TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: January 5, 2017
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Request from Tulsa City-County Library to acquire TDA owned property located on the Northeast corner of East 1st Street and South Lewis Avenue, Tulsa, Oklahoma

Background:

Owner: Tulsa Development Authority
Developer: Tulsa City-County Library
Engineer: N/A
Location: Northeast corner of East 1st Street and South Lewis Avenue, Tulsa, Oklahoma
Size of Tract: 1.02 acres
Number of Lots: 1 Lot
Development Area: Tulsa City-County Library
Fair Market Value: N/A
Executive Director: O.C. Walker

Relevant Info:

This is a request from Tulsa City County Library to the TDA Board of Commissioners to acquire TDA owned property located on the Northeast corner of East 1st Street and South Lewis Avenue, Tulsa, Oklahoma. The subject site is approximately 1.00 acre. The property has frontage along Lewis Avenue and abuts the Kendall-Whittier Library.

This is a request from Gary Shaffer, PhD., Chief Executive Officer for the Tulsa City-County library for the TDA Board of Commissioners to consider transferring ownership of the site for future library expansion. Should the two entities enter into an Agreement, the Tulsa City-County Library would pay all expenses associated with the land transfer.

Attachments:
Letter dated November 23, 2016 from Tulsa City-County Library
Aerial map

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

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

Reviewed By: O.C. Walker
November 23, 2016

Tulsa Development Authority Board of Directors
c/o Mr. O.C. Walker, Executive Director
1216 North Lansing Avenue, Suite D
Tulsa, Oklahoma 74106

RE: Strong Libraries Build Strong Communities: Kendall Whittier Neighborhood

Dear Mr. Walker and fellow TDA Board Directors,

I trust this letter finds you well. Today, I am struck by how our two organizations’ missions align.

Yours: Improve Tulsa through programs and projects designed to utilize private and public resources that advance the physical, social, and economic wellbeing of citizens and neighborhoods throughout the City. To that end, our people are the key to realizing that dream.

And, the Tulsa Library’s mission and vision which state: Libraries Change Lives: We envision a Tulsa that works together, where all are knowledgeable, and where everyone is reaching for his or her full potential. To this end, we too believe our people are the key to realizing this dream.

Nowhere do our two organizations have greater opportunity to help the people of Tulsa than in the Kendall Whittier neighborhood; an economically challenged neighborhood with a severely undersized public library branch. Imagine our delight, when we learned via conversation earlier this year and Mr. Walker’s recent email, that the TDA was open to allowing us to expand our Kendall Whittier Library atop land that falls under the TDA’s purview.

We therefore respectfully ask that the Tulsa Development Authority Board of Directors please consider transfer of the subject property just south of and adjacent to the Kendall Whittier Library to the Tulsa City-County Library. Should the Board of Directors approve, a draft agreement to transfer the land could be prepared at our expense by the library’s counsel, specifically Eric Nelson, Esq. at the Tulsa law firm of Rosenstein Fist & Ringold.

While many of our Tulsa neighborhoods have challenges, Kendall Whittier is one of our busiest libraries contained within one of our smallest footprints. Expansion there would be a game-changer for the neighborhood. Our 2012, independent third-party created Facilities Masterplan indicates much needed expansion, yet we are currently landlocked. Should the TDA see clear to transfer this property to the library system at your next board meeting, we could one day soon build a library that would provide equanimity of access to the residents of this neighborhood.

Thank you so very much for your consideration.

Sincerely yours,

Gary Shaffer, Ph.D.
Chief Executive Officer
Tulsa City-County Library