

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

August 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- A final Draw Request will be presented in September 2019
- Once the Certificate of Occupancy is issued, TDA will dovetail the process and the project will be complete

B. Adams Building - 403 Cheyenne, LLC

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

- On July 11, 2019, the TDA Board reviewed and approved Draw Request No. 11 from the Downtown Development and Redevelopment Fund in the amount of \$51,499.00 for Residential Development in Downtown Tulsa, representing 92.85% completion
- The project is currently 97.79% complete and Draw Request No. 12 will be presented during the August 1, 2019 Regular meeting

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
 - The building permit has been obtained from the City of Tulsa
 - Foundation and footings on the site are being prepared for excavation
 - Underground plumbing work will begin soon
 - The project remains on schedule
- **Blue Dome Anchor, LLC – Hartford Building Project**
110 South Hartford Avenue
 - i. Tenant buildouts in the Hartford Building are nearing completion
 - ii. Blue Dome Anchor anticipates Clarion to move into the building in September 2019
 - iii. Blue Dome Anchor, LLC is in the final stages of negotiation on a third lease for the ground floor space
 - iv. The Redevelopers hope to make an announcement on the new tenant soon

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 obtaining bids on the modified plans and specifications
- The Redeveloper is negotiating a contract with a third party to either partner or purchase the land
- The third party will present a proposal to TDA for consideration in the future

E. The Village Flats, LLC

54 Apartment Units

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

Nathan Garrett

- The Redeveloper indicates the masonry work on the north building has commenced
- The middle building is being framed
- Framing is nearing completion on the south building
- The project is still on schedule for completion

F. Laura Dester Site

619 South Quincy Avenue

Demolition

- On July 11, 2019, the TDA Board of Commissioner's reviewed and approved a Resolution to enter into negotiations with DT Specialized Services for Structural Demolition and Lot Clearance Services for property located at 1427 East 8th Street (Laura Dester site) and 727 South Troost (House and Garage)

Possible Redevelopment

- The TDA Board of Commissioner's approved a Resolution to enter into negotiations with Amenome, LLC for the possible purchase and redevelopment of the Laura Dester site
- A meeting was held on Tuesday, July 23, 2019, with representatives from the following in attendance:
 - Amenome, LLC
 - Method Architects
 - City of Tulsa, Stormwater Engineering
 - City of Tulsa, Asset management
 - Mayor's Office of Economic Development
 - Mayor's Office of Community Development
 - Tulsa Development Authority
- The purpose of the meeting was to organize a joint meeting to obtain further feedback from key groups that will play a role in the final decision process
- TDA provided the Redeveloper with a list of questions and concerns from City of Tulsa Staff

G. Vast Bank - Block 44, The Ross Group

Northwest corner of North Elgin Street and East Archer Street

Multi-Story Mixed - Use Redevelopment Project

- The Redeveloper indicates all elevators have been installed

- All metal panels are complete
- The drywall is complete in all bathrooms and the contractor will start installing all finishes
- The Contractor is doing tenant build-out on floors 2 through 5

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)

- Project update:
 - FRB Capital (located in NYC, Arran Cooper, Principal) will be submitting a term sheet this week for debt funding of the multi-family portion (~\$10.76M) of the project
- The Redeveloper must prove up our rental rate assumptions based upon updated market analysis (will be using the downtown CBD as the comp)
- If the T & C's are acceptable, Mr. Smith will sign the term sheet and move forward with a formal contract
- The Redeveloper will also forward the term sheet to the TDA office for our records

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

1128, 1132, 1136 and 1140 East Pine Place

- On July 11, 2019, the TDA Board took action to terminate the existing Redevelopment Agreement
- No additional action is needed for this item

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

- The project currently has six (6) homes nearing completion
- The Redeveloper continues to have strong interest in the homes
- The first home should be completed by late summer
- Six (6) additional homes will commence construction later this year

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 Redeveloper is working with the City of Tulsa to receive a Certificate of Occupancy and the Tulsa Development Authority will dovetail the process by issuing a Certificate of Completion

- The Redeveloper has one more advance request to submit for the balance of the TDA approved loan
- This item will be presented in September 2019

L. Urban Renewal Plans/Sector Plan

Crutchfield Area Neighborhood

Pearl Neighborhood

Crosbie Heights Neighborhood

- **Crutchfield Area Neighborhood**
 - The City of Tulsa WINs Department is operating a HOME Loan and Emergency Loan program in the area to assist under-served citizens in the Crutchfield Neighborhood
 - For Owner-Occupied, they may qualify to receive up to a \$35,000 HOME Loan
 - After five-years, the loan may be forgiven
- **Crosbie Heights Neighborhood**
 - The TDA Executive Director and General Counsel plan to attend the August meeting and provide hard copies of all final edits to the entire group
 - The revised version will be placed on the TDA website for additional review and comment
 - Once TDA has consensus of the Neighborhood Group, the goal will be to present the document to the Tulsa City Council for adoption
- **Pearl District Neighborhood**
 - The Small Area Plan is in the process of being adopted
 - The Sector Plan will follow the adoption process in the Fall on 2019
- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
 - The first Citizens Advisory Team (CAT) meeting was held on July 11, 2019 at the Rudisill Library
 - The Purpose of the meeting was to gain an understanding of the following:
 - Confirm direction on next steps regarding the Sector Plan Amendments
 - Have a clear understanding of the distinction between Small Area Plan and Sector Plans, and how this impacts future development decisions for the Greenwood-Unity Heritage Sector Plan
 - Review upcoming action items for the Greenwood-Unity Heritage area and discuss public engagement in the process
 - After the meeting, the CAT and those present did not gain a clear understanding of the next steps and to place the plan on “pause”
 - A meeting was held with the TDA Executive Director and the Mayor’s Office of Economic Development and Community Development and Policy
 - Outcomes from the meeting are as follows:
 - Define the task and role of the CAT Members
 - Define the task of TDA
 - Provide orientation packets to CAT members
 - Define the scope of authority for TDA and CAT

- Explain history of TDA and the use of Condemnation Power (1959 to Present)
- Make all documents and information accessible via the TDA website
- Communicate the priorities for the study area
- Develop a timeline to complete the Amendment
- TDA will perform Due Diligence of all funding sources, including but not limited to, CDBG
- TDA will seek avenues to provide access to Federal Funds and the amount of impact TDA can make on the community
- TDA will continue to build trust with the study area residence

M. North Tulsa Tax Increment Financial District

- Schedule a meeting with Jim Coles, Mayor’s Office of Economic Development, to continue discussion on North Tulsa TIF
- For TDA’s review, Mr. Coles forwarded the following:
 - i. A word file from the Arena District TIF document that created the projections for each development that is proposed in the Arena District Plan basis for the TIF projections
 - ii. An excel file that was created to show projections for each development that is proposed in the Arena District Plan and a summary which combines all the individual projects into one master projection for the Arena District
 - iii. Density and Building categories for the Downtown TIF
- A meeting with Jim Coles is scheduled for July 30, 2019

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

- All TOPO work is complete
- The Surveyor has not received the title commitment/opinion from TDA General Counsel to complete the ALTA portion of the survey
- TDA Executive Director and General Counsel have reviewed and provided feedback to the Mayor’s Office of Economic Development and Community Development and Policy regarding the Kirkpatrick Heights Master Planning RFP
- Ashley Phillipson, Deputy Chief of Community Development and Policy, has indicated she would incorporate the suggested edits
- The Master Planning RFP should be released in August 2019 and will be open for approximately sixty (60) days
- Regarding transfer of land, Tulsa Public Schools (TPS) voted on August 1, 2019 to accept the land located West of MLK, Jr. Blvd. and North Main Street, between East Marshall and East Independence Streets
- Once the land is transferred to TPS, TDA will manage and maintain the property and facilitate redevelopment on the land
- Kian Kamas informed TDA that she has met with the Utilities Authority and they have agreed to perform a capacity analysis for the land to determine the overall condition, age and stability of the existing infrastructure

O. Downtown Housing Study Request for Proposals (RFP)

- The consultant will be asked to include Oklahoma City, OK, Louisville, KY, Knoxville TN, Omaha, NE and Little Rock, AR for cities that fit in with the capacity of the analysis
- The group was given revised neighborhood maps and provided feedback on how the analysis will group areas within the project boundary
- The Team will have a draft survey to review
- A draft itinerary will be communicated for the consultants next visit

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. The Builder indicates the Building Permit will take up to two weeks to obtain
 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 will meet with her financial institution on August 7, 2019 to finalize the details of the construction loan
 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 – Lelia Brown
 - a. Ms. Brown is working with a financial institution and construction will commence August 2019

Director Meetings and Related Activities:

July 1 Review RFP for Kirkpatrick Heights Addition and Greenwood Neighborhoods, Ashley Philippsen, Nick Doctor and Kian Kamas
North Tulsa TIF, Jim Coles and Kian Kamas

July 3 Review TDA Regular Agenda, Mayor's Office

July 4 Independence Day Observed

July 5 Vacation, Executive Director

July 8 Final Review of CAT Meeting, Mayor's Office

July 9 TPS School Bond Committee Meeting

July 11 TDA Regular Meeting
TDA Special Meeting (Greenwood-Unity Heritage Neighborhood CAT)

July 12 The Art's District Monthly Meeting

July 15 CHIP Healthy Land Use
North Tulsa Task Force, McLain 7th Grade Center

July 17 Debrief Meeting from the TDA Special meeting (Greenwood-Unity Heritage Neighborhoods CAT)
MTTA, Rezoning Application

July 17 Envision Comanche Community Advisory Group Meeting
Establishing a Strategic Vision for Community and Economic Development, Kian Kamas, Nancy Roberts and Carl Bracy

July 18 United Way Kick-Off Meeting

July 23 Greenwood-Unity Heritage, Tracie Chandler and Justin Pickard
Laura Dester, Method Architects and City of Tulsa Officials
Board of Adjustment, Martin Jones

July 24 Review Draft agenda for the August 1, 2019, Regular Meeting, Nancy Roberts and Roy Peters

July 25 Executive Director – Vacation

July 26 Executive Director - Vacation

July 30 Summary Judgment, Hall-Harper Case

Review August 1, 2019 Regular Meeting Agenda, Tulsa Planning Office

August 1 TDA Regular Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority