning Office
Crutchfield Sector Plan, Pearl District Neighborhood Sector Plan and Crosbie Heights Neighborhood Sector Plan - Conference Call, Fregonese Associates and Tharp Planning Group

February 7 TDA Regular Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority