

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

As of January 4, 2020

**1. Project Status Update**

Please note highlighted items are new. All other bullet points are for easy Board reference.

**A. Price Family Parking, LLC**

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

- The project is 100% complete and the Redeveloper is requesting the final draw request in the January 2020 meeting
- Once TDA has received Certificate of Occupancy we will dovetail with a Certificate of Completion
- At the December TDA Board Meeting, TDA's General Counsel was directed to review the Amended Promissory Note from Price Family Parking, LLC and determine when the term commenced and the provisions regarding acceleration upon sale of the Property
  - After his review it was discovered that the Promissory Note is due and payable in full in the amount of \$1,670,000.00 on February 2, 2030, absent default, sale of the property or refinancing of the permitted First Mortgage in excess of \$6,000,000.00

**B. Adams Building - 403 Cheyenne, LLC**

**403 South Cheyenne Avenue, Tulsa, Oklahoma  
Mixed-used and Multi-Family Residential Units (65 units)**

- This project is 100% complete and the final Draw request has been made
- 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 first draw request representing 13% of completion was approved on December 5, 2019
- The wood framing portion of the project should be complete by February 2020
- Construction is on time
- **Blue Dome Anchor, LLC – Hartford Building Project**  
110 South Hartford Avenue
  - i. Leasing efforts continue for the remaining vacant space, with an increased 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)**

- TDA's General Counsel has been in negotiations with Rusty Patterson, Attorney for Black Pearl
- This item will be fully discussed in Executive Session at the January 2020 meeting

**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
- The project remains on timeline for completion
- Redeveloper is in negotiation with The Village at Central Park to purchase and Redevelop ten (10) additional lots located on the southwest portion of the site
- This item will be discussed in Executive Session at the January 2020 meeting

**F. Laura Dester Site**

**1427 East 8<sup>th</sup> Street South**

**Amenome, LLC**

- This item is on the January 9, 2019 TDA Regular agenda for review and possible vote to approve the Redevelopment Agreement, together with the Lease Agreement for the purchase and redevelopment of the former Laura Dester site
- All documents have been reviewed by all parties
- Redevelopers are seeking Historic Tax credits for this project
- This item will be discussed in Executive Session at the January 2020 meeting

**Demolition**

- **727 South Troost (House and Garage)**
- Both structures have been demolished

**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 building shell is complete, interior construction continues on each floor
- The overhead electric lines will be removed once all interior construction is complete and the building will switch from temporary power to permanent power
  - Removal of the overhead electrical lines will beautify the area
- 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**

- The project is scheduled to commence during the first quarter of 2020

**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
- TDA continues to wait on a revised Special Warranty deed to execute for the remaining lots

**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 100% complete and the Redeveloper is requesting the final draw request in the January 2020 meeting
- Once TDA has received the Certificate of Occupancy, we will dovetail with a Certificate of Completion
- The terms of the of the Agreement require developer to repay TDA in 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. No new information
- **Pearl District Neighborhood**
  - i. No new information
- **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
  - i. TDA is working in collaboration with COT – Ashley Phillipsen overseeing from the City
  - ii. Staff has reviewed the information provided at October 2019 meeting with Unity Heritage Citizens Advisory Team (UHCAT)
  - iii. The UHCAT had an opportunity to complete a survey from the UHCAT meeting – survey results indicated the meeting was very well received and had the effect intended of bringing the UHCAT together and developing a plan for going forward and evaluating issues associated with the amendment

- iv. During the meeting, Staff received 23/35 responses regarding workshop topics for future discussion
- v. Next Meeting Date: January 28, 2020, 6:30 pm, Rudisill Library

**L. North Tulsa Tax Increment Financial District**

- The TDA Office has reviewed the North Tulsa Reinvestment Project Plan and Supporting Increment Districts
- Staff is in the process of reviewing the TIF map to determine the highest and best use for each property in relation to current plans
- The task moving forward is for TDA Staff to create a budget that will define future growth patterns in the study area
  - i. Staff plans to use the zoning code, existing Sector Plans, and the International Building code to gain this information
  - ii. Once the information is collected, a meeting with Jim Coles will be held for discussion, review and final consideration

**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**

- The RFP was released in December 2019
- There was an interest call with approximately 65 consultants interested in the scope of the project
- During the call questions were raised by consultants and Staff was able to answer all
- The RFP is open for a 60 days period for responses

**N. Downtown Housing Study Request for Proposals (RFP)**

- Informal COT request issued in September of 2019 for no further action to be taken on housing decisions in downtown and surrounding communities pending outcome of Downtown Housing Study
- The project consultant plans to provide information at the January 9, 2019, TDA Regular meeting via skype and conference call
- A draft of the Plan will be presented in January 2020
- TDA Chairwoman, acting in place of ED, will attend two “debriefing” sessions in January designed to get final feedback before the Draft Presentation is turned into a Final Study and Plan
- A “drop-in” meeting for Commissioners of all COT Authorities/Boards has been scheduled for January 23<sup>rd</sup> – Steve Mitchell and Carl Bracy will attend on behalf of TDA
- Final Plan will inform decisions relating to next steps for Housing projects in Downtown and surrounding downtown communities

**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:**

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 Strategic Planning Work Meeting
December 6	Tulsa Art’s District Owner’s Association Meeting
December 10	Envision Comanche Park Apartments Downtown Coordinating Council
December 11	Project Oasis, TEDC Mother Road Market Community Meeting
December 12	Flintco, WPX Building Site Kirkpatrick Heights RFP Teleconference
December 13	Strategic Planning Work Meeting, Interviews
December 16	North Tulsa Task Force, Monroe Middle School
December 17	Dawn Warrick Closing of Block 53, a/k/a 21 North Greenwood, GreenArch, LLC

December 18 Downtown Housing Study  
December 19 Strategic Planning Work Meeting  
Project Oasis, TEDC and Mayor's Office  
OSU Center for Health Sciences, Erik Polak and Ashley Adkins  
Family Dinner Night - North Tulsa Task Force, Monroe Middle School  
December 20 Deliver TDA Board Packets  
December 24 Christmas Eve Observed  
December 25 Christmas Day Observed  
December 26 Vacation - Executive Director  
December 27 Vacation – Executive Director  
December 30 Vacation – Executive Director  
December 31 Vacation – Executive Director  
January 1 New Year's Day Observed

### **January Focus**

Continued Operational Transition during Suspension of ED  
Completion of Internal Investigation  
Follow-up Strategy Development from Housing Study

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority

With 1/4/09 revisions by  
Nancy Lynn Roberts  
Acting Executive Director