TULSA DEVELOPMENT AUTHORITY BOARD MEETING
WORK SESSION MEETING OF: SEPTEMBER 1, 2016

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

Meetings and correspondence has been made between the consultant and the Lacy Park Council and Joe Louis Homeowners association about the status of the North Peoria TIF and future plans. Pending the approval of the Peoria lighting design contract, which has been done, a community meeting is to be held in the month of September to get community input on the Peoria Lighting and present to the community, the results of the lighting study, which should be complete by September 10, 2016. The meeting will also solicit input from the residents and business owners in the TIF boundary about future expenditures.

A meeting was held 8/23/16 with Bill White, business development specialist, for the Tulsa Metro Chamber of Commerce. During the meeting, several ideas were presented to improve the economic situation of the designated area. There was also some discussion about the relatively small participation in the public meetings. Thoughts about low citizen participation in the meetings included the relatively short notice before meetings, the low population in the TIF district, the number of public housing residents in the community and whether there has been effective outreach to them. There is also the perception that the input of the citizens will not lead to any significant improvements.

Ideas from Bill White about improving the economics of the area include pushing for more tax abatements on developments, identifying an area this is shovel ready for buildings, offering the TIF money for infrastructure support for developers and marketing open parcels of land more effectively.

Other ideas were to make the open parcel in front of the Shoppes on Peoria a food truck vending area, installing unique and area specific trash receptacles and benches, and improved landscaping and hardscaping at the entry points on Pine and Apache.

The Peoria Lighting Design has started, with the Study and Preliminary Design currently taking place. The status of the lighting design will be included in a separate presentation. Money for the Peoria Lighting Study and design will be billed against that project.

ACTION: APPROVAL: ____ APPROVAL W/ CONDITION: ____ DENIAL: ____ TABLED: ____
VOTE: ____
Status of North Peoria TIF

The North Peoria TIF, in the last report, did not reflect the transfer of money into the Lacy Park building fund. Money is still being collected. A current report has been requested.

Recent Activities

Lacy Park

The Lacy Park Council is working with the Tulsa Parks department to review the plans for the sales tax projects, including playground and outside water feature (splash pad). Once the plans for this are known, they will look at projects that may need TIF funding support. The Council is also looking into future projects. The Lacy Park Council wants all parties to be aware that no one can speak for the council and that they will vote and approve of all recommendations as an entity. People, of course, are free to express their opinions and desires, but not in the name of the Lacy Park Council.

Morton’s Reserve

The developer is working towards getting a development agreement for the project and hopes to get North Peoria TIF assistance for this project. Current thought is to get assistance for relocating some abandoned utility lines. Once the development agreement is in place, the developer will be more specific about funding needs.

MTTA Peoria Route Improvements

Bill White at the Tulsa Chamber has provided contact information to the company doing the Peoria Transit Design, BRE Consultants out of Chicago. I will contact them to see if there is any overlap in their mission and the mission of the North Peoria TIF.