

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

November 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- On February 7, 2019, the Price Family received the 9th advance request that represented 93% completion
- The TDA office is waiting to receive a Certificate of Occupancy and we will dovetail that process with a Certificate of Completion
- The terms of the Agreement are to repay TDA the amount of \$1,670,000.00 over twelve years (December 2029)

B. Adams Building - 403 Cheyenne, LLC

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

- On October 3, 2019, the TDA Board reviewed and approved Draw Request No. 14 from the Downtown Development and Redevelopment Fund in the amount of \$980.00 for Residential Development in Downtown Tulsa, representing 100% completion
- The TDA office is waiting to receive a Certificate of Occupancy and we will dovetail that process with a Certificate of Completion
- The terms of the Agreement are to repay TDA the amount of \$490,000.00 over seven years (May 2025)

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 Redeveloper informed TDA that 90% of the structural steel has been erected
- Lumber laydown and framing is scheduled to be completed by late February
- **Blue Dome Anchor, LLC – Hartford Building Project**
110 South Hartford Avenue
 - i. Merrick has been granted a building permit for their space plan anticipating improvements to begin in December 2019

D. The Village at Central Park/Black Pearl

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

- The TDA Board of Commissioner's received a letter from Jim Stephens stating that Endeavor Holdings, LLC was voiding the contract with Pearl Development, LLC effective September 25, 2019
- Darin Ross informed the Board of Commissioners that he wants to modify the previous plans and present them to TDA for approval in the November 2019 Regular meeting
- It was noted that Pearl Development, LLC must adhere to the terms and conditions of the Redevelopment Agreement
- Pearl Development is considering constructing a smaller project and the TDA Board would have to approve the Plans and Specifications
- The TDA Executive Director and General Counsel met with the Redevelopers on October 11, 2019, to discuss the revised project

E. The Village Flats, LLC

**54 Apartment Units
Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park
Nathan Garrett**

- Masonry work is continuing the exterior of the buildings, interior finishes are beginning in the building that will deliver first
- Overall, the project is on schedule

F. Laura Dester Site

**1427 East 8th Street South
Amenome, LLC**

- No action was taken on this item during the October 3, 2019 Regular meeting
- It was determined that TDA's General Counsel would review, approve and incorporate the edits in the Redevelopment Agreement and Lease Agreement for the subject property
- TDA's Executive Director has sent a Resolution to the Mayor and City Council to approve, extending the time for TDA to continue to negotiate the terms and conditions of the Agreements
- The item appeared on the October 16, 2019 City Council Agenda and was continued
- The City Council requested that language should be included in the Resolution, regarding preservation of the building currently standing on the Property
- City of Tulsa, Legal Department drafted a revised Agenda and the document was circulated through the City of Tulsa Staff for final review
- All parties agree with the terms and conditions of the revised Resolution
- TDA appeared before the City Council on October 23, 2019 and the Resolution was approved
- TDA's General Counsel will continue to draft the Redevelopment Agreement for approval at the November 7, 2019 Regular Meeting

Demolition

- **727 South Troost (House and Garage)**
- The Agreement was executed, and demolition has commenced
- The contractor is in process of obtaining a Sewer Plug permit with the City of Tulsa
 - a. The process should take one week to complete, after the permit is issued

G. Vast Bank - Block 44, The Ross Group

Northwest corner of North Elgin Street and East Archer Street

Multi-Story Mixed - Use Redevelopment Project

- During the October 3, 2019 TDA Regular meeting, Tom Biolchini provided TDA with a draft of the language Vast Bank plans to use, paying homage to the Greenwood District and Black Wall Street
- During the November 2019 TDA Regular meeting, Mr. Biolchini plans to provide a final rendering of the artwork that will be displayed in the building
- Vast Bank is also requesting an amendment to the Redevelopment Agreement to allow the following:
 - Find a new location for the Darven Brown Memorial
 - i. Possibly the Stadium Trust
 - Finalize how Vast Bank will pay homage to Black Wall Street
 - Present final edits to the Redevelopment Agreement
- A meeting was held on October 21, 2019 to discuss the terms and conditions of the Amendment
 - It was determined that TDA would meet with representatives of the Stadium Trust and recommend that the Darven Brown Bust be placed at the Base Ball stadium
 - Mr. Biolchini indicated that he would be willing to consider placing a plaque of Darven Brown on the building, if TDA is unsuccessful in identifying a new location
 - Discussions are ongoing
- The contractor is in the process of grading the parking lot and preparing for asphalt installation
- Finishing all life safety systems for Temporary Certificate of Occupancy inspection is scheduled for October 31, 2019
- Completing all finishes on exterior and interior of the building core and shell

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) 55 Multi-Family Units

- On Tuesday, October 8, 2019, there was a conference call facilitated by the following:
 - Michael Smith, Pine Place Development
 - Lynda Dorman, The Dorman Group, LLC
 - O.C. Walker, TDA Executive Director
- The purpose of the call was to provide The Dorman Group an overview of the project
- The Executive Director also provided the scope of the Redevelopment Agreement and the North Peoria TIF assistance for infrastructure improvements to the site

- Ms. Dorman indicated that the Dorman Group would provide a Letter of Funds to the Pine Place Development by December 31, 2019
- The construction estimate, bidding and permitting process is scheduled to occur within the first quarter of 2020
- Construction is scheduled to commence six months following the issuance of the Building Permit

I. 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

J. 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

- On February 7, 2019, TDA approved the 13th advance request that represented 99.80% of completion
- The TDA office is waiting to receive a Certificate of Occupancy and we will dovetail that process with a Certificate of Completion
- The terms of the of the Agreement is to repay TDA the amount of \$750,000.00 by June 7, 2021

K. Urban Renewal Plans/Sector Plan

Crutchfield Area Neighborhood

Pearl Neighborhood

Crosbie Heights Neighborhood

- **Crutchfield Area Neighborhood**
 - i. No new information
- **Crosbie Heights Neighborhood**
 - i. Jasmine Aaerson-Fletcher is the new Neighborhood President
 - ii. The Executive Director contacted the Crosbie Heights Neighborhood President asking to be added to their Agenda for their November 2019 meeting
 - iii. The Executive Director has been in communication with Councilor McKee regarding edits to the Sector Plan
- **Pearl District Neighborhood**
 - i. TDA will start the process of adopting the Pearl District Sector Plan in January 2020
 - ii. The Small Area Plan has been adopted by the Tulsa City Council

- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
 - i. Nick Doctor, Mayor’s Office of Community Development and Policy for the City of Tulsa, has drafted an Agenda for the CAT meeting that is scheduled for Monday, November 18, 2019
 - ii. The purpose of the meeting will be to suggest TDA press "pause" on the amendment process to allow the completion of the Downtown and surrounding Neighborhoods Study (December 2019), and to complete the Kirkpatrick and Greenwood Addition Neighborhoods study to determine the highest and best use of the land

L. North Tulsa Tax Increment Financial District

- TDA Staff has identified all parcels in the study area and incorporated a spreadsheet for publication
 - i. The information will be consolidated and include the following:
 1. Property Address
 2. Property Owner
 3. Parcel Number
 4. Legal Description
 5. Land Area
 6. Assessor’s Land Value
- TDA Staff met with members of the Tulsa Planning Office to discuss the proposed highest and best use for each parcel
- TDA Staff is in the process of drafting language to coincide with PlaniTulsa and The Greenwood Unity Heritage Sector Plan that will help determine the use-group classification for the final TIF document

M. TDA Land North of the IDL (Former UCT Land)

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

- This item was discussed and tabled during the October 3, 2019 Regular Meeting
- It was determined that TDA’s General Counsel would draft restrictive language for interim use groups on the land
- This language will be incorporated into TDA Policies and Procedures
- Ashley Philippsen, Deputy Chief of Community Development and Policy, has reviewed the proposed Request for Proposals (RFP) with all TDA Board members to gain input and feedback from each member
- The RFP will be released in November 2019 and Respondents will have sixty (60) days to respond

N. Downtown Housing Study Request for Proposals (RFP)

- A meeting was held on October 24, 2019 as a preliminary check-in with the Client Team regarding strategy material to be presented the following week to the Steering Committee and Neighborhood Stakeholders groups

O. Dirty Butter – Heritage Hills Extension

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
 - i. Sold seven (7) 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. Ms. Peel has applied for a Building Permit and the plan review is currently in Zoning
 - b. A Building Permit should be issued within weeks
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. Shelia Thompson has decided not to move forward with redeveloping the property
 - b. This item has been placed on the November 2019 TDA Regular agenda for terminating the Redevelopment Agreement
6. 1980 North Hartford Avenue - \$12,000.00 – Floyd and Kuma Roberts
 - a. The Roberts have decided not to move forward with redeveloping the property
 - b. This item has been placed on the November 2019 TDA Regular agenda for terminating the Redevelopment Agreement
7. 540 East Queen Street - \$12,500.00 – Lelia Brown
 - a. The Building Permit has been issued by the City of Tulsa
 - b. Construction is scheduled to commence this month

Director Meetings and Related Activities:

October 1	The Mayor’s Office and Tulsa Planning Office
October 2	Mayo Lofts, John Snyder Laura Dester, Amenome, LLC
October 3	TDA Regular Meeting
October 4	Tulsa Art’s District Meeting
October 7	Mayfield, LLC, Walker Hanson North Tulsa Task Force, Monroe Middle School
October 8	Pine Place Development, Michael Smith Downtown Coordinating Council North Tulsa Task Force, Monroe Middle School

October 9 100 Black Men, Kevin Matthews and Eddie Evans
October 10 Laura Dester, City of Tulsa Staff
October 11 Pearl Development, Darin Ross, Adam Ross and Mrs. Ross
October 14 TIF Districts, Cheryl Black, Linn Cain and Annette Bess
October 15 Dirty Butter, Shelia Thompson
October 16 Laura Dester, Tulsa City Council
October 17 Capital Homes
October 21 North Tulsa Housing Project, Becky Gligo, Ashley Philippsen and Dwain Midget
Invitation Neighborhood Comanche Park Apartments
October 22 New York Life, Jennifer Price
October 24 Vacation Day
October 25 Vacation Day
October 28 Wilkins Case, Jim Weger, Patrick Colvin and Roy Peters
October 29 Pre-TDA Regular Meeting, Kian Kamas
October 30 Tulsa City-County Library, Kim Johnson and Gail Morris
October 31 Wilkins Trial
November 1 Wilkins Trial

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority