

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

July 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- The Redeveloper is completing the retail space on the first floor
- The Redeveloper is working to complete their final punch list and the project will be complete
- A final Draw Request will be presented in August 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 June 6, 2019, the TDA Board reviewed and approved Draw Request No. 10 from the Downtown Development and Redevelopment Fund in the amount of \$51,499.00 for Residential Development in Downtown Tulsa, representing 92.85% 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. "Project Launch and Lunch" was held on Friday, June 21, 2019, at 111 South Greenwood Avenue
 - ii. Construction has commenced
 - iii. Silt fence has been placed around the perimeter of the project
 - iv. Excavation has begun
- The building permit is close to being finalized for the multi-family project and site prep continues for the building foundation
- The Redeveloper continues to submit and review bid packets for various sub-contractors
- The project is on schedule

- **Blue Dome Anchor, LLC – Hartford Building Project**
110 South Hartford Avenue
 - i. At the Project Launch and Lunch, the Bhow Family introduced two new tenants for the existing Hartford Building
 - ii. The purpose of the project was two-fold

- iii. Groundbreaking for the Hartford Crossing Project
- iv. Introduce two new tenants for the Hartford Building as follows:
 1. Clarion Events
 2. The HQ Tulsa

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 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 indicates the project is on schedule for completion

F. Laura Dester Site

619 South Quincy Avenue

Demolition

- 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 closed at 3:00 p.m. on June 5, 2019
- There were three Respondents:
 - Ark Wrecking
 - MJM Specialization
 - DT Specialization

Possible Redevelopment

- TDA continues to receive inquiries and interest to redevelop the site
- TDA has decided to entertain legitimate inquiries before the TDA Board takes official action, determining the best use for the site
- TDA and City of Tulsa Staff reviewed the proposals and will make a recommendation during the July 11, 2019 TDA regular meeting
- Status updates were provided by Josh Kunkel, Method Architects, to the TDA Executive Director and General Counsel on the following dates:
 - June 14, 2019
 - June 28, 2019
- If the Board does not approve the submitted proposals, TDA will move forward with entering into negotiations with the successful RFP Respondent for demolition and clearance

G. Block 44, The Ross Group

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

- The Redeveloper indicates they will continue with the installation of elevators on all floors
- The Contractor continues window glazing on all elevations of each side of the building
- The overhead rough MEP installation on 6th floor
- IT work is starting on 4th and 5th 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)

- No new information

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

1128, 1132, 1136 and 1140 East Pine Place

- This item was discussed during the June 6, 2019, Regular meeting in Executive Session
- This item will have further discussion during the July 11, 2019 Regular meeting

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 75% complete
- There remains a waiting list of 150 families for the Redevelopment

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 Flats on Archer is complete
- 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

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. The Tulsa City Council has requested TDA hold off on implementing the Plan until the Greenwood-Unity Heritage Neighborhoods Sector Plan amendment is approved and adopted
 - iii. The City of Tulsa WINs Department is operating a HOME Loan and Emergency Loan program in the area to assist under-served citizens

- **Crosbie Heights Neighborhood**
 - i. On June 13, 2019, the TDA Executive Director, and General Counsel and City Councilor McKee met with members of the Crosbie Heights Neighborhood Association to discuss the adoption of the Sector Plan for the area
 - ii. TDA received good attendance and participation from the Area Residents
 - iii. The Community believes TDA is moving in the right direction to having the plan fully adopted
 - iv. After the meeting, TDA's Executive Director and General Counsel were offered a tour by Mr. Bulford
 - v. The tour consisted of the following:
 - 1. Vacant housing
 - 2. Redeveloper Housing Stock
 - 3. Homeless camp
 - 4. Katy Trail and homeless camps

- **Pearl District Neighborhood**
 - i. The Small Area Plan is in the process of being adopted
 - ii. The Sector Plan will follow the adoption process in the Fall on 2019

- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
 - i. The first Citizens Advisory Team (CAT) meeting is scheduled for 6:00 p.m., on July 11, 2019, at the Rudisill Library
 - ii. Outcomes of the meeting are as follows:
 - 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
 - iii. Each TDA Board member is encouraged to attend the TDA Special meeting
 - 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 kicked off June 10, 2019
 - A Master Planning Effort for the Kirkpatrick Heights Addition and Greenwood Neighborhoods will be undertaken after July 1, 2019
- Once the City has completed the Master Plan for the Kirkpatrick Heights Addition and Greenwood Neighborhoods, TDA will relaunch the CAT to consider an Amendment to the Urban Renewal Plans to present appropriate policies related to the use of Eminent Domain
- We expect this will happen during the Spring of 2020

M. North Tulsa Tax Increment Financial District

- Commissioner Boxley, TDA’s Executive Director and General Counsel met with Kian Kamas and Jim Coles of the Mayor’s Office of Economic Development
- The purpose of the meeting was to discuss outstanding issues regarding the North Tulsa TIF
- The items addressed were as follows:
 - i. Collection of Sales Tax
 - ii. Geography and Proposed District Map
 - iii. Development Types and Budget Projections
 - iv. Management and Implementation of TIF
- It appears that most issues can be resolved to move forward and have the TIF Plan adopted
- TDA plans to develop a budget for the North Tulsa TIF by using the Greenwood-Unity Heritage Sector Plan as a guide to move the project in the area forward

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 June 6, 2019, the TDA Board reviewed responses to Notice of Invitation to Bid for landscaping and property maintenance services on the TDA owned land North of the Inner Dispersal Loop (IDL)
- TDA received four (4) proposals from Lawn Service Providers and they were as follows:
 - i. Complete Household Services, Inc.
 - ii. Cooper’s Lawn Service
 - iii. C&T Land Professionals
 - iv. LandCare Inc.
- The successful respondent was LandCare Inc.
- On June 12, 2019, TDA executed an agreement to allow service for a five (5) year period
- TDA’s General Counsel continues to provide Title Opinions on the land returned to TDA

- The City of Tulsa has drafted a Request for Proposals (RFP) for a consultant to create a plan to the TDA-owned land north of the IDL
- The RFP will be released in July and will close after it has been advertised for a 60-day period.
- The TDA Board has approved a Resolution authorizing the transfer of 6.67 acres to Tulsa Public Schools (TPS) for the Emerson Elementary School expansion

O. Downtown Housing Study Request for Proposals (RFP)

- The Downtown Housing Study commenced on June 10, 2019
- There was a Kick-Off presentation and discussion, followed by round-table interviews with Neighborhood Groups and Other Stakeholders
- A tour was also facilitated by Staff that took a deep dive into the existing neighborhoods that surround Downtown Tulsa
- The Project Consultant will return to Tulsa in September 2019 to perform a Market Analysis Presentation and Discussion
- The Downtown Housing Study should be complete in December 2019

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 Peel Family has closed on the land and is prepared to start construction soon
 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 has closed on the land and is prepared to start construction soon
 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 has closed on the land and is prepared to start construction soon

Director Meetings and Related Activities:

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
June 7 The Art's District Monthly Meeting
June 10 Downtown Housing Study - Client Team
Downtown Housing Study – Client Team Tour
June 11 Downtown Housing Study – Client Team Debrief
June 12 Laura Dester & Stormwater Detention, City of Tulsa Staff
June 13 LandCare, Inc. TDA owned land north of IDL
Leaders Talk – Luncheon
Crosbie Heights Neighborhood Urban Renewal Plan
June 14 Crossover Community Impact
Vast Bank, Commissioner Boxley and Tom Biolchini
June 17 Greenwood Unity-Heritage Urban Renewal Plan, Councilor Hall-Harper and
representatives from the Mayor's Office
North Tulsa Task Force, McLain 7th Grade Center
June 18 OkPOP Museum – Construction Parking
Opportunity Zones, Kevin Anderson
North Tulsa Task Force, McLain 7th Grade Center
June 19 Executive Director – Vacation Day
June 21 111 Greenwood Launch (Hartford Crossing/Blue Dome Anchor)
June 22 NTCC General Coalition Meeting
June 24 Greenwood – Unity Heritage Urban Renewal Plan, (Tamara Lebak)
June 25 Envision Commanche Housing Study
June 26 Dawn Warwick
Davenport Lofts
North Tulsa TIF, Jim Coles and Kian Kamas
GreenArch, LLC, Kajeer Yar

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority