Tulsa Development Authority
Board of Commissioners Meeting
Executive Director’s Report
September 2019

1. Project Status Update

A. Price Family Parking, LLC
Price Family Parking Garage Project
419 South Main Street
• The Redeveloper is requesting the 7th and final draw request for the project
• Once the Certificate of Occupancy is issued, TDA will dovetail the process and the project will be complete

B. Adams Building - 403 Cheyenne, LLC
403 South Cheyenne Avenue, Tulsa, Oklahoma
Mixed-used and Multi-Family Residential Units (55 units)
• On August 1, 2019, the TDA Board reviewed and approved Draw Request No. 12 from the Downtown Development and Redevelopment Fund in the amount of $9,065.00 for Residential Development in Downtown Tulsa, representing 97.79% completion
• Draw Request No. 13 will be presented for approval during the September 5, 2019 Regular meeting

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
  111 South Greenwood Avenue
  • The foundation preparation is nearly complete
  • Plumbing infrastructure is in place
  • Bids for the lumber and steel work are being finalized
  • The project remains on schedule

• Blue Dome Anchor, LLC – Hartford Building Project
  110 South Hartford Avenue
  i. The Redeveloper is pleased to announce the signing of the third tenant for the existing Hartford Building
  ii. Merrick has already begun planning their space for the first floor
  iii. Clarion events has moved into the building with their operations up and running
  iv. The second tenant (The Root, formerly HQ) has set an opening date for September 2019
D. The Village at Central Park/Black Pearl
Southwest Corner of South Peoria Avenue and East 6th Street, Tulsa, Oklahoma
Pearl Development, LLC (Darin Ross)

- On August 1, 2019, the TDA Board heard comments from Jim Stephens, JPS Commercial Real Estate, regarding a proposal and possible Assignment of the Contract for the subject property
- On August 12, 2019, the Executive Director and General Counsel met with representatives of Pearl Development and Endeavor Holdings to start negotiating for an Assignment Agreement to the Existing Agreement
- It was determined the Pearl Development would perform due diligence and determine all project costs associated with the redevelopment and planning stages of their proposal
- Endeavor Holdings will meet with their Project Architect to develop a Schematic and Architectural Plan for their proposal
- All parties met on August 19, 2019, to review the information and provide TDA’s General Counsel with information to begin to draft the terms and conditions of an Assignment to a Redevelopment Agreement

E. The Village Flats, LLC
54 Apartment Units
Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park
Nathan Garrett

- Building A (middle building)
  - The first floor framing is complete and the second floor framing is in progress
- Building B (south building)
  - The entire framing is complete, roof has been installed, window installation is in progress, HVAC, electrical and plumbing “rough-in” is in progress
- Building C (north building)
  - Exterior masonry is approximately 50% complete, insulation and drywall are in progress
- The project is currently on schedule

F. Laura Dester Site
1427 East 8th Street South
Possible Redevelopment

- On August 12, 2019, TDA and City of Tulsa representatives met with Amenome, LLC to discuss the terms and conditions of a Redevelopment Agreement
- The City of Tulsa has ordered a property survey that will outline the portion that will be sold for Redevelopment and the portion that will be designated for Stormwater Improvement
  - The survey should be complete by September 2019
- Additional topics discussed were as follows:
  - Possible lot split
  - License Agreement for detention area
  - Parking easement
  - Rights to re-open agreement
  - Interim uses for the detention area
On August 15, 2019, the TDA Executive Director, TDA General Counsel and members from the City of Tulsa’s Legal and Engineering Departments met with Bruce Roach, Attorney that represents Amenome, LLC, to discuss the terms and conditions of the Redevelopment Agreement as it pertains to Access Easements.

The group met again on August 21, 2019 to continue negotiations for the terms and conditions of the Redevelopment Agreement.

Demolition

South Troost (House and Garage)

On August 1, 2019, the TDA Board of Commissioner’s reviewed and approved a Resolution to enter into an Agreement for Services with DT Specialized Services for Structural Demolition and Lot Clearance Services for property located at 727 South Troost (House and Garage).

Once this structure is demolished and the site is cleared, the TDA Executive Director will meet with the Tulsa Planning Office to discuss possible future development uses for the site.

G. Vast Bank - Block 44, The Ross Group

Northwest corner of North Elgin Street and East Archer Street

Multi-Story Mixed - Use Redevelopment Project

- Tom Biolchini has reached out to the African Ancestral Society to gain input and information regarding the selection of pictures and suggested story line.
  - To date, no one from the Society has returned his inquiries.
- The Redeveloper has requested the 4th Draw Request for the project that represents 90% completion for burial of the overhead utilities.
- The Redeveloper is completing the exterior metal panels and windows.
- They are also in the process of finishing the shell bathrooms and interior finishes.
- Tenant build outs continue on floors 2 - 5.

