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**TULSA DEVELOPMENT AUTHORITY BOARD MEETING**

**MEETING OF: 09-05-19**

**TO: CHAIRMAN AND BOARD MEMBERS**  
**FROM: OFFICE OF TULSA DEVELOPMENT AUTHORITY**  
**SUBJECT: TIF DISTRICTS REPORT**

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**Background:**

**Redeveloper:**  
**Owner:**  
**Developer:** N/A  
**Engineer:** N/A  
**Location:** Downtown & North Peoria  
**Size of Tract:** N/A  
**Number of Lots:** N/A  
**Development Area:** Downtown & Cherokee Sectors  
**Comp Plan:** N/A  
**Fair Market Value:** N/A  
**Staff Planner:** Jim Coles, Economic Development Coordinator

This report will provide an update on the Tax Increment Financing Districts in terms of their status and current activities related to their remaining funds. The financial reporting of these TIF's is included within the reports presented by Cheryl Black to the Board.

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
VOTE: \_\_\_\_\_

**Brady Village TIF No 1:**

*General Information*

Fund #: 721  
 Creation Date: December 1993  
 Term: 25 years  
 Expiration 2017 (Expired)

This TIF was closed by City Council Ordinance #23722, July 11, 2017.

Any remaining funds will follow the existing procedures/processes with TDA related to expenditures.

<b>BRADY VILLAGE TIF District 1</b>					
Project	Appropriations	Life-To-Date Expenditures	Encumbered	Available Balance	
<b>Active Projects:</b>					
TIF Consulting - Mike Thedford	\$ 25,602.80	\$ 25,280.30	\$ -	\$ 322.50	
TIF Grant #9 - Cameron Streetscaping	380,000.00	375,411.25	-	4,588.75	
TIF Grant #10 - Main St. Streetscaping	1,141,000.00	1,084,837.51	-	56,162.49	
TIF Grant #11 - Archer Building Streetscaping	147,500.00	-	-	147,500.00	
TIF Grant #12 - Flats on Archer Streetscaping	75,000.00	-	-	75,000.00	
TIF Grant #13 - Western Supply Streetscaping	306,000.00	-	-	306,000.00	
TIF Grant #14 - Holiday Inn Streetscaping	37,500.00	-	-	37,500.00	
TIF Grant #15 - Streetscaping Project On Main St between Cameron and Easton Streets	1,042,914.00			1,042,914.00	
<b>Completed Projects:</b>					
Pocket Park Art Project	60,000.00	60,000.00	-	-	
UD RE TIF Administration	172,662.53	<b>172,662.53</b>	-	-	
BradyTIF Legal Services	17,184.25	<b>18,695.41</b>	-	-	
TIF Grant #8 - Streetscaping Gates Building	106,000.00	106,000.00	-	-	
Grant #7 - John Hope Franklin Memorial Park	9,382.80	9,382.80	-	-	
Grant #6 - Baird Mfg	139,558.00	139,558.00	-	-	
Grant#5 - GKFF/Guthrie Green	300,000.00	300,000.00	-	-	
Grant #4 - GKFF Streetscaping	743,923.00	743,923.00	-	-	
Grant #3 - Brady Hotel	96,527.00	96,527.00	-	-	
Grant #2 - Griffin Media	286,645.00	286,645.00	-	-	
Grant #1 - Metro Brady	75,000.00	75,000.00	-	-	
Contingency	13,300.00	13,300.00	-	-	
N Main Sidewalk Streetscaping	687,081.51	687,081.51	-	-	
Brady Village Locater Light System	207,007.53	207,007.53	-	-	
Pocket Park Bench Removal	8,602.70	8,602.70	-	-	
<b>Total</b>	<b>\$ 6,078,391.12</b>	<b>\$ 4,409,914.54</b>	<b>\$ -</b>	<b>\$ 1,669,987.74</b>	
<b>Available Cash Balance 6-30-19:</b>					
Cash Balance including FV adjustment	2,340,913.96				
Less: Obligated cash	(1,669,987.74)				
Unobligated Cash	\$ 670,926.22				

