TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT
MEETING DATE: March 3, 2016
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Drexel Academy, Inc.

Background:
Owner: University Center at Tulsa
Developer: Drexel Academy, Inc.
Engineer: N/A
Location: 700 North Greenwood Avenue
Size of Tract: 1.84
Number of Lots: 1 Lot
Development Area: University Center at Tulsa
Fair Market Value: N/A
Executive Director: O.C. Walker

Relevant Info:
On January 7, 2016, the TDA Board of Commissioner reviewed and approved Resolution No. 6177 approving a Lease Agreement between University Center at Tulsa and Drexel Academy, Inc. for temporary use of property located at the Northeast Corner of Martin Luther King, Jr., Blvd. and Jasper Street, Tulsa, Oklahoma. This item was approved, subject to Drexel Academy providing a detailed site plan depicting all egress and ingress points, together with streetscaping and parking lot layout. There was also concern about the exterior façade as it relates to the surrounding community. The revised plans are as follows:

- Rendering shown from both the MLK (west elevation and the front (north)
- The revised design demonstrates significant curb appeal with:
  - Attractive design
  - Complimentary paint for primary and trim
  - Wood Accent
  - Enhanced landscaping
- Shows commitment to safety with an attractive rod iron fence (similar to San Miguel’s school site)
- Meet all set back requirements

Attachments: Revised site plan
Exterior elevations

Recommendations: Staff recommends this item be approved, subject to Drexel Academy providing a revised exterior lighting plan.

Reviewed By: O.C. Walker
From: Holmes, Kevin [mailto:kevin.holmes@okstate.edu]
Sent: Wednesday, January 27, 2016 3:34 PM
To: O.C. Walker
Cc: Joe O'Connor; Barnett, Howard; Bussett, Ron; jothartley@gmail.com
Subject: RE: UCT Authority / Drexel Academy Lease Agreement
Importance: High

O.C., please see the revised lease document with amended language giving the TDA approval authority over landscaping and facilities plans. Any help you can provide in expediting approval of the lease document would be greatly appreciated in order to give Joe enough time to get everything in place for the upcoming school year. Thanks for your help.

The highlighted part is the added language, everything else was already in the lease. Section 7(c).
The Lessee shall construct and equip the School and related facilities and improvements in accordance with the approved plans and specifications therefor, including the plan for landscaping the area, to be approved by the University Center at Tulsa and the Tulsa Development Authority, which approval shall not be unreasonably withheld or delayed. Specifications which do not materially alter the general layout or exterior appearance of the School or its use may be made by the Lessee without the approval of the Lessor, but shall be approved by any approving body stipulating such approval requirement. All other changes shall require the Lessor's express prior approval, and in connection herewith the Lessor agrees to at all times maintain a designated representative for the purpose of granting such approvals.

The other changes to the lease documents are the same as submitted below.

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