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)

- Michael Smith indicated he met with Becky Gligo to gain a better working knowledge of the Litech Housing Tax Credits.
  - Becky Gligo is the new Housing Director for the City of Tulsa and has knowledge when it comes to Litech Housing Credits.
- The Redeveloper has reviewed the July 2019 Market Report for Multi-Family Assets in Tulsa, Oklahoma prepared by CBRE.
- Mr. Smith is in the process of executing a Term Sheet for the multi-family portion of the Morton’s Reserve Project.
- FRB Capital has several questions regarding the project and needed clarity prior to moving forward with execution of the Agreement.
I. **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  
- No new information

J. **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  
- The Redeveloper is working with the City of Tulsa to receive a Certificate of Occupancy and the Tulsa Development Authority will dovetail the process by issuing a Certificate of Completion  
- The Redeveloper has one more advance request that represents 100% completion of the project

K. **Urban Renewal Plans/Sector Plan**  
Crutchfield Area Neighborhood  
Pearl Neighborhood  
Crosbie Heights Neighborhood  
- **Crutchfield Area Neighborhood**  
  i. The City of Tulsa has had a long-running and very successful United Way campaign  
  ii. TDA is partnering with the Tulsa Planning Office on the United Way Day of Caring event that is being led by the Tulsa Planning Office  
  iii. TDA Staff is working with the Tulsa Planning Office on the specific projects, material, donations and other logistics  
  iv. TDA is working hands-on with staff and will be doing work with the team and donating to the overall cause  
  v. The event will be held on September 6, 2019 in the Crutchfield Neighborhood  
  vi. This effort shows the TDA and the City of Tulsa are committed to the success of the Crutchfield Neighborhood  
- **Crosbie Heights Neighborhood**  
  i. Staff has reviewed the document for final edits  
  ii. Copies are printed and Staff is ready to present the final version to the Crosbie Heights Neighborhood Association at their next meeting  
  iii. Once TDA has consensus from the Neighborhood Group, the Sector Plan will be presented to the Tulsa City Council for adoption
• **Pearl District Neighborhood**
  i. The Small Area Plan is in the process of being adopted
  ii. Once the Small Area Plan is adopted TDA plans to move forward with the adoption process for the Sector Plan

• **Amendment to the Greenwood/Unity Heritage Neighborhoods Plan**
  i. The TDA Executive Director met with members from the Mayor’s office to continue discussing strategies on moving the Amendment process forward
  ii. It has been suggested that TDA will press "pause" on the amendment process to allow the completion of the Downtown and surrounding Neighborhoods Study and to complete the Kirkpatrick and Greenwood Addition Neighborhoods study to determine the highest and best use of the land
  iii. Staff believes by completing both studies, this will allow a broader framework to facilitate the Amendment to the Urban Renewal Plan
  iv. Representatives from the Mayor’s Office are in the process of drafting correspondence to the Citizens Advisory Team (CAT) members to articulate TDA’s rational for pressing “pause” and the steps to move forward
  v. With the Downtown Housing Study, there are opportunities for members of the CAT to be involved in the process
  vi. Once the RFP is released and a Respondent has been selected, members from the CAT will have an opportunity to voice their concerns, observations and opinions regarding the Master Planning process for the TDA owned land north of the IDL

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

  • TDA Staff is in the process of identifying parcels along Peoria Avenue, between East Pine Street and East Admiral Blvd.
  • When Staff has identified parcels along the corridor, information will be consolidated and include the following:
    i. Property Address
    ii. Property Owner
    iii. Parcel No.
    iv. Legal Description
    v. Land Area
    vi. Assessor’s Land Value
  • Once this information is collected, TDA Staff will review the PlaniTulsa and Crutchfield Sector Plans to determine the highest and best use for each parcel
  • Once the “Use-Groups” for each parcel has been determined Staff will be able to review comparable projects in Tulsa to forecast a budget for the proposed North Tulsa TIF Document
  • After the proposed budget is complete, Staff will be able to align the proposed budget with the existing TIF Policies and Procedures
  • This process is daunting and will take some time
M. **TDA Land North of the IDL (Former UCT Land)**

North - East Latimer Street; South – Inner Dispersal Loop; East – MLK, Jr. Blvd.; West – Main Street

- Ashley Philippsen, Deputy Chief of Community Development and Policy, is in the process of reviewing the Request for Proposals (RFP) for a Consultant to provide the framework for the District Master Plan study of the Kirkpatrick and Greenwood Addition
- The RFP will be released in September 2019 and Respondents will have sixty (60) days to respond
- The successful Respondent will have the task of drafting the Plan that will facilitate redevelopment on the subject land
- The plan will include a citizen’s participation component that will include some members of the CAT for the Greenwood-Unity Heritage Neighborhoods plan
- Mrs. Philippsen met with each TDA Board member to review the draft document
- TDA’s Executive Director and General Counsel reviewed the document and met with members of the Mayor’s office to discuss possible edits

N. **Downtown Housing Study Request for Proposals (RFP)**

- On August 14, 2019, City of Tulsa Staff met with the Client Team for an update on the project
- The purpose of the meeting was as follows:
  i. Review key issues that emerged from the stakeholder interviews
  ii. Review preliminary summary of existing housing-related programs in Tulsa
  iii. Review preliminary Housing Study survey results
  iv. Review Policies and Incentive Inventory
- The Project Consultant will return to Tulsa in September 2019

O. **Dirty Butter – Heritage Hills Extension**

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
  i. Sold seven (7) 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 – Peel Family
     a. Ms. Peel has applied for a Building Permit and it will take between 4 – 6 weeks for issuance
     b. Ms. Peel plans to start construction when the permit is issued

  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. Ms. Thompson’s official construction start date was scheduled for May 29, 2019, with a completion date of May 2020
   b. TDA has requested that Ms. Thompson provide her Construction Financial Documentation on August 20, 2019
       i. To date, TDA has not received the requested information

6. 1980 North Hartford Avenue - $12,000.00 – Floyd and Kuma Roberts
   a. The Property owners have until February 28, 2020 to commence construction and construction should be complete by February 28, 2021
   b. The Owners executed the Second Amendment, approved by the TDA Board on February 7, 2019

7. 540 East Queen Street - $12,500.00 – Lelia Brown
   a. Ms. Brown is the process of meeting with her builder on final construction bid
   b. Building Permit will be submitted in September 2019
   c. The process normally takes between 4 to 6 weeks for issuance
   d. According to the Redevelopment Agreement, Ms. Brown has until December 16, 2019, to commence construction

**Director Meetings and Related Activities:**

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<td>Michael Reed, CAT Member</td>
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<td>August 5</td>
<td>Brian Zhuyan, Sunstone Construction</td>
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<td>New York Life, Jennifer Price</td>
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<td>August 9</td>
<td>Doctor’s Appointment, Executive Director</td>
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<td>Proposed Parking on TDA-Owned Land North of the IDL, Mayor’s Office</td>
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<td>August 12</td>
<td>Proposed Parking on TDA-Owned Land North of the IDL, Tulsa Planning Office</td>
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<td>Black Pearl Development, Darin Ross, Adam Ross, Rusty Patton, and Jim Stephens</td>
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August 14 Downtown Housing Study
August 15 Crossover Community Impact, Board of Directors Meeting
Laura Dester, City of Tulsa Legal and Engineering Departments
Envision Commanche Park Apartments, Tulsa Housing Authority
August 16 Ellis Walker Woods Unveiling, OSU-Tulsa Campus
Mayfield LLC, Walker Hanson
August 19 United Way, Crutchfield Day of Caring, Tulsa Planning Office
North Tulsa Task Force, Monroe Middle School
August 20 Ribbon Cutting, North Tulsa Task Force, Monroe Middle School
Summary Judgment Hearing, Rupe-Helmer and Hall-Harper
August 22 New York Life, Jennifer Price
Proposed Parking on TDA-Owned Land North of the IDL, Permit Center
Zebra Development, Nelson Allen
August 26 Downtown Housing Study, Draft Marketing Analysis
August 27 City of Tulsa, Board of Adjustment
August 30 Deliver TDA Board Packets
September 2 Labor Day Observed
September 4 Pre-Meeting with the Tulsa Planning Office and Mayor’s Office
September 5 TDA Regular Meeting
September 6 United Way Day of Caring, Crutchfield Neighborhood

Respectfully submitted,

O.C. Walker II
Executive Director
Tulsa Development Authority
2017

The neighborhood is named Ogans Circle in honor of

Mrs. Esther Ogans

Mrs. Ogans has been an influential advocate for the development of North Tulsa. It is altogether fitting and proper that this new neighborhood bear her name.