1. Project Status Update

A. **Price Family Parking, LLC**  
**Price Family Parking Garage Project**  
419 South Main Street  
- On December 6, 2018, the TDA Board of Commissioner’s reviewed and approved Draw Request No. 4, in the amount of $220,177.49, representing 78% completion for the Parking Garage  
- TDA has released Draw Request No. 2 and No. 3  
- TDA continues to hold Draw Request No. 4 until all items are in accordance with Redevelopment Agreement to obtain a License Agreement between Price Family Parking, LLC and the City of Tulsa, together with an Addendum to the Building Permit  
- It is TDA’s understanding that the City of Tulsa is in the process of releasing both documents

B. **Adams Building - 403 Cheyenne, LLC**  
403 South Cheyenne Avenue, Tulsa, Oklahoma  
**Mixed-used and Multi-Family Residential Units (55 units)**  
- On December 6, 2018, the TDA Board of Commissioner’s reviewed and approved Draw Request No. 4 from the Downtown Development and Redevelopment funds for Residential Development in Downtown Tulsa, representing 31.53% completion  
- The project is 47% complete

C. **Hartford Crossing, LLC/Blue Dome Anchor, LLC**  
110 South Greenwood Avenue/The Hartford Building  
**111 Mixed-Use Development - 55 Unit Apartment Building**  
- **Hartford Crossing**  
  i. Detailed designs for the apartment’s units are being refined and the Redeveloper is beginning to make selections for the exterior material  
- **Blue Dome Anchor, LLC – Hartford Building Project**  
  i. 110 South Hartford Avenue  
  ii. The Hartford Building is ready for leasing and tenant improvements are complete  
  iii. Blue Dome Anchor has seen an increase in interest from potential tenants in December and the building has been shown several times  
  iv. The space is listed with a Commercial Broker
D. **The Village at Central Park**  
**Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma**  
**Pearl Development, LLC (Darin Ross)**  
- The Redeveloper has submitted the Construction Drawings and Building Specifications for approval by the TDA Board of Commissioners  
- The TDA Board of Commissioners did not take action at the December 6, 2018, Regular meeting  
- TDA Executive Director and General Counsel met with the Redeveloper to explore options to fully redevelop the project site  
  - The Redeveloper continues to explore various options

E. **The Village East Properties, LLC**  
**54 Apartment Units**  
**Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park**  
**Nathan Garrett**  
- On December 5, 2018, the Redevelopers met with Officials from INCOG to ensure the project is in compliance with the form-based code  
- On December 6, 2018, the TDA Board of Commissioners reviewed and approved the Construction Documents and Building Specifications for the Village East Properties, LLC project  
- The Redeveloper has submitted the Constructions Documents to the City of Tulsa, Permit Center for review and approval  
- Construction is scheduled to commence the first quarter of 2019

F. **Laura Dester Site**  
**619 South Quincy Avenue**  
- TDA has installed a Construction Fence around the perimeter of the property  
- The fence is a deterrent for the homeless population  

**Pearl Place Development**  
- The TDA office has made several attempts to schedule a meeting with Pearl Place Development to negotiate the terms and conditions of the Redevelopment Agreement  
- TDA’s Executive Director and General Counsel met with representatives of the Redeveloper on December 17, 2018, regarding the status of the project  
- This item will be discussed in Executive Session on January 3, 2019  
- The Redeveloper has ordered an appraisal for the buildings on the site  
- The TDA Board of Commissioners will have the Redevelopers provide a status update during the January 3, 2019, TDA Regular meeting

G. **Block 44, The Ross Group**  
**Northwest corner of North Elgin Street and East Archer Street**  
**Multi-Story Mixed Use Redevelopment Project**  
- Concrete has been completed on the east stair tower and the west tower will be completed by the first week in January 2019
• The slab on grade has been placed, except for the required leave outs for future tenants
• Steel Work has started, first load of steel will be on site in January 2019
• Utility and IDP connections will start in January 2019

H. Morton’s Reserve Properties, LLC, formerly Pine Place Development, LLC
605 East Pine Street
Mixed Use Development (Office, Commercial, Retail, Multi-Family and Historic Renovation)

• No new information
• The Redeveloper is proposing to provide 64 apartments
  o The project will be a mixed-income scenario, at a 20% set-aside
  o This would mean that 52 of the units will be market-rate and 12 affordable

I. Peoria Realty Investments, Inc. and Charney Properties, Inc.
1128, 1132, 1136 and 1140 East Pine Place

• During the December 6, 2018 TDA Regular meeting, the Board reviewed and approved an Amendment to the Unity Heritage/Greenwood Neighborhoods Sector Plan
• A Work Study Session with the Tulsa Metropolitan Area Planning Commission (TMAPC) is scheduled for December 19, 2018, to review the contents of the Amended Sector Plan
• The Plan will be reviewed by the TMAPC in January
• Charles Okyere and David Charney have entered into an Agreement for the purchase and redevelopment of the land

J. Ogan’s Circle/Capital Homes, LLC
East Virgin Street and Hartford Avenue
14 Single Family Lots

• The Redeveloper is completing the final home in the neighborhood
• This project will soon be totally completed
• The entire neighborhood has SOLD OUT!
• The last home will be completed in March 2019

K. East Latimer Project/Capital Homes, LLC
East Latimer Project
East Latimer Street, between North Boston Avenue and North Main Street
14 Single Family Lots and Commercial Use on the corner of Main Street and East Latimer Street will be commercial and residential use on the upper floors

• All grading and excavation have been completed
• The Redeveloper has broken ground on two foundations for this site
L. **The Flats on Archer/SATTCOM Investments**  
*Northwest Corner of East Archer Street and North Boston Avenue (110 North Boston Avenue)*  
**61 Unit Apartment Building**  
**TDA Land Disposition**

- This project is 95.48% complete  
- The contractor is in the process of completing the final “punch list”  
- The TDA Board of Commissioners are scheduled to the tour the facility following the TDA Regular meeting on January 3, 2019  
- The tenants are parking in the 1st level garage and the Facility Manager is on-site to assist with leasing  
- The site paving is complete and new street parking is available for use  
- The 1st, 4th and 5th floors are complete and occupied by tenants  
  - This includes apartments, lobbies, parking garage, upper community room, outside sky-deck and 4th level meeting room

M. **Carland Group**  
*One-quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue*  
**48 Multi-Family Units**

- Each drive-way has been completed  
- The Area Residents are elated that the drive-ways have been completed before any inclement weather  
- TDA Board will consider approving a Settlement Agreement with Cherokee Meadows at the January 3, 2019, Regular Meeting  
  - After the Settlement Agreement has been executed, TDA will provide a Certificate of Completion for the project

N. **Urban Renewal Plans/Sector Plan**  
*Crutchfield Area Neighborhood*  
*Pearl Neighborhood*  
*Crosbie Heights Neighborhood*

- **Crutchfield Area Neighborhood**  
  i. Our time-line for adoption is as follows:  
     1. First Public Hearing is scheduled for January 9, 2019  
     2. The Second Public Hearing is scheduled for January 16, 2019 for adoption  
  ii. TDA will provide the following Notices:
1. Notices have been mailed to area residents within 300 feet of the project area
2. Notice will be placed in the Tulsa World and Tulsa Business Journal
3. Nine (9) Posted Notices have been placed throughout the neighborhood, informing area residents about the public meetings

- **Crosbie Heights Neighborhood**
  i. This item will appear on the TMAPC Work Study Session on December 19, 2018 to review the contents of the Crosbie Heights Sector Plan
  ii. The Crosbie Heights Neighborhood Plan will be considered during the January 3, 2019, TDA Regular meeting via video conference
  iii. The Small Area Plan will accompany the Urban Renewal/Sector Plan
  iv. The Crosbie Heights Sector Plan will be presented to TMAPC in January, followed by two Public Hearings at City Council

- **Pearl District Neighborhood**
  i. The Project Consultant continues to draft the Pearl District Sector Plan for development

**O. North Tulsa Tax Increment Financial District**

- On December 11, 2018, met with Jim Coles to discuss the boundary of the proposed TIF Districts being studied for the North Tulsa Economic Development Plan (“TIF Project Plan”) and relayed comments for that meeting to TDA’s TIF consultant (the Center for Economic Development Law, (CEDL))
- CEDL has revised the boundaries on the study map and is coordinating with the Mayor’s Office of Economic Development for additional guidance
- CEDL has prepared an initial draft outline of the elements of the TIF Project Plan, which will be sent to TDA by December 20, 2018
- After the boundaries of the TIF District are confirmed, TDA will prepare a legal description, while CEDL undertakes the financial analysis of the potential increment revenues in order to calculate possible project costs to be paid with TIF revenues
- It is anticipated that the draft TIF Project Plan will be provided to the Board of Commissioner’s for the January 3, 2019, Regular meeting

**Alfresco Group, LLC**

- On December 6, 2018, the TDA Board of Commissioners reviewed and approved a Resolution authorizing negotiation with Alfresco Group, LLC
- On December 14, 2018, Alfresco Group, LLC was forwarded the Term Sheet, prepared by TDA’s Special Counsel
- The updated Term Sheet added (1) the timelines provided by the Redeveloper for the three projects, and (2) conditions and limitations on the proposed Term Sheet
- The Term Sheet did not accept any of the Redeveloper’s requested changes in the annual amounts and sources for TIF assistance, based on guidance from the City of Tulsa that hotel tax will not be included in any proposed TIF districts, and 2% is the maximum amount from the Alfresco Group
- TDA has requested the following:
  i. Include its Operating Agreement,
ii. Certificate of Good Standing,
iii. Summary of relevant experience
iv. Evidence of Financing Capacity

- The Executive Director extended an invitation to Alfresco Group to meet Monday December 17, 2018, but the invitation was declined

P. TDA Land North of the IDL (Former UCT Land)
North - East Latimer Street; South – Inner Dispersal Loop; East - MLK Jr., Blvd.; West – Main Street
- Wallace Engineering has indicated that Bennett Surveying is working on drafting an office report
- Field work is complete, except for a few miscellaneous items
- They are on schedule for the 90 - day completion date
- Wallace is needing Schedule B of the title commitments to complete the ALTA Survey
- The TDA office continues to receive Abstracts for review
- The TOPO survey will be complete by January 18, 2019
- The Surveyors will need two weeks for the ALTA portion after they received the title commitments
- The ALTA work can start any time and it is not dependent on the TOPO survey
- TDA’s General Counsel continues to examine the abstracts and titles for the property

Q. Dirty Butter – Heritage Hills Extension
- West of Hartford Avenue, between East Seminole Place and East Virgin Street
  i. Sold four (4) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in North Tulsa as follows:

1. 1860 North Hartford Avenue - $12,000.00 - Larry and Paula Tease
   a. This project is 100% complete

2. 1890 North Hartford Avenue - $12,000.00 - Larry Crawford
   a. The project is 100% complete.

3. 2010 North Hartford Avenue - $12,500.00 - Bennie Oulds
   a. This property is available for redevelopment

4. 638 East Seminole Place - $12,000.00 - LaKeshu and Bill White
   a. TDA issued the Certificate of Completion
   b. The project is 100% complete

5. 1960 North Hartford Avenue - $12,000.00 – Shelia Thompson
   a. On September 6, 2018, the TDA Board of Commissioners reviewed and approved a Contract Extension for six (6) additional months to provide Construction Financial Documentation.
   b. Ms. Thompson has one month to provide proof of financing
   c. Ms. Thompson provided an additional payment of $1,000.00 toward purchase price for the lot
6. 1980 North Hartford Avenue - $12,000.00 – Floyd and Kuma Roberts
   a. On September 6, 2018, the TDA Board of Commissioners reviewed and approved a Contract Extension for six (6) additional months to provide Construction Financial Documentation.
   b. The Roberts Family has one month to provide proof and financing

Director Meetings and Related Activities:

December 3  Tulsa Home Builders Association
TPS Task Force, re: McLain 7th Grade Center
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
December 4  4th Quarter NEOK AEI Meeting
December 6  TDA Regular Meeting
Envision Comanche Park Community Advisory Group (CAG) Meeting
December 7  The Art’s District Association Monthly Meeting
December 10 North Tulsa TIF, Leslie Batchelor
Neighborhood & Built Environment Taskforce Meeting
December 11 North Tulsa TIF, Jim Coles
Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
December 12 The Black Pearl, Darin Ross and Bob Eggleston
December 13 INCOG, Susan Miller and Janine VanValkenburgh
December 14 North Tulsa Development, Cordell Demit and David Davis
December 17 Laura Dester, Pearl Place Development
December 18 Crutchfield Sector Plans, Pearl District Neighborhood Sector Plans and Crosbie Heights Neighborhood Sector Plans - Conference Call, Fregonese Associates and Tharp Planning Group
December 19 TMAPC, Unity Heritage/Greenwood Neighborhoods Sector Plans and Crosbie Heights Neighborhoods Sector Plan
December 21 Deliver TDA Board Packets
December 24 Christmas Eve Observed
December 25 Christmas Holiday Observed
January 1  New Year’s Holiday Observed

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority