TULSA DEVELOPMENT AUTHORITY

Acquisitions/Relocations/Redevelopment

MEETING DATE: 03 AUG 2017
TO: EXEC. DIR., CHAIRMAN & BOARD MEMBERS
FROM: ROGER ACEBO – COT Planning & Development

RE: 6th St. Infill Acquisition/Relocation Plan

- Acquisitions are being conducted as voluntary in nature at this time.
- All acquired properties will eventually be incorporated into a flood management design or future redevelopment project by TDA on behalf of the City.
- 23 parcels are under City ownership at the West pond and East pond locations.
- 1 additional property is under contract; awaiting title opinion and Phase I assessment.
- 10 parcels have now been acquired by TDA.
  - 1 home to be scheduled for demolition. (717 S. Rockford)
  - Of 6 tenants in acquired properties:
    - 5 have been relocated.
    - Remaining tenant in 717 S. Rockford

- Required Action: N/A
NOTICE: Pursuant to Oklahoma Records Act, the foregoing information is considered to be “personal notes” and “working documents” in nature and thus are considered exempt from the Oklahoma Open Records Act. This information is being compiled for discussion prior to finalizing a decision or issuing a recommendation and is to be considered confidential. All recipients of this information are on notice that any violation of this confidentiality may make them subject to applicable laws. By acceptance of this document, all recipients also agree that neither they, or any entity legally associated with them, have any current or future financial interest in the listed information related to the project site. For more clarification on this notice, please contact the City of Tulsa’s Legal department.
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TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: August 03, 2017
TO: CHAIRMAN & BOARD MEMBERS
FROM: Roger Acebo
SUBJECT: Laura Dester Site RFP status
LOCATION: E 7th St. to the north, E 8th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.

Background:
Redeveloper: Tulsa Development Authority
Owner: City of Tulsa (soon to be TDA)
Location: E 7th St. to the north, E 8th St. to the south, S. Quincy Ave to the west, and S. Rockford Ave. to the east.
Size of Tract: Approximately 2.6 acres
Zoning: Central Business District (CDB)
Development Area: 6th St. Infill Plan
Fair Market Value: $790,000.00
Executive Director: O.C. Walker

Relevant Info: On January 11, 2017, The City of Tulsa City Council approved Resolution 19789 to surplus property and transfer title for the Laura Dester Site to TDA for redevelopment. This site was acquired by the City of Tulsa in 2015 in a direct sale from the State of Oklahoma as part of the City of Tulsa’s 6th Street Infill (Pearl District) Plan. On January 12, 2016, the City of Tulsa approved TDA to act as an agent to acquire other properties in this plan area for the purpose of redevelopment. On March 15, 2017, a Quit Claim Deed conveyed property from the City to the TDA (8275). Of the 4.4 acre site, approximately 2.6 acres will be offered for redevelopment. The remainder of the site will contribute to flood management in accordance with the Elm Creek Watershed Plan. City storm water management staff shall work with selected redevelopment firm on conceptual design of the flood control components of this site. Design and construction of the flood control features has not yet been funded.

Recent activities:

- Added recently-completed survey to Loopnet attachments
Interest thus far:

Listing Activity Report for Laura Dester Youth Shelter (vacant)
Viewed from Search Results in the last 180 days

Exposure Scores:
Exposure scores count visits to your listing from different paths. The chart allows you to understand how your listing performs over time.

Timeline:

- Deadline for submission of written questions: September 8, 2017
- All responses provided to questions: September 15, 2017
- Proposals due: October 13, 2017, 3:00 PM (CDT)
- Respondent Interviews: November 2017
- Evaluation of proposals: December 2017
- Notice of Award: December 2017
- Contract negotiations: Through March 2018
- Contract Execution: March 2018

Action required: N/A