I became Chair in November of 2019. Every month so far has presented some form of crisis. In December, we received a grievance that required immediate action. In January, I took over the day-to-day operations. In February we had an accidental death on one of our properties. And in March, we had to address a global pandemic that is putting everyone into a mode of shutdown. Having experienced leading in times of crisis far too often in my career, I have discovered an eternal truth.

*At the epicenter of every crisis is the opportunity to break free from the chains that have bound your organization and innovate in ways that will carry you into the future.*

The TDA staff has done just that- broken free from the chains that have bound us and innovating to create our new future. More on that below but suffice it to say, I have reminded our staff members of three key things that must be the focus in times like this:

1. You can do anything you set your heart and mind to do
2. We are stronger together than apart (even though we are remote and distant now)
3. Change is a wonderfully necessary constant in life (and it produces new life)

All of us are watching and experiencing extraordinary change in the world at this moment of time. We each have the freedom to choose whether we view the change through a lens of fear about letting go of the past and with feelings of anger/frustration/entitlement OR with a lens of faith in the future and feelings of hope/excitement/empowerment. As I have shared with the TDA, I (and therefore we) choose the latter.

*Progress on Operation Transformation*

Two weeks ago, TDA started with all things paper, most things manual and all things in person. What I thought would take us a year to change really only took us 2 weeks. Today, I can say that we have shifted to being remote, digital, virtual and video. While some adjustments are still being made, the shift has happened. The moratorium on printing on paper, assembling notebooks, recording phone calls on message sheets (rather than via IM/Text/email) are all fully in place. I am pleased to say that it is a new era and a new day at TDA. In addition to going green, TDA is hard at work on documenting its key processes and improving them in the process. For an overview of what we have completed in March, what is getting wrapped up currently and what is coming up next, see the following:
Completed in March
- a move to all things electronic and digital (no more board notebooks and driving to sign documents)
- an office re-structure (desks moved), purging, clean out and disinfect (goodbye clutter, personal decor, storage, dust)
- a shift to Zoom, remote access, adobe electronic signatures and organized file structures (virtual and remote functioning)
- a moratorium on printing (save the trees!)
- new policies/process documented and in place: remote access, digital storage and document naming conventions, residential redevelopment process

In Progress through April
- office bills are going electronic (Carol)
- credit checks are NOW part of our process for residential re-development (Carol)
- a redevelopment contract “database” with key terms/dates/parties/contacts (Jane)
- revamp of our minutes away from transcription (Nicole)
- a change to our pre-Board process to prepare earlier and without a rush (Demauri)
- new Open Records policy (Demauri)
- new Open Meeting Act process (Nancy/Jot)

Coming up in Q2
- budgeting for FY 2020-21 (Nancy/Carol)
- document and improve our commercial redevelopment process (Demauri/Jot)
- assessment of the TDA experience from a redevelopers viewpoint - survey and walk through (Nancy/Nicole)
- Redesign of website that parallels our transformation (Nancy/Demauri)
- new stand-alone personnel policies to break free from City (Nancy)
- uniform format for all policies/procedures (Nicole)
- re-structure of positions and jobs to reflect the changes to the processes (Nancy)
- search for historic items that may be eligible for donation to Tulsa history and Race Museum (Jane)

The **key question** is how else can we **innovate** (to make better and stronger), **re-create** (to bring new life) and **re-vitalize** (make the good parts stronger) TDA in this time of change? **Please email me at nancy@robertslive.com** to let me know your additional thoughts and ideas!

**Progress in North Tulsa**

Overlay maps continue to be in progress at this point with Incog. Significant movement towards revitalization will not happen until the GUHCAT taskforce completes its year-long evaluation series of meetings to determine whether amending the North Tulsa sector plan to allow for the powers of an urban renewal authority to be incorporated is warranted. In the meantime, TDA is collaborating with the various groups at the City to drive development of tools and resources that will assist with developing revitalization plans. TDA is considering retention of a consultant for this purpose as well as for the purpose of helping TDA create processes that are both developer and community friendly.

Nancy Lynn Roberts
Chairwoman
Tulsa Development Authority
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1. Project Status Update

A. Price Family Parking, LLC
   Price Family Parking Garage Project
   419 South Main Street
   • No new information

B. Adams Building - 403 Cheyenne, LLC
   403 South Cheyenne Avenue, Tulsa, Oklahoma
   Mixed-used and Multi-Family Residential Units (65 units)
   • No new Information

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 wood framing portion of the project is expected to have been completed by February 2020.
   • Construction is being completed on time as expected.
   • No new Information.

   • Blue Dome Anchor, LLC – Hartford Building Project
     110 South Hartford Avenue
     i. Leasing efforts continue for the remaining vacant space, with an increased interest over the past few months

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)
   • This item will be fully discussed in Executive Session at the April 2020 meeting.

E. The Village Flats, LLC
   54 Apartment Units
   Lots 17–21, 27, 85–88, Block 1, at the Village at Central Park
   Nathan Garrett
   • This item will be discussed fully in Executive Session regarding citizen concern letters.

F. Laura Dester Site
   1427 East 8th Street South
   Amenome, LLC
- The Historic Tax Credit filing has proceeded, with a nomination having been submitted behind it. The first part of the filing is anticipating an approval nod as early as next week.
- Amenome, LLC is working to have an initial design document submitted to TDA at the beginning of the month of May.

Demolition
- 727 South Troost (House and Garage)
- Both structures have been demolished
- No New Information

G. Vast Bank - Block 44, The Ross Group
Northwest corner of North Elgin Street and East Archer Street
Multi-Story Mixed - Use Redevelopment Project
- TDA’s General Counsel is in the process of arranging a meeting with members of the Stadium Trust to discuss the possible location for the Darven Brown bust
  - Once a meeting is arranged, we should be able to move forward with the amendment to the Redevelopment Agreement
  - Tom Biolchini informed TDA that he will be seeking administrative approval Black Wall Street Wall (Mural). Hannibal Johnson has generously agreed to provide a write up to be added to the wall.
- No new Information

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) 55 Multi-Family Units
- The project is scheduled to commence during the first quarter of 2020.
- This item will be discussed fully in Executive Session.

I. East Latimer Project/Capital Homes, LLC
East Latimer Project - East Latimer Street, between North Boston Avenue and North Main Street
- TDA continues to wait on a revised Special Warranty deed to execute for the remaining lots.
- First six (6) homes will likely be finished in March 2020.
- Programs will be available through Capital Homes for Down Payment Assistance and other assisted costs.
- A date for an Open House will be announced soon.
- 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 project is 100% complete and the Redeveloper is expected to request the final draw request very soon.
• Once the Certificate of Occupancy is received by TDA, a Certificate of Completion will be administered immediately afterward.
• The terms of the of the Agreement require developer to repay TDA in the amount of $750,000.00 by June 7, 2021
• No new Information

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

• Crutchfield Area Neighborhood
  i. No new information

• Crosbie Heights Neighborhood
  i. No new information

• Pearl District Neighborhood
  i. No new information

• Amendment to the Greenwood/Unity Heritage Neighborhoods Plan
  i. The last meeting was held via Zoom at the Langston University- Tulsa Campus.
  ii. Becky Gligo chaired this meeting with information regarding housing and provided an excellent presentation on the Affordable Housing Strategy.
  iii. The recording of the meeting was forwarded to all members of the Citizens Advisory Team.

L. North Tulsa Tax Increment Financial District

• Staff is in the process of reviewing the TIF map to determine the highest and best use for each property in relation to current plans
• The task moving forward is for TDA Staff to create a budget that will define future growth patterns in the study area
  i. Staff plans to use the zoning code, existing Sector Plans, and the International Building code to gain this information
  ii. Once the information is collected, a meeting with Jim Coles will be held for discussion, review and final consideration

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

• The RFP was released in December 2019
• There was an interest call with approximately 65 consultants interested in the scope of the project
• The RFP is open for a 60 days period for responses.
• No New Information
N. Downtown Housing Study Request for Proposals (RFP)
   • The Final Plan will inform decisions relating to next steps for Housing projects in Downtown and surrounding downtown communities.
   • No New Information

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. 1960 North Hartford Avenue - $12,000.00 – Leroy Alfred
      a. Leroy Alfred has signed and agreed to the terms of Redevelopment Contract.
      b. The Construction documents, Plans and Specifications for Board approval have been submitted for March 2020.
      c. No new information

   2. 1980 North Hartford Avenue - $12,000.00 – Darrin and Angela Guillory
      a. Darrin and Angela Guillory have signed and agreed to the terms of Redevelopment Contract. The next step in the process is to submit Construction Documents, Plans and Specifications for Board approval.
      b. Currently awaiting the Title Opinion

   3. 2010 North Hartford Avenue - $12,000.00 – Alecia Peel
      a. This project is under construction. The foundation has been properly laid down and the framing is set to begin very soon.
      b. No new information

   4. 2020 North Hartford Avenue - $12,000.00 – Cheryl Wright
      a. Cheryl Wright has signed and agreed to the terms of the Redevelopment Contract and will be submitting Construction Documents, Plans and Specifications for Board approval as early as March 2020.
      b. No new information

   5. 540 East Queen Street - $12,500.00 – Lelia Brown
      a. This project is under construction. So far, the framing of the home is wrapping up and the total structure is beginning to take shape.
      b. No New information
Project Meetings and Related Activities:

February 6  TDA Regular Board Meeting  
February 7  Tulsa Art’s District Owners’ Assoc. Meeting  
February 12  WIN/TDA Development Meeting  
February 14  Bi-Weekly Team Meeting – Nick Doctor  
February 25  TDA Staff Meeting  
On-Site Inspection  
MOED Meeting – Jim Coles  
February 26  Al Fresco Discussion  
February 27  THA Pre-Meeting (Envision Comanche)  
February 28  Bi-Weekly Team Meeting – Nick Doctor  
March 5  TDA Regular Board Meeting  
March 10  Next Steps for the Wrench – Jim Coles  
TDA Staff Meeting  
Affordable Housing Discussion - Terry McGee  
VEP II/TPG – Nathan Garrett  
March 12  Conference Call – Alfresco Group  
March 17  TDA Staff Meeting  
March 23  TDA Pre Meeting – Kian Kamas, Jim Coles, Nick Doctor  
March 26  Conference Call - Tulsa Regional Chamber: Business Support Series

Respectfully submitted,

Demauri R. Myers  
Project Analyst  
Tulsa Development Authority