# TULSA DEVELOPMENT AUTHORITY BOARD MEETING
## STAFF REPORT

**MEETING DATE:** December 6, 2018  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Review Construction Drawings for the Pearl Development

### Background:
- **Owner:** Pearl Development, LLC  
- **Developer:** Pearl Development, LLC  
- **Engineer:** N/A  
- **Size of Tract:** N/A  
- **Number of Lots:** 15 Lots  
- **Development Area:** Pearl District  
- **Fair Market Value:** $660,000.00  
- **Executive Director:** O.C. Walker

### Relevant Info:
On August 2, 2018, the TDA Board of Commissioner’s reviewed and approved Resolution No. 6472, approving the Fourth Amendment to the Redevelopment Agreement with Pearl Development, LLC for the redevelopment of the property located at Southwest corner of South Peoria Avenue and East 6th Street, Tulsa Oklahoma. The Fourth Amendment allowed an extension of time up to 120 days to provide the Construction Documents. The Redeveloper has submitted Construction Documentation Plans and Specifications to the TDA Board of Commissioners for review and approval.

The minimum project requirements for the redevelopment project is to construct 3,000 square feet Restaurant facility and 4,000 square feet for retail, commercial and residential space. The character, placement, content, and minimum project requires substantially similar in location within the existing Village at Central Park development and any conceptual plans for the project must be submitted. This is a request to reviewed and approved by the TDA Board of Commissioners.

The project meets all minimum project requirements and the rhythm and scale of the proposed units are in conformity with the existing units.

### Attachments:
- Construction Documentation Plans and Specifications.

### Recommendations:
Staff recommends this item be approved as presented

### Reviewed By:
O.C. Walker