TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: July 12, 2018
TO: Chairman and Board Members
FROM: Office of the Tulsa Development Authority
SUBJECT: Receive responses to the Request for Proposals (RFP) for the former Laura Dester Site
LOCATION: 1415 East 8th Street South, Tulsa, OK

Background:

Redeveloper: Tulsa Development Authority
Owner: Tulsa Development Authority
Location: 1415 East 8th Street South, Tulsa, OK
Size of Tract: 0.96 acres or 42,000 square feet
Zoning: Development Central Business District (CDB)
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 at 1415 East 8th Street South, Tulsa, OK. 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. On April 5, 2018, the TDA Board of Commissioners reviewed and approved Resolution No. 6432, rejecting the Response to the Request for Proposals (RFP) for the former Laura Dester site.

In an attempt to be transparent with area residents, TDA left the RFP open until June 20, 2018, to determine if there was viable interest in redeveloping the existing buildings. The TDA office received one proposal from O’Fallon Properties, LLC, Group M Investments INC, and Good Properties, LLC.

When the property was originally transferred from the City of Tulsa to TDA, several City Councilors expressed a concern that TDA and the Planning Department follow the standards outlined in the approved Elm Creek Redevelopment Plan. It is our understanding that Tulsa City Council will be expecting a formal report before moving forward with any Redevelopment Contract.

The Proposal was void of pro-forma, proof of funds, and timeline to complete the project.

Recommendation: Staff recommends rejecting the Response to Proposal for the former Laura Dester Site.

Reviewed By: O.C. Walker II
Executive Director

June 20, 2018

Tulsa Development Authority
O.C. Walker
1216 N. Lansing Ave
Tulsa, OK 74106

Dear Mr. Walker:

We had an opportunity to meet with Kimberly Norman and Dr. Leanne Benton to hear about their team’s plan to submit a proposal for consideration to the Tulsa Development Authority for redevelopment of the former site of the Tulsa Boys’ Home.

As you may recall, the Tulsa Boys’ Home’s history dates back to the 1920’s with the properties located near 8th and Quincy. These buildings served as our home for some 50 plus years prior to moving into our current location near Sand Springs in 1979. We are reminded of many fond memories of our time at 8th and Quincy serving thousands of young boys. This year, as we celebrate our 100th year of rescuing, rebuilding and reintegrating more than 3,000 young boys into the Tulsa community, what better time to restore these buildings for the next generation of Tulsans.

We enjoyed hearing the innovative plans this group shared, but most compelling was the fact that they want to save the building! We, of course, are supportive of this initiative and look forward to what the future holds in store. Thank you to the Tulsa Development Authority for exploring and considering this innovative approach to save a part of Tulsa’s history, as well as the history of the Tulsa Boys’ Home.

Best Regards,

Gregory T. Conway
Executive Director

Mike Murphy
Chief Operating Officer
Pearl Place

RFP for

Studio Apartment Living and Mixed-Use Development

Prepared for: O. C. Walker
Tulsa Development Authority

Executive Director
Goals

✔ Aquire the buildings and land formerly known as the Tulsa Boys Home/ Laura Dester site from TDA.

✔ Immediately start securing and properly maintaining property.

✔ Preserve existing structures, seeking Historic Preservation Certification.

✔ Begin adaptive reuse of buildings, focused on quality studio apartments and mixed-use complimentary to the Pearl District Association vision and neighborhood 6th St Infill Plan.

✔ SAVE THE BUILDINGS ~ Recently voted at a Pearl District Association monthly meeting with 100% voting to SAVE the buildings with a redevelopment adaptive use plan in place. (See attached documentation)
1. Welcome (Kevin Anderson)
   1.1 Sign-in Sheet: https://drive.google.com/open?id=1nFtFaFkG38nlIy9n9k00aGBQ3hBc5IwC
      Byron Burke attended but did not sign in, he is running for County Assessor
   1.2 Introductions

2. Reports
   2.1 JOIN the PDA
      -$25 for individuals, $100 for businesses. Current Balance $2,824.41
   2.2 FOR PAYING MEMBERS - please submit Business Logos/web links for tulasppearl.org
      - email to bill@scopessoft.com
   2.3 Don't Forget - INSTAGRAM #tulasppearldistrict & FACEBOOK Tulsa Pearl District Page (LIKE)

3. Miscellaneous Updates/News
   3.1 JamFest Date is set for Saturday, September 15th 2018 (Kevin)
      Austin R, Presented Event Ideas/Schedule -
      https://drive.google.com/open?id=1F0Xgs1v4d5XcT2FJLaum-DE4IA6itq
      Bramble will be opening at the corner of 8th and Peoria where The Phoenix was

3.2 Laura Dexter Proposed Demolition Update (Kevin)
   TDA Rejected one and only proposal submitted and has raffled the RFP
   http://www.tuladevdevelopmentauthority.org/request-for-proposals/
   1. The general informal vote for the motion put forth by Kevin that essentially was “In a
      perfect world…does the greater PDA want to try and keep these buildings?”
      20 in favor, 4 opposed
   2. The general informal vote for the motion put forth by Tadit that essentially was “Proposals
      should align with the 6th Street infill plan”
      All in favor, none opposed

3.3 Sector Plan Update (Theron)
   1. Planning Consultants to take public input for updating the small area plan
   2. New provision would allow TDA, in some instances, purchase properties for
      re-development
   3. Amber with City of Tulsa said the first meeting will likely be 5pm Tues, May 15th
   4. Will meet 4 or 5 times
   5. Citizen Advisory Committee: Let Kevin know if interested

3.4 Meet/Greet Locations & Food/Drink sign-ups (Kathryn katshack@me.com)
Pearl District

Neighborhood Vision

• Reinventing the Art of City Life by transforming one of Tulsa’s oldest neighborhoods.

• To develop, from the grass roots, an urban neighborhood that is diverse, intriguing and charming.

• To promote character, humanity and convenience comparable to the best traditional cities.

• To offer a radical and attractive alternative to suburban living where it is possible to work, play and shop within a walkable, safe neighborhood.

Pearl District Mural by artist Josh Butts painted on the side of the Tulsa Beef Building near East 6th Street and Trenton Avenue.
About the Developers...

O'Fallon Properties
1404 S Inost Ave
(913) 693-0143
ofallonpropertiesks.com

Group M Investment
307 S Rockford Ave
(913) 629-3446
groupminvestment.com

Good Day Properties
605 S Center Ave
(913) 629-5274
gooddayproperties.com
Local Business Owners/Developers

- This is a partnership between 3 business owners/developers who have been individually investing and redeveloping property in the Pearl District, Route 66 and Forest Orchard urban neighborhood areas for many years.

- Have experience with Historic Preservation redevelopment (Campbell Hotel - Group M Investment)

- All 3 developers have done extensive renovations on apartments, commercial buildings and individual homes in the area.

- Due diligence includes structural engineer, preliminary architectural drawings, and documented historical significance.
What makes these buildings significant...

- Stran-Steel Structure
  (Chicago World’s Fair 1933)

- Tulsa Boys Home Organization connection (Newspaper Articles 1948-49) and Centennial Celebration this year (Founded 1918)

- Tulsa Boys Home organizational vision is to **Rescue. Rebuild. Reintegrate**. This is our vision for these buildings with GREAT potential to be a part of our future!
Willing Hands, Good Some Cash Builds Boy

Boys Home Dorm Reflects Youths' Aid
Complimentary Vision

- RESCUE ~ Save the buildings from imminent destruction!

- REBUILD ~ Redesign and redevelop each building into adaptive reuse for quality, affordable studio apartment urban living with mixed-use commercial opportunities.

- REINTEGRATE ~ these buildings into the Pearl District neighborhood community, making this a “jewel” in the heart of the City of Tulsa for generations to come.
Projected Timeline

- 2018 - Acquire property from TDA and immediately begin establishing utilities to all buildings, securing properties (alarms/cameras/lighting) and maintaining all 4.4 acres with mowing, edging, trimming and landscaping.

- 2019 - Pursue Historic Preservation under the standard of rehabilitation, restoration or reconstruction guidelines.

- 2018 - 2022 - Adaptive reuse and mixed-use renovations, one building at a time, with the goal of occupancy within a year on first building, creating cash flow towards renovations of remaining buildings.
Architectural Design Ideas
The Numbers per the City...

- City of Tulsa Purchased site from State of Oklahoma for $962,000 including the value of all existing structures and improvements.

- City of Tulsa annexes approximately half of the land for future flood control.

- The 2.2 acres remaining as the “usable portion” appraised February 10, 2017 at $790,000, including existing structures and improvements.

- TDA requests bids for demolition of all buildings and improvements, with remaining value in the land only.
Reality in Numbers

- Land available for development, not as reserved for flood plan use, we estimate at 2.2 acres or 95,832 sf.

- Estimated cost of land within the Pearl District (per sales and County Assessor's offices numbers) is less than $3.00/sf.

- Using $3.00/sf. as land value only, if buildings and improvements are removed, would give the land a value of $287,496 for the 2.2 acres.

- Based on our quotes for demolition, approximately $300,000 + $50,000 reserve for asbestos and oil abatement will be spent by TDA if the decision is made to raze the buildings and improvements.

- If the TDA decides to go against the majority of neighborhood desires for the site to save the buildings, we estimate less the cost of demolition, gives the area a negative value, not including on-going maintenance, oversight and security as a continual cost to TDA and the citizens of Tulsa.

- With these numbers in mind, we would ask the TDA to consider transferring the property to our group who is willing to make the investment to save the important existing structures, redeveloping for residential and mixed-use, and honoring the wishes of the neighborhood association. This will also give the City/County additional revenues as these buildings are redeveloped, occupied and producing income.
Reflective Visions & Missions...


- TDA Mission to “advance the physical, social and economic wellbeing of citizens and neighborhoods throughout the City.”

- Our Mission is to “revitalize Tulsa neighborhoods one property at a time and to provide good, quality, affordable living communities.”
We will...

* renovate existing structures for adaptive reuse with historic significance.

* invest our own time, experience, expertise and financial abilities with the final outcome to SAVE the buildings, preserving a unique Tulsa story.

* restore a place from the past while designing and creating new spaces for future Tulsans to live, work, and simply enjoy!
Pearl Place Proposal

Prepared for: O. C. Walker, Tulsa Development Authority Executive Director
Prepared by: O’Fallon Properties, LLC, Group M Investment, INC & Good Day Properties, LLC
June 2018
Proposal number: TDA-OMG1001
EXECUTIVE SUMMARY

Property Description
The subject property is located on the northeast corner of South Quincy Avenue and East 8th Street in Tulsa, Oklahoma. The subject property is identified by Tulsa County Assessor's Parcel Numbers 12025-93-06-04810, 12025-93-06-04750, 12025-93-06-04760, 12025-93-06-04770, 12025-93-06-04780, and 12025-93-06-04790, and consists of approximately 4.4 acres. Approximate square footage of Buildings remaining on site below:

- Building #1: 1st Floor - 3,861 / 2nd Floor - 3,861 / 3rd Floor - 1,722
- Building #2: 1st Floor - 3,734 / 2nd Floor - 3,734 / Basement - 2,061
- Building #3: 1st Floor - 3,831 / 2nd Floor - 3,831 / Basement - 2,173
- Building #4: 1st Floor - 4,552 / 2nd Floor - 4,552 / Basement Mechanical Room - 1,091
- Building #5: 1st Floor - 3,900 / 2nd Floor - 3,900

Goals
Our goals are to acquire the buildings and land formerly known as the Tulsa Boys Home/Laura Dester site from the Tulsa Development Authority, immediately secure and maintain property, preserve existing building structures, apply for Historic Preservation Certification and begin adaptive reuse of each building within a reasonable timeframe. Our plan is to focus on mixed-use and housing that would be a major enhancement to the heart of the Pearl District neighborhood and in accordance with the 6th Street Infill Plan. This project will promote economic development, grow the property tax base, and increase sales tax with additional residents living, working, and shopping in the area. Our hope is that it will inspire new retail, restaurants and other services as the residency density increases within the neighborhood. The potential of this property being on the National Historic Registry is another positive addition for the Pearl District and the City of Tulsa!

Complimentary Vision
This proposal is reflective of TDA’s Request for Proposal and in harmony with the surrounding neighborhood vision to “reinvent the art of City life in Tulsa. To develop from the grass-roots an urban neighborhood that is diverse, intriguing and charming; that adapts to the new realities of the 21st century and has the character, humanity and convenience of the best, traditional cities; that offers a radical and attractive alternative to suburban living.” Our plan enhances the neighborhood and will provide quality, affordable housing alternatives to the expensive leasing options within the IDL and addresses the growing demand for downtown living, all within the beauty of an established urban neighborhood.

Local Business Owners/Developers
OMG, LLC is a proposed partnership between our three local owned, small business, specifically focused in the Pearl District, Route 66 corridor, and Forest Orchard neighborhood areas. Our three property companies, O’Fallon
Properties, Group M Investment and Good Day Properties have been a strategic part of buying, renovating and leasing properties in this urban, redeveloping area for years. We each play an active role in the Pearl District and Forest Orchard neighborhood associations. Between our three companies, we own hundreds of properties in the area, and have developed, or are in the process of redeveloping, dozens of residential and commercial spaces. We have made a huge commitment to this area, investing millions of our own dollars and years of our lives dedicated to making Tulsa an even better place to work and live.

We view this potential acquisition and development to be the next step in helping our neighborhood grow even more into the vision set forth by the Pearl District Association to continue to develop into a “diverse, intriguing, charming” neighborhood with more quality, yet affordable housing and small business space options within an even safer, walkable, funky, artsy, urban community. Our plans to renovate existing structures that have historical significance are just bonuses that could add to preserving a unique Tulsa story and restoring a place from the past while designing and enjoying new livable/workable spaces for the future. Win-Win!

**Historical Significance**

Through research and interviews, we have been advised of the potential historical significance of these buildings. The buildings were constructed with a unique Stran-Steel structure first introduced at the Chicago World’s Fair in 1933. This is a rare building type. It was highlighted in the Good Housekeeping magazine in 1933 promoting the model home, describing it as “A steel house you would want to live in.” (See Exhibit A).

Additionally, Amanda DeCort, Executive Director for Tulsa Foundation for Architecture, shared more corroborating documentation including some newspaper articles from the late 1940's (See Exhibit B) describing the Tulsa Boys Home farm development that was open until the late 1970's. The Tulsa Boys Home organization, founded in 1918, is still going strong and celebrating 100 years of “serving Oklahoma’s Boys.” (tulaboyshome.org) Their vision of “Rescue. Rebuild. Reintegrate.” is reflective of our vision of seeing these buildings in light of their historical significance and preservation. We want to rescue them from imminent destruction, rebuild each building into an adaptive reuse that will provide quality housing for the growing demand for downtown, urban living at affordable pricing and reintegrate these structures into quality, usable, beautiful spaces to be enjoyed for many generations to come.

**Continued Due Diligence**

Keith Roberson is an architect of record Group M has used on other historic projects in the past, including the recent redevelopment of the Campbell Hotel. Bobby Patterson is a designer who has visited these buildings in person and has worked on other projects with us. Ranan Gargel, PE. is a Tulsa Structural Engineer who has also been in the buildings and has been a part of our team on other projects in the past.
Each of our companies has an on-going group of employees and/or contractors, designers, lawyers, bankers, PR/ web developers and other resources that would make our proposed project a success in implementation of redevelopment and future management for solid occupancy of both residential and commercial spaces. Aaron Meek, of Group M Investment, is also the owner of Meek’s Electrical Services, Inc. which could handle all the licensed trades and other infrastructure needs. Each of us manage our own properties and know what it takes to not only create living spaces that are desirable and in demand in the area, but also know how to market and maintain quality tenancy that will help create a stable presence in the heart of the neighborhood. Our plan also addresses downtown housing needs without overbuilding as to saturate the current rental market. Depending on our final architectural designs, we can create 12-15 studio apartment living spaces and mixed-use per building. This would encompass approximately 40,000 sq. ft. of leasable space, not including the basements or 3rd floor areas.

The recommended density of 42 households per acre is high considering our plan is adaptive reuse, not tear down and build up 4 stories of new housing and including some mixed-use. As active investors in the neighborhood, we don’t think that the density is a realistic number in light of current growth and housing demands in the area. We feel that quality over quantity will be much more beneficial for this particular plan and the neighborhood overall, as we look at the historical value AND additional housing/mixed-use opportunities that are right in front of us. We see the possibilities and are willing to not just talk about it but put our own money, experience, expertise and energy into making this something the Tulsa Development Authority, the City of Tulsa and the Pearl District neighborhood can be proud of and point to as a connection to the past and at the same time, a leap into the future. We have heard over and over again to “Save the buildings” but no one has been willing to actually step and DO it. Well, we are ready, able and willing to do just that!

Proposed Naming of Buildings @ Pearl Place: Honoring the Past

The name of our development would be “Pearl Place” with the open green space/future flood retention pond referred to as “The Park @ Pearl Place”. We believe each building needs its own identity and we have listed below a few proposed names that have historical meaning to the Tulsa Boys Home site.

*The Avery @ Pearl Place* - Cyrus Avery was one of the original founding board members of the TBH and is known as the “Father of Route 66”.

*The Mason @ Pearl Place* - Minnie Mason, known as Mother Mason to the boys, was the 1st director of TBH. She started as a cook and housekeeper in 1920. In 1933, Mrs. Mason died.

*The Singleton @ Pearl Place* - Milton “Pop” Singleton was hired in 1930 as an assistant to Mrs. Mason. He left in 1932 to pursue a position at the Mohawk Detention Home for Boys. He returned in 1935 after Mrs. Mason passed and the board encouraged him to return. He was the Executive Director for the next 37 years!

*The Waters @ Pearl Place* - Pearl (can you believe it!!!) Waters was the original founder of the Women's
Association in 1937. She was known for personally finding boys in need and bringing them to TBH. She was a motivator to get the mortgage paid off and promoted the famous Annual $100 dinner ticket event. Her personal touch made TBH a home, not an institution, for more than 25 years.

* The Mabee @ Pearl Place*- John & Lottie Mabee were among the original philanthropists to underwrite several of the 8th & Quincy buildings.

*The Hull @ Pearl Place*- J.A. Hull was a Tulsa oil man. He was elected as the first Board President of TBH in 1918 and served for 22 years! Amazing for someone to serve this many years on a board. Longest serving Board President in TBH’s history.

*The Stahl @ Pearl Place*- William Stahl was a Tulsa insurance business owner. Elected VP of the original board in 1918 and served in that capacity for 22 years. He was elected President and served for 6 years. Deep love of the boys and continued to support TBH until his death in 1969.

**Green Space Creativity**

We are aware of the approximate 2 acres that will be needed for flood retention in the future. This flood retention plan has been “on the books” since the 1980’s. Much planning and discussion has happened around the Pearl Flood Retention Plan. We know the timeline and money for this work is unknown. However, we have some creative ideas for using the space to enhance the "Pearl Place" development until the City is ready to move forward.

Some ideas we are considering is a well-maintained “dog park” for residence in our development and open to the neighborhood. Large, well maintained green spaces for dogs to run and play are not easy to find within a downtown, urban area and we want to be pet-friendly and design space that could be welcoming to pet owners in the area. Another idea is a courtyard that is reserved for the tenants at “Pearl Park Place”. This would be an added amenity of living in this community development with cooking areas, gazebo, fire pit and some activity areas that are safe and well-lit. We would have to look at how to best secure this type of addition for residents. And of course, we could always develop more parking options including an emphasis on bike parking, encouraging a bikeable, active neighborhood atmosphere. Another idea is to use the space for special events such as Pearl festivals or Farmers' Markets. There are endless possibilities to creatively utilizing the space dedicated to future flood retention, giving it value for the neighborhood and residential community in the years before the City plan is implemented.

We would also like to work with the City on a shared plan of improved sidewalks and lighting around the development, connecting 8th to 6th St down Quincy and Rockford Avenues. This will allow for better walkability and uphold the values already established in the Pearl District neighborhood and reflected in the 6th St Infill/Small Area Plan.
Potential Partnerships

During the Vision 2025 extension campaign, the Pearl District Association presented the flood retention plan as one of the projects to be considered, with a price tag of over 50 million dollars. It did not even make the first round of cuts for consideration, even though the plan has been in place for over a decade and approved by the City of Tulsa. Councilor Blake Ewing also lobbied for the site as a potential "Teacher Town" and designated 10 million dollars to develop this idea with the Tulsa Public Schools. Unfortunately, that money was given and used for teacher development instead of the creative idea of subsidized housing for teachers.

With that historical background, we would like to develop this property in such a way that would attract future teachers and hopefully help retain teachers to the Tulsa area because of the type of quality housing we offer near schools where they are teaching. We are considering offering a percentage of the studio apartment units at a discounted rate to qualifying teachers from TPS. We would also consider leasing some of the commercial mixed-use space to TPS or to other related industries that support teachers, making "Pearl Place" part of the educational support system for teachers.

The Pearl District neighborhood is filled with creative, artsy types of people that thrive in an urban community environment. We can also see this adaptive reuse of buildings to potentially become a community of artists. We could rent the downstairs commercial spaces as showrooms or art studios that could continue to attract the artist in Tulsa! Just like the "Church Studio Row on 3rd Street" is becoming known for music, "Pearl Place" could be known for its growing artist community. We could even sponsor some outdoor art festivals or art contests in our expanded green space/courtyard.

Reality in Numbers

We have spent the past few weeks crunching numbers to make this project a viable investment option. We have attached a list of recent sales and property values per the County Assessors Office. We have included the pricing we have received for demolition of current buildings as proposed by the City of Tulsa. In working through the due diligence process and taking into consideration the amount of money required to restore these buildings to a livable asset within the community, we will have to re-establish all utilities, bring proper size water line for sprinkler system in all 5 buildings, landscape/maintain all acreage and redesign the interior with a high-end finishes/appliances for mixed-use studio apartment living.

The available part of this site is approximately 2.2 acres or 95,832 sq. ft. At $3.00/sq. ft (high average cost per square foot of lots both commercial and residential sold in the neighborhood in the past year), that would give it a value of $287,496. If the buildings are removed, it would seem that without the structures, the land is worth less than the cost of removing the structures. That is based on the quote we got for $300,000 plus a $50,000 reserve for asbestos and oil abatement to demo the buildings/ improvement and filling in the basement areas back to
usable land area. We believe that the value of the buildings was an integral part of valuation in the original appraisal process.

With these numbers in mind, we are asking the Tulsa Development Authority to consider transferring the property to our group who is willing to make the investment of time and financial options to save the important, existing structures, redeveloping for residential and mixed-use, honoring the wishes of the neighborhood association and complying with the RFP outlined by TDA. This is a positive way forward for the TDA, the City of Tulsa and the neighborhood, as it will also give the City/County additional revenues as these buildings are redeveloped, occupied and producing income.

Per your website, the mission of the Tulsa Development Authority is to “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.” We believe that our mission is complimentary to and reflective of the mission statement of the TDA. And to that end, we want to make this proposed project a reality through our strategic plan of preservation and adaptive reuse of these buildings @ Pearl Place. Just like the Tulsa Boys Home organization has rescued, rebuilt and reintegrated boys in this community for a hundred years, we believe the same is possible for these buildings and is connected to our overarching vision of revitalizing Tulsa neighborhoods one property at a time to provide good, quality, affordable living communities.

Project Outline

Below is a brief summary and approximate timelines of the proposed purchase and project development:

- **2018** - Acquire property from TDA with easement accessibilities for the City of Tulsa as needed for updated flood retention planning/implementation. We would immediately secure, maintain and begin renovation on one building at a time, focused on mixed-use/adaptive reuse to maximize cash flow potential in the foreseeable future, making this project more viable as a development strategy.

- **2019** - Pursue potential Historic Preservation under the Standard of rehabilitation, restoration or reconstruction guidelines as regulated by the Federal and State Historic Preservation. The Good Housekeeping Magazine in 1933 and the Tulsa Tribune 1948-1949 articles describe some of the past connections to unique construction and use of some of the buildings. See Exhibit A and B.

- **2018-2022** - Begin adaptive reuse and mixed-use renovations to integrate approximately forty 1-bedroom high-end studio apartments. Two of the buildings will have some commercial retail/office development opportunities and the courtyard/green space area will be preserved and well maintained for residents and neighbors within the Pearl District to enjoy. Possible floor plans show use of square footage for 2nd floor apartments. See Exhibit C.

- Exhibit D (Additional historic pictures of Site)

- Exhibit E (Additional supporting documentation)
The Good Housekeeping Stran-Steel House from the 1933 Chicago World's Fair

A Century of Progress Homes of Tomorrow Exhibition
Home and Industrial Arts Planning Group

The Home of the New Era

Stran-Steel House from the Good Housekeeping magazine in 1933 promoting the House of Tomorrow

Highlighting man's scientific progress from dinosaur times to 1933, the Chicago World's Fair received more than 30 million visitors during the two years of activity. The fair covered over eight acres of space and consisted of hundreds of buildings and exhibits. The variety ranged from a demonstration of the uses of light at the Electrical Building, to an animal show at the Enchanted Gardens. With such a large number of things to see from a variety of topics, it would have taken the average family a week to see everything that was available to them. Carrying out the theme of the fair, the Homes of Tomorrow exhibit in the Home and Industrial Arts show illustrated the blend of modern technology and furnishings in affordable and prefabricated housing. The cover of the original brochure pictured below is courtesy of Mr. Michael G. Smith, researcher and author.
Ground Broken
for Boys Home

Boss Home to Get Gift
of Horse Show Tonight

THE TULSA TRIBUNE, TULSA, OKLAHOMA

9-1933

A 12-acre tract of land is located near the town of Boss, Oklahoma, where a new boys home will be
located. The home will be built by the Federated Men's Club and will be used to house boys who have
been placed there by the courts. The club has already raised $30,000 towards the cost of building the home,
and is hoping to raise an additional $100,000 by the end of the year.
Boys Home Dorm Reflects Youths' Aid

The Tulsa Boys Home dormitory reflects the hope and determination of these youthful residents. Built on a foundation of fireproof materials, the dormitory is a testament to the efforts of the community to provide a safe haven for boys in need. With its spacious rooms and well-equipped facilities, the dormitory ensures that these youths can focus on their education and personal growth in a supportive environment.

The dormitory was officially opened last week, with a dedication ceremony attended by local dignitaries and community leaders. The occasion was marked by speeches from prominent figures, who emphasized the importance of this facility in the lives of boys who might not otherwise have access to a stable and nurturing environment.

Among the many highlights of the dormitory is its modern design, which includes numerous amenities that cater to the needs of its residents. These features are designed to foster a sense of community and encourage social interaction among the boys.

The success of the Boys Home dormitory is a testament to the commitment of the community to support the well-being of its youth. With the opening of this facility, the Boys Home has expanded its services, offering hope and opportunity to a new generation of boys who are struggling to find their place in the world.
Boys Home Dorm Reflects Youths' Aid

The Tulsa Boys Home by boys who help themselves.

THE TULSA TRIBUNE, TULSA, OKLAHOMA

THE HOME HAS COME A LONG WAY SINCE IT WAS FOUNDED IN 1927 when the boys were forced to sleep on the floor. Now, all boys have their own beds and rooms. The house is divided into smaller dormitories for different age groups, and each dormitory has its own kitchen, recreation area, and study area.

THE TWO-STOREY BUILDING is equipped with a kitchen, dining room, television room, and a large living room. A small office is also available for the director of the home in the two-storey dormitory, which serves as the boys' dormitory.

The boys have helped in the construction of the building, and have contributed in various ways to the success of the project. The building is open to the public, and tours are available upon request.

JOSEPH R. RODRIGUEZ, the general architect, will officially accept the new building over to the home at a meeting of the Building Committee. The boys' contribution to the building was significant, and the opening of the building will be a momentous occasion for the community.

The building is a non-profit, charitable organization and its operations are supported by donations and other sources.
With the completion of a fourth dorm building, #5, in 1963, the campus capacity was increased to 32 beds. At the end of 1963 the campus accepted the entire block from Quincy to Rockford and 7th to 8th Streets. #1 - Intermediate Boys Building, #2 - Senior Boys Building, #3 - Junior Boys Building, #4 - Administration, #5 - Manual Training and Hobby Shop, and #7 - Quonset hut Gymnasium. A tennis court and a swimming pool are directly behind the Administration Building.
1. Welcome (Kevin Anderson)
   1.1 Sign-in Sheet: https://drive.google.com/open?id=1nFqHy3dST5oA2xL9d2GCB53H4U9Q4jC
   Byron Burke attended but did not sign in, he is running for County Assessor
   1.2 Introductions

2. Reports
   2.1 Join the PDA
   -$25 for Individual, $100 for businesses
   Current Balance $2,824.41
   2.2 FOR PAYING MEMBERS - please submit Business Logos/web links for tulsapearl.org
   - email to info@tulsapearl.com
   2.3 Don’t Forget - INSTAGRAM #tulsapearldistrict & FACEBOOK Tulsa Pearl District Page (LIKE)

