TULSA DEVELOPMENT AUTHORITY BOARD MEETING
WORK SESSION MEETING OF: May 5, 2015

TO: CHAIRMAN AND BOARD MEMBERS
FROM: D.W. GATES ENGINEERING SERVICES
SUBJECT: NORTH PEORIA AVENUE TAX INCREMENT DISTRICT NUMBER FOUR STATUS AND AND POTENTIAL EXTENSION

Background: Owner: City of Tulsa
Location: North Peoria TIF Boundary

A presentation was made at the April TDA board meeting to go over the list of items approved for Lacy Park TIF Funding. A meeting was held in April for the Lacy Park Council, where they were updated on the status of the request for TDA funds. They were advised the presentation had been made to the board and they would review and act on it at a later meeting. I have been informed by Gary Schellhorn of the City of Tulsa, that one of the projects on the approved list (replacing the existing Lacy Park building aggregate floor) is going to be covered in the work scope for the Lacy Park Phase 1 improvements, recently bid. This money ($65,000.00) can now be put back into the TIF and used elsewhere.

The Lacy Park Council is planning to have a building committee formed to look at other desired improvements at the park that could be funded from the North Peoria TIF.

A meeting has been set up between Derek Gates and District 1 City Councilor Jack Henderson for April 29, 2016. The purpose of the meeting is to advise on the process the Lacy Park Council has gone through for their list of projects and to garner the support of Mr. Henderson. We also hope to address other concerns or desires Councilor Henderson has about the North Peoria TIF.

A discussion was held with a group of North Tulsa business people who wished to purchase the Gateway Market at Pine and Peoria and convert it to a community based grocery store with a business incubator. I have requested they further develop their plan and I would present the idea to Rose Washington, the director of TEDC, who is involved with management of the property. This would let them know if this plan is something that could be considered.

I have had contact with Clarence Boyd and have encouraged him to further define his plan for a potential building project for the Shoppes on Peoria. I have advised him that there may be funds available for infrastructure, but funds could not be used for building construction or design costs.

ACTION: APPROVAL: _____ APPROVAL W/ CONDITION: _____ DENIAL: _____ TABLED: _____
VOTE: _____
I have tentatively set up a community meeting for May 20, 2016 to get input from the North Peoria TIF residents and business owners and to also update them on the status of the potential TIF projects.

It is our desire to have a comprehensive list of projects from the community to be acted on later this summer. This would include the proposals for lighting on Peoria, tennis court improvements and a jogging trail around the park. We are soliciting other ideas for inclusion.

I have been meeting with A.J. Azar concerning a comprehensive advertising plan for the business in the Pine and Peoria area. The proposed plan would include fixed billboards north and south of the shopping center on Highway 75 and also utilize the city wide network of electronic billboards. Mr. Azar has been informed that any plan would have to be approved by TDA and then advertised and bid before it could be implemented. He should have a plan and budget to present by early June, 2016.

I will also be meeting with Claud Neon about the possibility of purchasing a sign to be installed at the Shoppes on Peoria site, advertising local businesses. The sign could be neon, or use other technology including possibly a digital display. Future meetings will be scheduled between the business tenants, TEDC and other interested parties.

A follow up meeting was held with Jerod Widemon of the Joe Louis Homeowner’s Association. They are wanting to explore replacing a small number existing lights in the neighborhood with new, high efficiency lights using TIF funds. They also want to see if funds can be used to pay for “Neighborhood Watch” signs and possibly dummy closed circuit cameras.

We are beginning to get more interest from potential businesses and community groups and hope to continue to look at possibilities to utilize the North Peoria TIF funds to improve the targeted community.