Commercial Project(s) Status

Capitol Homes at Emerson (East Latimer Project) – Capital Homes, LLC

_East Latimer Street, between North Boston Avenue and North Main Street_

- Certificates of Occupancy (COO) have been issued to TDA for the first six (6) homes of the housing addition and have all been sold.
- Construction to begin in the next few months for the last few homes of the development project.

Hartford Crossing - Hartford Crossing, LLC

_110 South Greenwood Avenue, Tulsa, Oklahoma_

- Developer has submitted for the 5th draw request representing an additional 11% completion. (12/3/2020)
- Drywall and ceilings are 70% complete
- Plumbing, electrical, and mechanical rough-ins are 100% complete.
- Carpentry, flooring installation, and painting to begin by the 1st of December – all materials are available on site.
- They are still experiencing pandemic related supply-chain delays for the delivery of appliances, HVAC equipment.
- All sidewalks and curbs are complete.

Old Laura Dester Building ‘Tulsa Boys’ Home Historic District’– Amenome, LLC

_1427 East 8th Street, Tulsa, Oklahoma_

- The Old Laura Dester buildings, formerly known as the ‘Tulsa Boys Home’ have been nominated to be listed on the National Register of Historic Places and the Oklahoma State Register of Historic Places.
- The Tulsa Preservation Commission recognized their nomination before taking a vote for its approval. Josh Kunkel was in attendance to speak on behalf of Amenome, LLC and The Method Group.
- The nomination will then be sent to Mayor G.T. Bynum for his signature being sent to Oklahoma City, OK, for nomination approval from the Historic Preservation Review Committee in October 2020.
- TDA was requested by Amenome, LLC to continue providing General Liability Insurance on the property which will expire on 7/28/20
- No New information

Morton’s Reserve Properties, LLC (formerly Pine Place Development, LLC)

_605 East Pine Street, Tulsa, Oklahoma_

Mixed Use Development (Office, Commercial, retail, Multi-Family and Historic renovation) 55 Multi-Family Units

- The Oklahoma Historical Society completed a site walkthrough on Tuesday, November 17, 2020 to assess the condition of the building.
- The review will take a few weeks and a recommendation shall be provided in the steps to obtain a spot on the National Historic Registry.
Residential Project(s) Status

1. 1213 N Boston Street, Tulsa, Oklahoma  
   *Brian Zhu, Sunstone Construction*  
   a. Developer met with staff and reviewed an updated draft of specs and plans. The plans are expected to be discussed and voted on for board acceptance.  
   b. After a vote and acceptance, the developer will be expected to move forward in the homebuilding process.

2. 1960 North Hartford Ave, Tulsa, Oklahoma  
   *Leroy Alfred*  
   a. Quiet Title action is actively being pursued by General Counsel. It needs to be determined what/if any liens are on the property and General Counsel is going to work to clear the property for a successful transaction.  
   b. No new information.

3. 1980 North Hartford Avenue, Tulsa, Oklahoma  
   *Darrin and Angela Guillory*  
   a. No new information

4. 2010 North Hartford Avenue, Tulsa, Oklahoma  
   *Alecia Peel*  
   a. Mrs. Peel informed TDA that there were some negotiations to be made with the bank that is providing their construction loan. The beginning of the CoVID-19 pandemic had some influence in their time-delay, but progress is expected to continue. So far, the foundation has been poured and settled, and the framing is the next step of the homebuilding process.  
   b. Framing has been completed along with the masonry and the roof work.  
   c. Interior work has begun on the home.

5. 2020 North Hartford Avenue, Tulsa, Oklahoma  
   *Cheryl Wright*  
   a. No new information

6. 213 East Queen Street, Tulsa Oklahoma  
   *Stephon and Anita Chappelle*  
   a. Concrete slab should be ready to pour in a few days.  
   b. Framing has been completed as well as the roof work. The interior construction is expected to begin in the next 2 weeks.

Urban Renewal Plans/Sector Plan(s) Status

1. Crosbie Heights Neighborhood
2. Crutchfield Area Neighborhood
3. Greenwood-Unity Heritage Neighborhood
4. Pearl District Neighborhood

- Crosbie Heights Neighborhood
  - No new information.

- Crutchfield Area Neighborhood
  - No new information.

- Greenwood-Unity Heritage Neighborhood
  - The most recent Virtual Meeting was held on Thursday, November 19th, 2020. Next Meeting Date: Thursday, December 17th 2020, Virtual Meeting
  - Previous discussion detailed the possibility of a Moratorium placed on the use of Eminent Domain within the project plan boundaries.

- Pearl Neighborhood
  - No new information

**TIF Districts**

Brady Village TIF - (District 1)
- No new information

Central Park TIF - (District 2)
- Board action will be taken to discuss the transfer of the remaining funds in the TIF.

Tulsa Tech TIF - (District 3)
- No new information

North Peoria TIF - (District 4)
- No new information

Blue Dome TIF - (District 5)
- Board action will be taken to discuss the transfer of the remaining funds in the TIF.

North Tulsa TIF (Tax Increment Finance District)
- No new information.

**Project Meetings and Related Activities:**
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<tr>
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<td>October 6</td>
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<td>October 9</td>
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<td>October 20</td>
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<td>October 27</td>
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<td>Meeting – Ivy Kirk, Prison Discipleship, Inc.</td>
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<td>Site Walkthrough – Old Morton Hospital, Oklahoma Historical Society</td>
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<td>December TDA Agenda Prep</td>
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Demauri Myers  
Development & Project Analyst  
Tulsa Development Authority