3. Miscellaneous Updates/News
   3.1 Jam/First Date is set for Saturday, September 15th 2018 (Kevin)
      Austin A. Presented Event Ideas/Schedule -
      https://drive.google.com/open?id=1fCuxl73p55hYVh4X5GzZwELaYm4cDE41OA
   Bramble will be opening at the corner of 8th and Peoria where The Phoenix was

3.2 Laura Center Proposed Demolition Update (Kevin)
   TDA Rejected one and only proposal submitted and has requested the RFP
   http://www.tulsa-developmentauthority.org/request-for-proposals/

   1. The general informal vote for the motion put forth by Kevin was essentially "Is it a perfect world...does the greater PDA want to try and keep these buildings?"
   20 in favor, 4 opposed
   2. The general informal vote for the motion put forth by Teddi that essentially was "Proposals should align with the 8th Street infill plan"
   All in favor, none opposed

3.3 Sector Plan Update (Theron)
   1. Planning Consultants to take public input for updating the sector plan
   2. New plan would allow TDA, in some instances, purchase properties for re-development
   3. Amber with City of Tulsa said the first meeting will likely be 6pm Tue, May 15th
   4. Will meet 4 or 5 times
   5. Citizen Advisory Committee: Let Kevin know if interested

3.4 Meet/Greet Locations & Food/Drink sign-ups (Kathryn katheryn@me.com)
June 18, 2019

Tulsa Development Authority
O.C. Walker
1216 N Lansing Ave
Tulsa, OK 74106

Dear Mr. Walker:

We had an opportunity recently to meet with Kimberly Norman and Dr. Leanne Benton to hear about their team’s plan to submit a proposal for consideration to the Tulsa Development Authority for redevelopment of the former site of the Tulsa Boys’ Home.

As you may recall, the Tulsa Boys’ Home’s history dates back to the 1920’s with the properties located near Eighth and Quincy. These buildings served as our home for some 80 plus years prior to moving into our current location in 1979. We are reminded of many fond memories of our time at 8th and Quincy serving thousands of young men. This year as we celebrate our 100th year of rescuing, rebuilding and reintegrating more than 13,000 young men into the Tulsa area community, what better time to restore these buildings for the next generation of Tulsans.

We enjoyed hearing the innovative plans this group shared but, most compelling was the fact that they want to save the buildings! We, of course, are supportive of this initiative and look forward to what the future holds in store. Thank you to the Tulsa Development Authority for exploring and considering this innovative approach to save a part of Tulsa’s history as well as the Tulsa Boys’ Home.

Best Regards,

Gregory T. Conway
Executive Director

Mike Murphy
Chief Operating Officer
TIFA | Tulsa Foundation for Architecture

June 19, 2018

Mr. O.C. Walker II, Executive Director
Tulsa Development Authority
1218 N. Lane Ave.
Tulsa, OK 74106

Mr. Walker, and Members of the Tulsa Development Authority Board of Directors:

On behalf of the Tulsa Foundation for Architecture, I would like to offer my strong support for the proposal to renovate and repurpose the existing Tulsa Boys’ Home buildings, also known as the former Laura DeSter arch.

Adaptive reuse of the existing historic buildings is the most sustainable option, and the best choice for current market conditions in the Pearl District. A well-known local architect, Joseph Koboisy, designed the Tulsa Boys’ Home complex. It has a unique story that is part of Tulsa’s history, and an unusual method of construction that is worthy of preservation. While their interiors have certainly seen better days, the buildings are structurally sound and viable. Their facades retain a high degree of architectural integrity. The scale is compatible with the surrounding, primarily one-story, vintage residential neighborhood. Additionally, the site is one block from the Sixth Street Historic District, which is listed in the National Register of Historic Places. I feel that the Tulsa Boys’ Home is also eligible for listing in the National Register.

O’Fallon Properties, Group M Investment, and Good Day Properties have all proven that they are very much invested in Tulsa, and specifically in areas adjacent to the Pearl District. In collaboration, I have no doubt that they can turn this collection of unloved historic buildings into a productive property again. Instead of an eyesore, the Pearl Place development will add assets to the neighborhood and to Tulsa as a whole. Building on our past as we move into our future is the right thing to do.

Thank you very much for your consideration of this proposal. Please do not hesitate to contact me to discuss preservation of the Tulsa Boys’ Home. You can reach me at 918.583.5550 or amanda@tulsaarchitecture.org.

Best Regards,

Amanda DeCort
Executive Director