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
 VOTE: \_\_\_\_\_

**Central Park TIF No. 2:**

*General Information*

Fund #: 720  
 Creation Date: June 1994  
 Term: 15 years  
 Expiration: 2009 (Expired)

At the request of the Mayor's Office, the remaining unencumbered funds have been placed on hold until coordination of the multiple efforts related to 11<sup>th</sup> St and S. Peoria Ave can be reviewed and coordinated to best leverage all the funding sources being expended in this area. TDA Executive Director has been included in discussions pertaining to 11<sup>th</sup> & Peoria.

<b>CENTRAL PARK TIF District 2</b>					
Project	Appropriations	Life-To-Date Expenditures	Encumbered	Available Balance	
<b>Active Projects:</b>					
Village At Central Park	\$ 1,652,000.00	\$ 1,552,277.60	\$ -	\$ 99,722.40	
Elgin Traffic Circle Lighting & Streetscaping	70,000.00	54,875.15		15,124.85	
<b>Completed Projects:</b>					
Community Center - Centennial Park	3,253,324.78	3,253,324.78	-	-	
Fire Alarm Building Rehab	250,000.00	250,000.00	-	-	
Interfection Improvements	3,210,986.47	3,210,986.47	-	-	
Administration	237,531.16	<b>237,531.16</b>	-	-	
Central Park TIF District (Land Acq, relocation, etc)	2,088,543.05	2,088,543.05	-	-	
<b>Total</b>	<b>\$ 10,762,385.46</b>	<b>\$ 10,647,538.21</b>		<b>\$ 114,847.25</b>	
<b>Available Cash Balance 6-30-19:</b>					
Cash Balance including FV adjustment	\$ 1,641,907.79				
Less: Obligated cash	(114,847.25)				
Less: Escrow Funds on Deposit	(36,000.00)				
<b>Unobligated Cash</b>	<b>\$ 1,491,060.54</b>				

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
 VOTE: \_\_\_\_\_

**Technology TIF No. 3:**

*General Information*

Fund #: 722  
 Creation Date: 1999  
 Term: 15 years  
 Expiration: 2014 (Expired)

There have been meetings related to the remaining funds and how they can best be utilized. Participants have included TDA staff, COT Planning, COT Economic Development, Downtown Coordination Council and City Legal. No final recommendations have been developed.

TULSA TECH TIF District 3				
Project	Appropriations	Life-To-Date Expenditures	Encumbered	Available Balance
<b>Active Projects:</b>				
Alley conversion at the former OTASCO bldg	205,000.00			205,000.00
<b>Completed Projects:</b>				
Parking Signage	\$ 147,000.00	\$ 147,000.00	\$ -	\$ -
North Garage Expansion	3,371,714.50	3,371,714.50	-	-
Streetscaping	1,334,821.37	1,334,821.37	-	-
Green & South Garage Repair	741,101.00	741,101.00	-	-
West Garage	1,675,722.18	1,675,722.18	-	-
OnePlace Utility Relocation	300,000.00	300,000.00	-	-
Lambrusco'z Streetscaping	47,265.49	47,265.49	-	-
Administration	254,728.22	<b>254,728.22</b>	-	-
<b>Total</b>	<b>\$ 8,077,352.76</b>	<b>\$ 7,872,352.76</b>		<b>\$ 205,000.00</b>
<b>Available Cash Balance 6-30-19:</b>				
Cash Balance including FV adjustment	\$ 387,921.78			
Less: Obligated cash	<u>(205,000.00)</u>			
Unobligated Cash	\$ 182,921.78			

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
 VOTE: \_\_\_\_\_

**North Peoria TIF No. 4:**

*General Information*

Fund #: 723  
 Creation Date: 2002  
 Term: 15 years  
 Expiration: 2017 (Expired)

TDA consultant is working with community and Board to determine final expenditures of the remaining funds. TDA amended the boundary prior to the closure of the TIF to accommodate two potential economic development projects.

North Peoria TIF District 4				
Project	Appropriations	Life-To-Date Expenditures	Encumbered	Available Balance
<b>Active Projects:</b>				
Decorative Lighting	\$ 49,900.00	\$ 46,863.48	\$ -	\$ 3,036.52
TIF Consulting - Gates Engineering	44,600.00	41,321.25	-	3,278.75
N. Peoria Street Light Design	65,000.00	56,807.30	-	8,192.70
Lacy Park Pool Expansion	335,000.00	335,000.00	-	-
Lacy Park Weight Room Improvements	210,000.00	198,547.36	11,452.64	0.00
Morton Health Center (potential request)	1,000,000.00	-	-	1,000,000.00
N. Peoria Street Lighting	416,161.43	372,299.76	-	43,861.67
Charney Properties Infrastructure Improv	500,000.00			500,000.00
Zebra Development	57,000.00			57,000.00
<b>Completed Projects:</b>				
<b>UD RE TIF Administration</b>	38,297.24	<b>38,297.24</b>	-	-
Streetscaping	95,790.55	95,790.55	-	-
Lacy Park Building & Playground	578,286.09	578,286.09	-	-
Booker T. Washington	610,000.00	610,000.00	-	-
Contingency	31,942.00	31,942.00	-	-
<b>Total</b>	<b>\$ 4,031,977.31</b>	<b>\$ 2,405,155.03</b>	<b>\$ 11,452.64</b>	<b>\$ 1,615,369.64</b>
<b>Available Cash Balance 6-30-19:</b>				
Cash Balance including FV adjustment	4,189,931.21			
Less: Obligated cash	(1,615,369.64)			
Less: Encumbered	(11,452.64)			
<b>Unobligated Cash</b>	<b>\$ 2,563,108.93</b>			

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
 VOTE: \_\_\_\_\_

**Blue Dome TIF No. 5:**

*General Information*

Fund #: 724

Creation Date: 2003

Term: 15

Expiration: 2016 (Expired)

This TIF was closed by City Council Ordinance #23454, March 10, 2017.

It was determined that all the authorized and eligible project costs had been collected. Overages collected by the TIF were remitted to the County Treasurer for distribution back to the individual taxing entities.

BLUE DOME TIF District 5					
Project	Appropriations	Life-To-Date Expenditures	Encumbered	Available Balance	
<b>Active Projects:</b>					
Blue Dome Lighting	\$ 1,350,000.00	\$ 1,349,926.85		\$	73.15
<b>Completed Projects:</b>					
First Street Lofts Utility Upgrade	60,000.00	60,000.00	-		-
Streescaping - Boxyard	203,762.00	203,762.00	-		-
UD RE TIF Administration	494,508.08	<b>494,508.08</b>	-		-
Elgin Ave. Streetscaping	322,000.00	321,646.86	-		0.00
Hogan on Greenwood Streetscaping	66,500.00	66,500.00	-		-
<b>Total</b>	<u>\$ 2,496,770.08</u>	<u>\$ 2,496,343.79</u>	<u>\$ -</u>	<u>\$</u>	<u>73.15</u>
<b>Available Cash Balance 6-30-19:</b>					
Cash Balance including FV adjustment	2,740.58				
Less: Obligated cash	<u>(73.15)</u>				
Cash Available to Spend	<u>\$ 2,667.43</u>				

**Recommendation:** Accept report as presented.

**Reviewed by:** O.C. Walker II  
Executive Director

ACTION: APPROVAL: \_\_\_\_\_ APPROVAL W/ CONDITION: \_\_\_\_\_ DENIAL: \_\_\_\_\_ TABLED: \_\_\_\_\_  
VOTE: \_\_\_\_\_