

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

June 2019

**1. Project Status Update**

**A. Price Family Parking, LLC**

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

- The project is complete
- The Redeveloper is completing the retail space on the first floor
- No additional information

**B. Adams Building - 403 Cheyenne, LLC**

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

- On May 2, 2019, the TDA Board reviewed and approved Draw Request No. 9 from the Downtown Development and Redevelopment Fund in the amount of \$28,420.00 for Residential Development in Downtown Tulsa, representing 82.38% completion

**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 Redevelopment Project has broken ground
  - ii. The construction fence and erosion control are on site
  - iii. Excavating has commenced
  - iv. The permit for the Foundation only has been issued and site work has begun
- **Blue Dome Anchor, LLC – Hartford Building Project**  
110 South Hartford Avenue
  - i. The Property Owner has secured two tenants for the Hartford Building
    - 1. The First Tenant is already moving quickly with their tenant improvements for an estimated August occupancy
    - 2. The Second Tenant, a collaborative workspace company will be an excellent tenant for the area

**D. The Village at Central Park**

**Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma  
Pearl Development, LLC (Darin Ross)**

- On May 2, 2019, the TDA Board reviewed and approved Resolution No. 6552, approving an extension of time relating to the Redevelopment Agreement with Pearl Development, LLC for an additional 120 days

- The Redeveloper is also in the process of revising Construction Documents that will be submitted to TDA for review in October 2019

**E. The Village Flats, LLC**

**54 Apartment Units**

**Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park**

**Nathan Garrett**

- Construction continues to progress
- The Redeveloper is currently framing the building facing the park
- Two (2) additional buildings are getting close to the foundation being poured
- The project remains on schedule

**F. Laura Dester Site**

**619 South Quincy Avenue**

- On May 2, 2019, the TDA Board reviewed and approved Resolution No. 6558, approving the release of a Request for Proposals (RFP) for a structural demolition and lot clearance at the Laura Dester site
- The RFP is open for 30 days
- The submission date is June 5, 2019
- TDA and City of Tulsa staff will review all submitted information and provide the TDA Board with a recommendation during the July 11, 2019, TDA Regular meeting
- An Addendum to the RFP was released on May 21, 2019
  - The purpose of the Addendum is to keep in place the exterior and perimeter sidewalks

**G. Block 44, The Ross Group**

**Northwest corner of North Elgin Street and East Archer Street**

**Multi-Story Mixed Use Redevelopment Project**

- On May 2, 2019, the TDA Board reviewed and approved a Resolution authorizing the first draw request in the amount of \$77,698.00 for the relocation of overhead utilities
- The first draw request represented 50% of construction completed
- Construction exterior stone and brick will commence shortly
- The Contractor is installing window frames and glass
- The rough mechanical, electrical and plumbing to continue on all floors

**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 April 2, 2019, the TDA Board reviewed and approved Resolution No 6546, approving Construction Financial Documentation from Morton’s Reserve Properties, LLC
- The Redeveloper is in negotiation on the debt portion (roughly \$12M) with two different groups that have expressed interest in participating in the project:

- FRG Capital
- United Financial Group (UFG)
- The Redeveloper has expressed that the deal should be executed by July 2019
- The minimum project requirements are as follows:
  - Three-story buildings for multi-family residential, together with commercial mixed-use to be located on the property
  - The character, placement, content and minimum project requirements of the Project shall be substantially in design, use, scale, area, and appearance as the RFP response to the TDA

**I. Peoria Realty Investments, Inc. and Charney Properties, Inc.  
1128, 1132, 1136 and 1140 East Pine Place**

- This project continues to be on hold until an amendment to the Greenwood/Unity Heritage Neighborhoods Sector Plan is adopted by the Tulsa City Council
- The amendment process could take up to six (6) months for completion

**J. 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**

- No new information

**K. 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 essentially complete, and the facility is approximately 93.5% leased
- A Grand Opening was held on May 23, 2019, in coordination with the Tulsa Chamber of Commerce
- The Construction Manager, Rupe-Helmer, has a short “Punch-list” of items left to complete
- SATTCOM Investments would like to thank TDA Board of Commissioners for assistance and support in making the project possible

**L. 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
  - iii. This project is currently on hold by the Tulsa City Council

- **Crosbie Heights Neighborhood**
  - i. On May 2, 2019, the TDA Executive Director and General Counsel met with members of the Crosbie Heights Neighborhood Association to discuss the adoption of the Sector Plan for the area
  - ii. Councilor McKee was also in attendance
  - iii. It was explained that the Crosbie Heights Sector Plan was up for adoption with the Amendment to the Greenwood-Unity Heritage Sector Plan, and that the City Council placed all Sector Plans on hold
  - iv. Once the Sector Plan was reviewed by the Area Neighborhood Citizens, it was discovered that additional edits were needed
  - v. The Executive Director and General Counsel plan to meet with Crosbie Heights Residents in June for a final review
  - vi. Councilor McKee indicated that when she and the Area Residents felt comfortable with the document, she would assist in presenting the final document to the Tulsa City Council for adoption
  
- **Pearl District Neighborhood**
  - i. On May 23, 2019, there was an Open House to review the Small Area Plan at Centennial Park
  - ii. TDA was in attendance and available to respond to questions regarding the Sector/Urban Renewal Plan
  - iii. The Pearl District Urban Renewal Plan has been drafted and reviewed
  
- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
  - i. On May 2, 2019, the TDA Board reviewed and approved a Resolution approving a list of 30 names for the Citizens Advisory Team (CAT) for the Greenwood-Unity Heritage Neighborhoods Urban Renewal Plan
  - ii. The provision allows for five (5) additional members to be approved during the June 6, 2019, TDA Regular meeting
  - iii. On May 17, 2019, TDA met with Representatives of the Mayor’s Office, together with Councilor Hall-Harper to discuss strategies for moving the Plan Amendment forward
  - iv. It was determined that TDA and the City of Tulsa would proceed as follows:
    - Press “pause” on the Amendment
    - TDA and the City of Tulsa will undertake two major projects that will help development and redevelopment decisions in the Greenwood-Unity Heritage Neighborhoods Sector Plan
      - A Downtown and Near Downtown Housing Study will kick off June 10, 2019
      - A Master Planning Effort for the Kirkpatrick Heights and Greenwood Neighborhoods will be undertaken after July 1, 2019
    - Once the City has completed the Master Plan for the Kirkpatrick Heights and Greenwood Neighborhoods, we will relaunch the CAT to consider an Amendment to the Urban Renewal Plans to present appropriate polices related to the use of Eminent Domain
    - We expect this will happen during the Spring of 2020

- v. The first CAT meeting was scheduled to occur on May 20, 2019 at Rudisill Library
  - The meeting was cancelled due to local weather conditions and flooding concerns
- vi. A meeting is scheduled to occur in mid-June 2019
  - Please see attachment

**M. North Tulsa Tax Increment Financial District**

- TDA's Special Counsel for TDA is awaiting direction from the City of Tulsa regarding Sales Tax allowance
- If Sales Tax can be collected, Special Counsel will complete the Plan Document
- Crossover Community Impact is presenting the Term Sheet to the TDA Board for review and approval during the June 6, 2019 Regular meeting

**N. TDA Land North of the IDL (Former UCT Land)**

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

- On May 2, 2019, the TDA Board reviewed and approved a Resolution releasing a Notice of Invitation to Bid for landscaping and property maintenance services on the TDA owned land North of the Inner Dispersal Loop (IDL)
  - i. A Pre-Bid Conference was held May 20, 2019 and four contractors participated
  - ii. All bids were opened and read aloud on May 24, 2019
  - iii. TDA Staff will make a recommendation during the June 6, 2019, TDA Regular meeting
- On May 2, 2019, the TDA Board approved a request and authorized a Resolution for the use of TDA owned land located East of North Greenwood Avenue, north of the ODOT right-of-way for HWY I-244, west of the railroad right-of-way, south of the OSU parking lot, less and except the Vernon AME Church property (approximately 6.3 acres) for the Juneteenth Festival from the Tulsa Juneteenth Board
  - i. The event is scheduled to take place on June 13–16, 2019
- The TDA Board will review a proposal to donate 6.67 acres to TPS for the Emerson Elementary School expansion

**O. Downtown Housing Study Request for Proposals (RFP)**

- The Housing Study is scheduled to Kick-Off on July 1, 2019 by the Downtown Housing Committee

**P. 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 May 2, 2019, the TDA Board reviewed and approved the Construction Plans and Building Specifications
  - b. The property closed on May 26, 2019
  - c. Construction is scheduled to commence in July 2019
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. Ms. Thompson closed on the property on May 28, 2019
  - b. Construction is scheduled to commence during the Fall 2019
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. Construction Plans and Building Specifications will be reviewed by the TDA Board during the June 6, 2019 TDA Regular Meeting
  - b. The Closing will be scheduled in June 2019
  - c. Construction is scheduled to commence this Summer

**Director Meetings and Related Activities:**

May 1	Mayo Hotel, John Snyder Vast Bank, Commissioner Boxley and Tom Biolchini Crutchfield Sector Plan, Christi Almader
May 2	TDA Regular Meeting
May 3	The Art’s District Owner Association Tulsa Planning Office True Green, Eric Hanson
May 6	Laura Dester Site, Tom Wallace Crossover Community Impact, Justin Pickard
May 7	Wooten Plumbing, TDA Office Greenwood Unity-Heritage Urban Renewal Plan, Councilor Hall-Harper
May 8	North Peoria Street Lighting Project, City of Tulsa – Traffic Engineering
May 9	Cherokee Nation, Joe Deere
May 10	Greenwood-Unity Heritage Urban Renewal Plan, Mayor’s Office and Councilor Hall-Harper Vacation, Executive Director
May 13	Vacation, Executive Director
May 14	TPS Bond Committee Meeting

May 15	Electric Car Charger, Mick Walsh TDA Property, Raquel Ross
May 16	Laura Dester Site, Tom Wallace Block 53, Kajeer Yar Urban League, Rev. Blakney and David Davis
May 17	Davenport Lofts, Jeff Weaver City of Tulsa, Finance Department Greenwood-Unity Heritage Urban Renewal Plan, Mayor's Office and Councilor Hall-Harper
May 20	TDA owned Land, Mowing Pre-Bid Conference
May 21	TDA Owned Land, Kevin Anderson North Peoria Street Lighting Project, City of Tulsa, Traffic Engineering CIP Healthy Neighborhoods
May 22	Cain's Ballroom, Alice Rodgers Dirty Butter Closing, Alecia Peel Pearl District Open House
May 23	TDA Update, Dawn Warrick Responses to the Invitation to Bid for landscaping and maintenance of TDA owned land located north of the IDL
May 27	Memorial Day Observed
May 28	Executive Director Annual Evaluation, Chairman Peters and Commissioner Roberts
May 29	Dirty Butter Closing, Shelia Thompson
June 3	North Tulsa Task Force, McLain 7th Grade Center
June 5	Responses are due for Demolition of the Laura Dester Buildings
June 6	TDA Regular Meeting

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority

## **Why are we pressing “pause” on the Sector Plan amendment, and who made the decision to do so?**

The City of Tulsa, Councilor Vanessa Hall Harper, and Tulsa Development Authority jointly determined the current best course of action related to the Greenwood-Unity Heritage Neighborhood Plan is to press pause on the amendment. This decision means that the Tulsa Development Authority will *not* have the ability to exercise eminent domain powers within the plan boundaries. Pushing “pause” further allows an opportunity for residents and stakeholders to provide feedback on their vision for the neighborhood and surrounding area, and for staff to research national best practices around neighborhood redevelopment and revitalization efforts.

- A Sector Plan is the term the Tulsa Development Authority (TDA) utilizes for an Urban Renewal Plan. By state statute, certain information must be contained within a Sector or Urban Renewal Plan in order to provide the legal right for the use of eminent domain. These plans provide the guide for TDA’s work.

## **What does this mean for the Small Area Plan in place for the Greenwood-Unity Heritage neighborhood?**

The approved 2016 Greenwood-Unity Heritage Neighborhood Plan is still an active plan, and it will continue to guide decisions by the Planning Commission and City Council on development and redevelopment within the plan area. Of 8 goals and 51 action items, 3 items related to land acquisition.

- A Small Area Plan is a plan created by the City of Tulsa to help guide development and redevelopment efforts within a defined area of the city. It speaks to the neighborhood’s desired land use and zoning, capital improvements, and programs. For the Greenwood-Unity Heritage area, the Small Area Plan and Sector Plan were combined into one single document.

## **What happens now?**

The City of Tulsa and Tulsa Development Authority are undertaking two major projects that will help guide development and redevelopment decisions in the Greenwood-Unity Heritage neighborhood moving forward:

- A Downtown and Near Downtown Housing Study will kick off on Monday June 10<sup>th</sup>. This Housing Study will analyze current and future demand in key neighborhoods, and help the city determine how we can increase the development of high-quality, mixed-income communities and encourage affordable housing options.
- A Master Planning Effort for the Kirkpatrick Heights and Greenwood neighborhoods will be undertaken after July 1<sup>st</sup>. This master planning effort will provide residents, stakeholders, and others who are interested the opportunity to participate in the visioning process for the land immediately to the west of OSU-Tulsa and along Greenwood Avenue, which recently went back to the control of the Tulsa Development Authority.

## **How can I get engaged in the Downtown and Near Downtown Housing Study or the Kirkpatrick Heights/Greenwood Master Planning effort?**

Residents and stakeholders will have the chance to participate in focus groups, online surveys, and open houses for both projects. The City of Tulsa and Tulsa Development Authority will engage all media sources to publicize engagement efforts, and will work with Councilor Hall-Harper to ensure residents are aware of multiple channels for input.

## **When will we hit “play” again on the Sector Plan amendment?**

Once the City of Tulsa has completed the Master Plan for the Kirkpatrick Heights and Greenwood neighborhoods, we will relaunch the Citizen Advisory Team (CAT) to consider an amendment to the Sector Plan and to present appropriate policies related to the use of eminent domain. We expect that this will happen in Spring of 2020.