TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: February 1, 2018
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: GreenArch, LLC

Background:
- Owner: Tulsa Development Authority
- Developer: GreenArch, LLC
- Engineer: N/A
- Location: Southeast Corner of North Greenwood Avenue and East Archer Street, Tulsa, Oklahoma
- Size of Tract: 2.16 acres
- Number of Lots: 1 Lot
- Development Area: Lansing Business District
- Fair Market Value: $387,200.00
- Executive Director: O.C. Walker

Relevant Info:
On January 5, 2017, the TDA Board of Commissioners approved Resolution No. 6310, approving negotiations for an amendment of timelines and deadlines contained in the Amended Restated Redevelopment Agreement between TDA and GreenArch, LLC – Block 53. The one key change is the amount of structured parking in the project and the Redeveloper has provided two different scenarios to compare. They have settled on one that provides the site structured and covered parking, while utilizing as much surface parking as possible. The Project Engineer has focused their energy on the layout to maximize the net rentable space and are starting elevation drawings for the project.

This Staff Report is to provide an update to the TDA Board of Commissioners on the status of the mixed-use development for Block 53, including the latest building layout and construction timeline, to move the project to closing. GreenArch will submit final construction documents, followed by closing the site on a parallel timeline so that construction might commence by December 2018.

Attachments: Schematic Drawings

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker
O.C.:

As we discussed last Friday, Greenarch requests to be on the Authority’s agenda for the regular meeting in January, 2018. Greenarch wishes to inform the Commissioners and Staff of the status of its mixed-use development for Block 53, including latest building layout and construction timeline.

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