TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: December 5, 2019
TO: TDA Chairman and Board of Commissioners
FROM: The Office of the Tulsa Development Authority
SUBJECT: Fairfield Inn and Suites
LOCATION: 111 North Main Street, Tulsa, Oklahoma

Background:
Developer: The Art’s District
Owner: Greg Oliphant
Project Engineer: Wallace Engineering
Location: 111 North Main Street
Size of Tract: ½ City Block
Project Value: $140,000.00
Fund No.: The Brady Art’s District / Fund No. 721
Development Area: The Art’s District
Executive Director: O.C. Walker

Fairfield Inn and Suites would like to build a second story parking deck to relieve parking stress throughout the Brady Art’s District. Adding a second story parking deck will allow for more patrons to park along the street frontage of the Fairfield Inn and Suites (Fairfield).

This is a request for the TDA Board of Commissioners to review and approve the Art’s District application to relocate the storm drain on the southeast corner of North Main Street and West Mathew B. Brady Street, also located on the north side of Fairfield. Currently the storm line runs across private property, down the middle of the Fairfield parking lot. The Owner was informed by the City of Tulsa that the line must be relocated because City code prohibits building over an easement. To build a second level parking, this line must be relocated to the ROW. The total project cost is $1,042,914.00 and will be fully funded from the Brady Art’s District TIF.

Attachments:
Application for Art’s District Request
Project Site Plan
Art’s District April 5, 2019 Regular Meeting Minutes
Estimate from Nabholz Construction

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker II
<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>STREETSCAPE DESCRIPTION:</td>
<td>attached text if needed</td>
</tr>
<tr>
<td>Fairfield Inn &amp; Suites Storm Sewer Relocation</td>
<td>221</td>
</tr>
<tr>
<td>PROJECT AMOUNT:</td>
<td>GRANT REQUEST:</td>
</tr>
<tr>
<td>$140,000</td>
<td>$140,000</td>
</tr>
<tr>
<td>PROPERTY ADDRESS</td>
<td></td>
</tr>
<tr>
<td>STREET ADDRESS:</td>
<td>(include legal description of the right-of-way, attach if needed)</td>
</tr>
<tr>
<td>111 North Main Street</td>
<td></td>
</tr>
<tr>
<td>CITY:</td>
<td>STATE:</td>
</tr>
<tr>
<td>Tulsa</td>
<td>OK</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION OF PROPERTY</td>
<td></td>
</tr>
<tr>
<td>LOT:</td>
<td>BLOCK:</td>
</tr>
<tr>
<td>4, 5, and 6</td>
<td>41</td>
</tr>
<tr>
<td>OWNER INFORMATION</td>
<td></td>
</tr>
<tr>
<td>FIRST NAME:</td>
<td>LAST NAME:</td>
</tr>
<tr>
<td>Greg</td>
<td>Oliphant</td>
</tr>
<tr>
<td>STREET ADDRESS:</td>
<td></td>
</tr>
<tr>
<td>7919 S. Frisco Ave.</td>
<td></td>
</tr>
<tr>
<td>CITY:</td>
<td>STATE:</td>
</tr>
<tr>
<td>Tulsa</td>
<td>OK</td>
</tr>
<tr>
<td>PHONE (primary and alternate):</td>
<td>918-591-3614</td>
</tr>
<tr>
<td>CONTACT INFORMATION</td>
<td></td>
</tr>
<tr>
<td>FIRST NAME:</td>
<td>LAST NAME:</td>
</tr>
<tr>
<td>Greg</td>
<td>Oliphant</td>
</tr>
<tr>
<td>MAILING ADDRESS:</td>
<td></td>
</tr>
<tr>
<td>2251 Stone Wood Circle</td>
<td></td>
</tr>
<tr>
<td>CITY:</td>
<td>STATE:</td>
</tr>
<tr>
<td>Broken Arrow</td>
<td>OK</td>
</tr>
<tr>
<td>PHONE:</td>
<td>FAX:</td>
</tr>
<tr>
<td>918-591-3614</td>
<td>918-591-3614</td>
</tr>
</tbody>
</table>

The project property is within City of Tulsa & Brady Arts District Boundaries:  

Statement Of Intent To Participate:  

I, Greg Oliphant, certify that I am the owner of the property noted above. It is my intent to participate in the TIF STREETSCAPE GRANT program for streetscaping installed in the right-of-way in conformity with the concept recommended by the Tulsa Development Authority (TDA) / Brady Property Owners Association TIF Grant Committee and according to approved and permitted construction plans. Upon streetscape project completion, paid invoices will be submitted to City of Tulsa and TDA for final approval and appropriate reimbursement based on cost share split of 40% grant and 60% property owner, a maximum of $250.00 per linear foot in City Right-of-Way and excluding service and professional fees.

Applicant Signature and Date (Notarize Below) | TIF Administrator (TDA Exec Dir) Signature /Date  

STATE OF OKLAHOMA  
COUNTY OF TULSA  
Before me, Notary Public in and for said county and state, on this 4th day of June, 2023, personally appeared Greg Oliphant, to me known to be the identical person described in and by the subscribes to the foregoing instrument as its, and acknowledged to me that they executed the same in their capacity thereon set forth. My commission expires 2/24/2023.

Notary Public  

PRELIMINARY RECOMMENDATION: TIF Committee Chair  
Signature and Date  

OFFICE USE ONLY  

DATE:  
PERMIT NO:  
Tulsa Development Authority Approval:  

FINAL RECOMMENDATION: TIF Comm.Chaired  
Signature and Date
TULSA ARTS DISTRICT OWNERS’ ASSOCIATION TIF GRANT
MEETING MINUTES
Friday, October 4, 2019
9:00 a.m. – 10:00 a.m.
Wallace Engineering
123 North Martin Luther King Jr. Blvd.

ATTENDEES: Steve Ganzkow (ARG), Greg Oliphant (Interak Corp), Lori Schram (Davenport Lofts), O.C. Walker (TDA), Tom Wallace (Wallace Engineering)

Item 1: Fairfield Inn Parking Expansion:

The recommendation to TIF Committee is 100% for the relocation of utilities for a second story for hotel parking. This will provide 88 spaces for hotel guests. This project will require the relocation of lines onto Main Street and add a manhole. The storm sewer has to be moved then vacated. It will still be used for parking garage drainage, but it will be capped at the sidewalk. The manhole will be in the center of Main. Davies Architects will be designing the project. Taking hotel guests off the street parking, which is 40 cars, will result in more public parking at night which would be for the greater good. This area has already been streetscaped once. The new sewer line is going through IDP now.

Members approved the recommendation to the TIF Committee with Tom Wallace recusing.

Item 2: Undergrounding of AEP Lines on Main Street:

The undergrounding of AEP lines on Main Street went $64,000 over the original estimate, but had a $30,000 contingency. If there is still money in the TIF, the TIF Committee agreed to ask for an increased TIF contribution. We need to identify projects that aren’t going to go forward with TIF money. Everybody is in support of increasing TIF grant for burying the AEP lines on Main Street if money is available. After approval of these projects, we will verify what is left in the account.

Meeting was adjourned.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item Description</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Price</th>
<th>Bid Amount</th>
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<tbody>
<tr>
<td>1</td>
<td>15&quot; RCP</td>
<td>115</td>
<td>L.F.</td>
<td>$300.00</td>
<td>$34,500.00</td>
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<tr>
<td>2</td>
<td>4' ID Manhole</td>
<td>1</td>
<td>Ea.</td>
<td>$3,500.00</td>
<td>$3,500.00</td>
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<td>3</td>
<td>Connection to Ex Inlet</td>
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<td>Ea.</td>
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<td>C.Y.</td>
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<td>S.Y.</td>
<td>$100.00</td>
<td>$3,000.00</td>
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<tr>
<td>6</td>
<td>Remove and Replace Conc Sidewalk</td>
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<td>S.Y.</td>
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<tr>
<td>7</td>
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<td>S.Y.</td>
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<td>$16,500.00</td>
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<tr>
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<td>L.F.</td>
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<td>$3,450.00</td>
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<td>9</td>
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<td>10</td>
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<td>L.F.</td>
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<td>11</td>
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<td>L.F.</td>
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<td>12</td>
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<td>13</td>
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<td>L.S.</td>
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<tr>
<td></td>
<td>Permit for Street Closure &amp; Lane Degredation</td>
<td>1</td>
<td>L.S.</td>
<td>$25,000.00</td>
<td>$25,000.00</td>
</tr>
</tbody>
</table>

**SUB-TOTAL** $141,350.00

**TOTAL** $141,350.00
ALL UNDERGROUND UTILITIES.
LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR "CALL OKIE (OKLAHOMA ONE-CALL)" NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH OF BEFORE YOU DIG...

CALL OKIE
1-800-522-6543

FILE:

DRAWING:

DATE:

CITY ENGINEER
DESIGN MANAGER
RECOMMENDED:
VERTICAL:
HORIZONTAL:
PROFILE SCALE:
PROJ. MNGR.
LEAD ENGINEER
FIELD MNGR.
SURVEY
DESIGNED

APPROVED:
PLAN SCALE:

R & Associates PLC
4815 South Harvard Ave. Ste. 290
Tulsa, OK. 74135

1" = 5'
1" = 10'
1" = 10'
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CALL OKIE
1-800-522-6543
811

WATER LINE "A" PLAN

15" RCP OUTSIDE DIAMETER: 19.5" = 1.63
WALL THICKNESS = 2.00"
ALL UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES WERE OBTAINED FROM THE UTILITY OWNERS. BEFORE DOING ANY WORK WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL NOTIFY THE UTILITY OWNERS OR “CALL OKIE (OKLAHOMA ONE-CALL)” NOT LESS THAN 48 HOURS IN ADVANCE AND SHALL ESTABLISH THE EXACT LOCATION AND DEPTH BEFORE YOU DIG ...

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811


4815 South Harvard Ave. Ste. 290 Tulsa, OK. 74135

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New Opening

New Awning

Relocated Exhaust Hood

Relocated Fresh Air

Dustbin Alcove

With Horizontal Doors

Upper Deck Level Entry Door

Precast Concrete Panel - Paint

Replaced Exterior Doors

Open

5.21.19
OPEN

NEW ELEVATOR
EXISTING
CEILING TO
REMAIN

acionales

Fairfield Inn and Suites
Parking Deck Addition
Main and Brady - Tulsa
Oklahoma

BUILDING SECTION
LOOKING SOUTH

1

5.21.19

1/8" = 1'-0"