TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: April 5, 2018
TO: Chairman and Board Members
FROM: Office of the Tulsa Development Authority
SUBJECT: Discussion, consideration and possible authorization
demolition of property known as the former Laura Dester Site

LOCATION: East 7th Street South to East 8th Street South,
between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, 1415 East 8th Street South

Background:
Redeveloper: Tulsa Development Authority
Owner: Tulsa Development Authority
Location: East 7th Street South to East 8th Street South, between South Quincy and South Rockford Avenues, Tulsa, Oklahoma, also known as 1415 East 8th Street South
Size of Tract: 0.96 acres or 42,000 square feet
Zoning: Central Business District (CDB)
Development Area: The Pearl District
Fair Market Value $790,000.00 – March 2017
(new appraisal imminent)
Executive Director: O.C. Walker

Relevant Info:
On April 6, 2017, the TDA Board of Commissioners approved Resolution No. 6332, issuing a Request for Proposals (RFP) for the sale and redevelopment of TDA owned property located between South Quincy Avenue and South Rockford Avenue, and between East 7th and East 8th Streets, Tulsa, Oklahoma. The current fair market value for the property is $790,000.00. The RFP was made available for review and consideration for a six (6) month period. The RFP did not indicate whether the buildings were to be used in the proposed project or demolished. TDA has received one response from the RFP.

This is a request for the TDA Board of Commissioner to authorize possible demolition of the existing Laura Dester buildings. On January 18, 2018, there was a pre-bid conference held on site. It was determined that there would be a Phase I and II Environmental Assessment to determine the amount of remediation. An Environment Abatement will also need to be performed. As a result of the Environmental Assessments, there was an Asbestos Study on all buildings to determine the amount of asbestos in the buildings. Considering the amount of remediation that needs to be performed, it was recommended that the buildings be removed.
One of the key purposes for demolition of the buildings is because of vandalism and vagrancy issues with the homeless population. On-going maintenance of the existing buildings are becoming a drain to the overall project budget. The use of the funds to maintain this facility is the diversion of Public Works. The only time capital dollars are used to maintain, and acquire property is when there are pending capital construction projects waiting. According to Public Works, this issue needs to be remedied before May 1, 2018. Should the TDA Board decide not to take action and remove the structures, the maintenance and demolition will rest on TDA.

Recommendation: Staff recommends approval of this request as presented.

Reviewed By: O.C. Walker II
Executive Director