# TULSA DEVELOPMENT AUTHORITY BOARD MEETING
## STAFF REPORT

**MEETING DATE:** September 1, 2016  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Request from Tulsa County to acquire TDA owned property located on the Southeast corner of West Archer Street and North Guthrie Avenue, Tulsa, Oklahoma

### Background:
- **Owner:** Tulsa Development Authority  
- **Developer:** Tulsa County  
- **Engineer:** N/A  
- **Location:** Southeast corner of West Archer Street and North Guthrie Avenue, Tulsa, Oklahoma  
- **Size of Tract:** 3,640 Square Feet or 0.083 Acres  
- **Number of Lots:** 1 Lot  
- **Development Area:** Tulsa County’s Family Justice Center  
- **Fair Market Value:** $40,000.00  
- **Executive Director:** O.C. Walker

### Relevant Info:
This is a request from Tulsa County to the TDA Board of Commissioners to acquire TDA owned property located on the Southeast corner of West Archer Street and North Guthrie Avenue. The subject site is a triangularly-shape tract that encompasses approximately 3,640 square feet (0.083 acres). The property has 112 linear feet of street frontage along West Archer Street and 65 linear feet along North Guthrie Avenue. The site is zoned Moderate Industrial. The property appraises at $10.98 per square foot. The total valuation of the tract is $40,000.00.

Tulsa County is currently under contract with Storey Wrecking and the site will be transformed into the new home for Tulsa County’s Family Justice Center which is the Tulsa County District Courthouse working with Tulsa’s youth and families. The venue will provide a multitude of services to the citizens of Tulsa County including the following:

- Safe Babies’ Court
- Family Drug Court
- Adoptions
- Children in Deprived Status
- Juvenile Delinquency

The Center’s mission statement, “Improving our community through prevention, diversion, intervention and empowerment with the youth and families we serve” is accomplished with the 155 employees directly employed by the Center and with approximately 50 employees representing
the Department of Human Services, Department of Mental Health and Substance Abuse Services, Public Defender, District Attorney, Judges, Teachers, Universities and Volunteers.

The Center will be an investment of $45 million dollars, creating a beautiful campus. The building will be functional and attractive and built by the award winning team of Selser-Schaeffer and will be an asset to the Brady District and all of downtown Tulsa. Consultant Jack Crowley said placing the Center on this site is the “highest and best use of the Storey Property.”

**Attachments:**

Letter dated August 5, 2016 from Tulsa County Commissioner Keren Keith

Appraisal Report from Roberson and Company Realty Advisors, LLC

**Recommendations:**

Staff recommends this item be approved with the condition that Tulsa County be responsible for fees associated with the following:

- Cost to transfer the property
- Attorney fees
- TDA Distraction fees
- Appraisal fees

**Reviewed By:**

O.C. Walker
August 1, 2016

Mr. O.C. Walker
Executive Director, Tulsa Development Authority
1216 North Lansing Avenue, Suite D
Tulsa, OK 74106

Re: Parcel of Land Acquisition

Dear Mr. Walker:

Tulsa County is requesting approval for the acquisition of a parcel of land owned by the Tulsa Development Authority (TDA). It is a 3,640 square foot triangle-shaped corner parcel located in the Archer and Guthrie area by the Storey Wrecker site that is currently under contract with Tulsa County. (See attached aerial photo where a line is drawn at the corner of Guthrie and Archer that approximate the TDA property.)

The Storey Wrecker site will be transformed into the new home for Tulsa County’s Family Justice Center (Center) which is the Tulsa County District Courtroom working with Tulsa’s youth and their families. It will provide a multitude of services to the citizens of Tulsa County including Safe Babies’ Court, Family Drug Court, Adoptions, Children in Deprived Status and Juvenile Delinquency. The Center’s mission statement, “Improving our community through prevention, diversion, intervention and empowerment with the youth and families we serve” is accomplished with the 155 employees directly employed by the Center and with approximately 50 employees representing the Department of Human Services, Department of Mental Health and Substance Abuse Services, Public Defender, District Attorney, Judges, teachers, universities and volunteers and an array of others that come and go each day. The resulting partnerships with these various groups will provide a wider base in which to affect a change in the lives of the children and their families that the Center works with. The coming together of these groups will create the potential to build broader partnerships throughout the City of Tulsa and Tulsa County addressing and providing solutions to a myriad of issues.

This is a win-win environment for Tulsa County, City of Tulsa and the surrounding area and its citizens. The Center will be an investing of $45 million dollars, creating a beautiful campus. It will be a functional and attractive building built by the award winning team of Selser Schaeffer and will be an asset to the Brady District and all of downtown. Consultant Jack Crowley said placing the Center on this site is the “highest and best use of the Storey Property.” Our Presiding Judge Doris Fransein is a national leader in best practices for aspects of your court activities and programs. Her leadership coupled with an
exemplary team of professional staff will place the Center on the national map as a model program. Together we can help the Center’s youth and their families to become more productive citizens and contributing to the community.

To reiterate, I would respectfully request the approval for the acquisition of the TDA owned parcel by Tulsa County. I very much appreciate your help in this matter and feel free to contact me with any questions.

Sincerely,

Karen Keith
Tulsa County Commissioner, District 2

KK:sl
An Appraisal Report

3,640 SF of Land
SEC of North Guthrie Avenue and
West Archer Street
Tulsa, Oklahoma

Prepared For:    Mr. Ray Meldrum
                 Chief Real Estate Agent
                 Tulsa Development Authority
                 2317 S. Jackson Ave., Room 325-S
                 Tulsa, OK 74107

Prepared By:     Roberson & Company Realty Advisors, LLC
                 David C. Roberson, MAI, SRA
                 1123 West Main Street
                 Jenks, Oklahoma 74037

Date of Valuation:     August 22, 2016
Date of Inspection:    August 22, 2016
Date of Report:        August 22, 2016
Certification

The undersigned does hereby certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is the appraiser's unbiased professional analyses, opinions, and conclusions.
- The appraiser has no present or prospective interest or bias in the property that is the subject of this report, and the appraiser has no personal interest or bias with respect to the parties involved.
- The appraiser's compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- I have made a personal inspection of the property that is the subject of this report.
- Employment for preparation of this appraisal was not conditioned upon the appraisal producing a specific value, a minimum value, or the approval of a loan.
- The appraiser certifies that, to the best of his knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.
- The appraiser certifies that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one other than the person signing the report provided significant professional assistance in the valuation of the subject property.
- As of the date of this report, I, David C. Roberson, have not completed the requirements under the continuing education program of the Appraisal Institute.
- The appraiser's state certifications have not been revoked, suspended, canceled, or restricted.
- I have not performed any services, as an appraiser or in any other capacity, regarding the subject property within the three year period immediately preceding acceptance of this assignment.

In my opinion, the subject property's estimated "as is" market value of the fee simple interest, as of the effective date (August 22, 2016) of this report, is:

Forty Thousand Dollars

$40,000

Respectfully Submitted,

[Signature]

David C. Roberson, MAI, SRA
Oklahoma Certified Appraiser No. 10344