

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

April 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- The City of Tulsa has issued a temporary Certificate of Occupancy
- Vehicles are parking in the new structure
- The Redeveloper is in the process of completing the final Punch List for the project
- The contractors are working on the final details for laying pavers on the sidewalk, guard rails and finishing the retail space
- The Redeveloper is encouraging citizens to drive by the structure at night and view the lighting

B. Adams Building - 403 Cheyenne, LLC

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

- On March 7, 2019, the TDA Board of Commissioner's reviewed and approved Draw Request No. 7 from the Downtown Development and Redevelopment Fund in the amount of \$49,245.00 for Residential Development in Downtown Tulsa, representing 70.40% completion
- The Redeveloper would like for TDA to tour the building on May 2, 2019, after the TDA Regular Meeting
- The Redeveloper has 10 of the 65 units pre-leased and have scheduled several 'hard-hat' tours with potential tenants scheduled
- The Redeveloper has a special incentive plan with Teach for America and with Tulsa Remote

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. The architectural and Mechanical, Electrical and Plumbing (MEP) plans for the new multi-use building have been submitted for permitting and a follow-up meeting was held with the City to discuss permitting
 - ii. The civil engineering plans are pending submittal
 - iii. The project has retained a Construction Manager who is quickly moving to break ground in April 2019
 - iv. Construction fencing will be up soon and it is anticipated that a permit for the foundation work will granted soon

- **Blue Dome Anchor, LLC – Hartford Building Project**
110 South Hartford Avenue
 - i. The Redevelopers indicate they are very close to signing leases with two different tenants for the Hartford Building
 - ii. These two tenants would occupy almost 50% of the building
 - iii. As activity around the property has been increasing, the Redeveloper is receiving more telephone calls from interested potential tenants

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 has indicated that they are finalizing an operating agreement with a Developer and is partnering on the project in which the Developer would manage and supervise the construction of the building while Mr. Ross would manage and operate the restaurant
- Both parties will jointly borrow funds to construct the project
- This would greatly reduce Mr. Ross’s financial burden, while bringing in an experienced Developer
- This partnership, once in place will be a 50/50 partnership
- TDA will have to approve the final partnership

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**

- Formal Ground Breaking was held on March 8, 2019
- Construction fence has been placed on site
- Construction has commenced
- The Redeveloper estimates completion will be Spring 2020

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
- The TDA Board of Commissioners will have to determine the future of the existing structures on the site

Pearl Place Development

- On March 7, 2019, Chairman Peters read a proposed joint statement regarding termination of negotiations for the sale of the Laura Dester site
- After discussion, the Board voted to approve Resolution No. 6538 to terminate negotiations with Pearl Place Development (OMG, LLC) for the redevelopment of the Laura Dester Site

G. Block 44, The Ross Group

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

- Exterior sheathing to finish next month
- Masonry will continue
- Window installation will start
- Continue rough mechanical and electrical on each floor

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 March 7, 2019, The TDA Board of Commissioners moved not to act on this item regarding approval of Financial Documentation for the Morton Reserve Properties, LLC for redevelopment of the former Morton Hospital Site
- The Board of Commissioner's requested that Mr. Smith present his information at the April 4, 2019, Regular meeting
- The Executive Director has requested the following from the Redeveloper:
 - Background information on entire Redevelopment Team
 - Provide additional information about the Tax Credits for the project
 - Provide a timeline for completion of the project
- Details to be provided during Executive Session

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

1128, 1132, 1136 and 1140 East Pine Place

- On March 7, 2019, the TDA Board of Commissioner's approved negotiations for a Fifth Amendment to the Contract for acquisition and sale of land for Private Redevelopment Agreement with Peoria Realty Investment
- The Amendment will allow the Redeveloper time to revise the site plan and present to the Board for approval
- Counsel Hartley recommends a motion for discussion of the amendments to the plan to take place during the April meeting
- This item will be discussed in Executive Session

J. Ogan's Circle/Capital Homes, LLC

East Virgin Street and Hartford Avenue

14 Single Family Lots

- The entire neighborhood has sold out
- The last of the fourteen homes is on track to be completed and closed by the end of April 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

- Construction on the first six (6) houses is progressing
- Continues to marketing efforts, website, signage, grassroots marketing, have produced a strong interest list in the homes
- Capital Homes expect the first homes to be complete by later spring/early summer

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

- Occupancy, marketing and leasing continues to be strong
- The Redeveloper is approaching the final completion for the project Occupancy
- Marketing and leasing have exceeded the 99.80% completion milestone
- Working with the Construction Manager, Rupe-Helmer on the final punch list of items
- Tenants began leasing and occupying the facility in December 2018
- Tours and other marketing events have been planned throughout the Spring including an “Open House” in collaboration with The Tulsa Chamber of Commerce

M. Carland Group

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

48 Multi-Family Units

- This project is complete
- TDA’s General Counsel has reviewed the Settlement Agreement and plans to discuss in Executive Session

N. Urban Renewal Plans/Sector Plan

Crutchfield Area Neighborhood

Pearl Neighborhood

Crosbie Heights Neighborhood

- **Crutchfield Area Neighborhood**
 - i. The Crutchfield Sector Plan has been fully adopted by the Tulsa City Council
 - ii. TDA is reviewing the five (5) top action items to revitalize the neighborhood
- **Crosbie Heights Neighborhood**
 - i. Crosbie Heights Neighborhood first City Council Public Hearing was held on March 13, 2019
 - ii. The second Public Hearing was held on March 27, 2019

- iii. As a result of the Public Hearing, TDA has decided to facilitate Town Hall meeting as a form of outreach and building relationships with the community in the project area
- **Pearl District Neighborhood**
 - i. The Pearl District Sector/Urban Renewal Plan will be presented for approval at the TDA Board meeting on April 4, 2019
 - ii. Following the TDA Board approval process, this item will be forward to the Tulsa Metropolitan Area Planning Commission (TMAPC) for approval
 - iii. The document will be presented to the City Council for adoption
- **Amendment to the Unity Heritage/Greenwood Neighborhoods**
 - i. The purpose of the amendment is to include the Blight Study performed by the City of Tulsa Working In Neighborhoods (WIN) Department
 - ii. On December 6, 2018, the TDA Board approved the Amendment
 - iii. On December 16, 2018, the Tulsa Area Planning Commission (TMAPC) voted to recommend approval by City Council
 - iv. The First Public Hearing for the Unity Heritage/Greenwood Neighborhood Sector Plan was held on March 13, 2019
 - v. The Second Public Hearing was held on Wednesday, March 27, 2019
 - vi. As a result of the Public Hearing TDA has decided to hold Town Hall meetings to educate and build relationships with the community

O. North Tulsa Tax Increment Financial District

- TDA Staff continues to work with TDA’s Special Counsel who is in the process of finalizing the Project Plan
- TDA’s General Counsel provided City of Tulsa Staff a memo regarding key elements of the draft Project Plan
- TDA is waiting on a definite answer on the issues raised
- The remaining components are as follows:
 - i. Public Meeting/Hearings
 - ii. Administration Cost
 - iii. Sales Tax increment
 - iv. Project Estimates

Alfresco Group, LLC

- On March 7, 2019, TDA met with representatives of the Alfresco Group to start negotiations regarding an Assistance Agreement for their TIF request
- Prior to both attorneys commencing to draft an Assistance Agreement, Mr. Harris will provide a written request to provide framework for the document as follows:
 - i. Revised timeline of events
 - ii. Request from Alfresco not to provide financial information
 - iii. Request to augment the Design Documents session of the Assistance Agreement
- TDA’s General Council has contacted the attorney for the Alfresco Group to start drafting the Agreement

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

- Spoke with Howard Barnett on March 27, 2019
- He indicated that their attorney wanted to review the document one last time
- Mr. Barnett met with the facility team on March 29, 2019
- UCT Board meets on Wednesday, April 3, 2019 to review and approve the document
- TDA should receive the deed by April 10, 2019
- The acreage for the west properties (excluding Salvation Army and the north area to be transferred to TPS) is 25.02 acres, per Tulsa County Assessor
- The TPS acres is 6.67 acres

Q. Downtown Housing Study Request for Proposals (RFP)

- There were nine (9) submittals to the RFP for the Downtown Housing Study
- The committee met on March 15, 2019 to narrow the list from nine to three candidates that will be interviewed
- Interviews took place on March 27, 2019

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 – Peel Family
 - a. On February 7, 2019, the TDA Board reviewed and approved a Resolution to enter into a Redevelopment Agreement for purchase of the property
 - b. Ms. Peel has executed the Redevelopment Agreement and provided her Good Faith Deposit
 - c. Currently having the Abstract reviewed by an attorney
 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 February 7, 2019, the TDA Board approved a Resolution approving the Second Amendment to the Redevelopment Agreement and extended the terms and conditions of the contract by sixty (60) additional days to provide proof of financing

6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. On February 7, 2019, the TDA Board of Commissioner’s reviewed and approved a Resolution extending the terms and conditions of the Redevelopment Agreement by eleven months to provide proof of financing

7. 540 East Queen Street - \$12,500.00 – Leila Brown
 - a. On February 7, 2019, the TDA Board reviewed and approved a Resolution to enter into a Redevelopment Agreement with Lelia Brown for the property
 - b. Currently having the Abstract reviewed and proceed to closing

Director Meetings and Related Activities:

March 5	Chairman Peters and General Counsel Hartley Executive Director, Half day vacation
March 6	North Tulsa TIF, Kian Kamas, Jim Coles, Chairman Peters and Counsel Hartley
March 7	TDA Regular Meeting
March 8	The Art’s District Monthly Meeting Tulsa Planning Office monthly update
March 11	OSU-Tulsa Center for Health Sciences, Kevin Holmes, (lawn maintenance) Neighborhood & Built Environment Task Force
March 12	City of Tulsa, Customer Service Supervisor, Joe Bryan (lawn maintenance) TPS School Bond Committee Greater Tulsa African American Affairs Commission
March 13	Tulsa City Council, Committee Meeting Tulsa City Council, First Public Hearing for Amendment to the Greenwood/Unity Heritage and Crosbie Heights Sector Plans
March 14	Pearl District Sector Plan, David Whitley Update with Chairman Peters
March 15	Downtown Tulsa Housing Study RFP
March 18	Preparation for Second Public Hearing, TDA General Counsel Hartley
March 19	Mayor’s Office of Economic Development, Kian Kamas CHIP Healthy land use/Health policies subcommittee meeting Review Invitations to Bid TDA’s mowing Contract, Joe Bryan and Leon Kragel (City of Tulsa)
March 21	Vacation – Executive Director
March 22	Vacation – Executive Director
March 25	Tulsa World, Kevin Canfield – Greenwood/Unity Heritage Sector Plan Overview Vernon A.M.E. Church, Pastor Turner – Greenwood/Unity Heritage Sector Plan Overview
March 26	Phoenix District - Greenwood/Unity Heritage Sector Plan Overview Black Wall Street Chamber - Greenwood/Unity Heritage Sector Plan Overview American Residential – Greenwood/Unity Heritage Sector Plan Overview Crutchfield Sector Plan, Pearl District Neighborhood Sector Plan and Crosbie Heights Neighborhood Sector Plan - Conference Call, Fregonese Associates and Tharp Planning Group

March 27 City Council Committee Meeting
Downtown Housing RFP Interviews
Second Public Hearing for the Amendment to the Greenwood/Unity Heritage
Sector/Urban Renewal Plan and Crosby Heights Sector Plan
March 29 Deliver TDA Board Packets

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority