

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

December 2019

1. Project Status Update

A. Price Family Parking, LLC

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

- No new information
- 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 (65 units)**

- Out of 65 total units, the Redeveloper has 62 units leased
- 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

- Structural steel has been completed and first floor framing is nearly complete
- Framing should be complete by February 2020
- The Redeveloper is requesting the first Draw Request representing 13% completion of the project

- **Blue Dome Anchor, LLC – Hartford Building Project**

110 South Hartford Avenue

- i. Improvements are approximately 30% complete for the third tenant for the Hartford Building (Merrick)
- ii. Leasing efforts continue for the remaining vacant space, with an increase interest over the past few months

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)**

- This item will be fully discussed in Executive Session

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 project continues to make steady progress on all buildings
- As of now, the project remains on timeline for completion

F. Laura Dester Site

1427 East 8th Street South

Amenome, LLC

- On Friday, November 15, 2019, TDA and Representatives of the City of Tulsa met with Amenome to discuss the terms and conditions of the Redevelopment Agreement for the purchase and Redevelopment of the Laura Dester site
- The Redeveloper has reviewed the document and agrees with the terms of the Agreement
- Also discussed was the status of the Lease Agreement for the proposed detention pond structure
- TDA's General Counsel is in the process of making the final edits of the Lease Agreement to review with the Redeveloper
- Amenome is also in the process of applying for Historical Tax Credits
 - TDA will also provide a letter of support for the Part 1 application stating they are aware of the action regarding historic tax

Demolition

- **727 South Troost (House and Garage)**
- The contractor is awaiting a sanitary sewer plug permit to be issued by the City of Tulsa
 - a. Once the permit is issued, demolition will commence
 - b. The process should take one week to complete

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 project is nearing completion
- TDA's General Counsel is in the process of arranging a meeting with members of the Stadium Trust to discuss the possible location for the Darven Brown bust
- Once a meeting is arranged, we should be able to move forward with the amendment to the Redevelopment Agreement

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 Thursday, November 21, 2019, there was a conference call facilitated by the following:
 - Michael Smith, Pine Place Development
 - Lynda Dorman, The Dorman Group, LLC
 - Rick Lee, Sole Source Capital
 - O.C. Walker, TDA Executive Director
- The purpose of the call was to answer questions that Mr. Lee has regarding this project and the overall development potential for additional projects along the Greenwood Corridor
- The Executive Director also provided the scope of the Redevelopment Agreement and the North Peoria TIF assistance for infrastructure improvements to the site
- 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
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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

- In July 2018 Capital Homes purchased lots from TDA.
- It has recently come to Capital Homes attention that the legal description of the lots contained in the Special Warranty Deed was incorrect
- Once the Deed is executed, it will be filed of record and construction will continue

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

- The project is complete and no new information currently
- 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. The Tulsa Planning Office has attempted to make contact with Jasmine Aaerson-Fletcher, is the new Neighborhood President on behalf of TDA
 - ii. To date we have not received a response

- **Pearl District Neighborhood**
 - i. No new information

- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
 - i. The Unity Heritage Citizens Advisory Team (UHCAT) met on Monday, November 18, 2019, at Rudisill Regional Library
 - ii. The purpose of the meeting was as follows:
 - Establish UHCAT members involvement in the Downtown Housing Study and the Kirkpatrick Heights-Greenwood District master planning efforts
 - Discuss the meeting structures and purpose for future UHCAT workshops, focused around the outcome of ensuring commitment understanding about the use of different economic development tools including, but not limited to eminent domain and how they may be applied within the Unity Heritage Small Area Plan
 - Prioritized learning areas for future workshop topics
 - iii. The next meeting date has not been scheduled at this time

L. North Tulsa Tax Increment Financial District

- No new information

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

- On November 7, 2019, the TDA Board of Commissioner’s reviewed and approved a Resolution amending the TDA Policy and Procedures – Section 20. Real Estate Sales and Leasing and the TDA Land Disposition Procedures Manual, to insert Restrictive Language for TDA owned land located north of the Inner Dispersal Loos (IDL), former UCT Land
- The RFP will be released in December 2019 and Respondents will have sixty (60) days to respond

N. Downtown Housing Study Request for Proposals (RFP)

- A meeting was held on November 7, 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
- Follow-up material was sent to the review committee to continue processing the information provided during the strategy conversation
- Development Strategies (Project Consultant) will return to Tulsa in January 2020 to aligns workshops to nail down key housing strategies based on the market analysis
- More specifically, identifying how TDA organization plays a role in those strategies

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. This project is under construction
 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
 - a. TDA will actively market this lot for Redevelopment
 6. 1980 North Hartford Avenue - \$12,000.00
 - a. TDA will actively market this lot for Redevelopment
 7. 540 East Queen Street - \$12,500.00 – Lelia Brown
 - a. This project is under construction

Director Meetings and Related Activities:

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| November 1 | Tulsa Arts District Meeting
Delivered TDA Board Packets
Downtown Housing Study |
| November 4 | North Tulsa Task Force, Monroe Middle School |
| November 5 | Lamar Advertising, Lorina Cummings
Tulsa Planning Office |
| November 6 | Oklahoma Natural Gas |
| November 7 | TDA Regular Meeting
Downtown Housing Study, Developers Round Table |
| November 8 | Downtown Housing Study, Client Team
UHCAT Prep Meeting |
| November 11 | Veteran’s Day Observed |
| November 12 | Pearl District Sector Plan, Dirk VanVeen |
| November 13 | New York Life, Jennifer Price
Dawn Warwick |
| November 15 | North Tulsa Art Project, Roberta Clardy
BMX Ribbon Cutting |

Amenome, LLC – Laura Dester Project
November 18 The Village at Central Park, Jamie Jamieson
November 19 CHIP Healthy Land Use/Healthy Policies
November 20 Ribbon Cutting, McLain High School Field House
November 26 Vacation Day
November 27 Vacation Day
November 28 Thanksgiving Day Observed
November 29 Day After Thanksgiving Observed
December 2 North Tulsa Task Force, Monroe Middle School
December 3 TPS School Bond Committee Meeting
Pre-Meeting Tulsa Planning Office
December 4 Pre-Meeting Mayor’s Office
December 5 TDA Regular Meeting

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority