TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: March 2, 2017
TO: Chairman and Board Members
FROM: O.C. Walker, Executive Director
SUBJECT: Family Dollar Store
LOCATION: 1553 North Peoria Avenue, Tulsa, Oklahoma

Background: Developer: Triple C Development, LLC
Owner: Antonio Perez and Eugenia Perez
Location: 1553 North Peoria Avenue, Tulsa, Oklahoma
Size of Tract: N/A
Number of Lots: One (1) Lot
Development Area: North Peoria TIF
Fair Market Value: N/A
Executive Director: O.C. Walker II

No action was taken on this item at the February 2, 2017 TDA Board of Commissioners meeting. It was suggested that the Board would allow Counselor Hartley to thoroughly review the contract to accurately determine TDA’s role. Chairman Peters requested a thorough review and recommendation by Counsel Hartley.

This item appeared before the TDA Board of Commissioners on January 5, 2017 to discuss a request from Triple C Development LLC, the primary Developer for Family Dollar Stores, headquartered in Centre, Alabama. The request is for the TDA Board of Commissioners to allow property located at 1553 North Peoria Avenue, Tulsa, Oklahoma, to be used as a Family Dollar Store. In accordance with the Special Warranty Deed dated November 20, 2011, Section (a) “That the land herein conveyed be devoted only to, and in accordance with the uses specified in the Urban Renewal Plan, as the same may be amended pursuant to proper City procedures from time to time.”

During the TDA Regular meeting, it was determined that this proposal should be vetted with area residents before the Board of Commissioners take formal action. The TDA Executive Director and North Peoria TIF Consultant Derek Gates scheduled a meeting on January 24, 2017 at Rudisill Library to have an open discussion with the Redevelopers Representative (CJ See) and Real Estate Broker of Record (Tony Aaronson). There were seven (7) area stakeholders representing the North Tulsa Community in attendance. The purpose was to achieve the following:
• Is the proposal a “Use by Right”
• Is the proposal an allowable use according to TDA
• Use of the North Peoria TIF funds to offset construction cost
  o Infrastructure
  o Streetscaping
  o Landscaping

The meeting was as follows:

• The Redeveloper presented the plans to the Community
• In-depth discussion about the proposal

Community Concern
• Healthy Food vs. Processed Food

• Health Disparity in North Tulsa is 11 years less than other parts of Tulsa

• This store is located less than one half mile away from the existing Family Dollar Store

• Did this store cannibalize the existing grocery store

• There is no grocery store in the area

• The area is stigmatized by low end retail establishments.

• The community was not made aware of this project, and if they had been, there would have been opposition to it

Redevelopers Comments
• North Tulsa currently has no new construction projects

• This store will generate between $1.2 to $1.5 million per year

• The valuation of the construction will range between $1.5 to $2 million

• Building will be a full brick façade

• Bigger/newer store in Tulsa

• Willing to provide commitments to the Community

• The store will meet a community need and provide merchandise and food that people need.
The Area Residents made the following recommendations:

- The consensus of the committee was that the community does not want another Family Dollar store

Attachments: Special Warranty Deed dated November 20, 2011
Family Dollar’s Mission
Meeting minutes from Family Dollar dated August 29, 2016
Schematic Drawing
Construction Budget

Recommendation: Staff recommends the TDA Board of Commissioners not approve this request as presented.

Reviewed By: O.C. Walker II