TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: February 11, 2021
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Alleyway Project (Otasco Building) – TIF Expenditure Authorization Request

Background:

Owner: City of Tulsa
Developer: Jeff Scott
Architect: Cyntergy Architects
Location: Northeast Corner of North Cincinnati Avenue and East 2nd Street
Development Area: Downtown Tulsa – Technology TIF
Fair Market Value: $200,000.00
Project Manager: Casey Stowe

Relevant Info:

Jeff Scott of Scott Realty previously presented and was granted by the TDA Board of Commissioners a request to use funds from the Technology TIF in the amount of $205,000.00, for lighting enhancements and sidewalk improvements in the alleyway. The alley ultimately cost $147,084.50, which leaves $57,915.50 unused in the TIF approval.

In May, via Resolution No. 6682, the TDA Board authorized the remaining funds be utilized by Mr. Scott to further improve the alleyway. After construction delays Mr. Scott is now ready to utilize the remaining unused funds for landscaping and for the cost of the removal and repaving of the sidewalks between North Cincinnati Avenue and East 2nd Street.

Resolution No. 6682 authorizes the Chairwoman to oversee and approve the remaining expenditure of funds. Staff recommends that Casey Stowe, Development and Project Manager be authorized to oversee and approve the remaining expenditure of funds.

This is a request for the TDA Board of Commissioners to approve the request as presented by the TDA Staff.

Attachments:

- Request Letter to TDA
- General Ledger Report – TIF Expenses – Alleyway Project
- Resolution No. 6682

Recommendations:

Staff recommends this item be approved as presented.

Reviewed By: Casey Stowe, Project Manager
January 26, 2021

Mr. Demauri Myers
Tulsa Development Authority
1216 North Lansing Avenue, Suite D
Tulsa, OK 74106

Re: Request and reconciliation

Dear Mr. Myers:

I was awarded a TIF by the Tulsa Development Authority for the reconstruction of the alley from 1st Street to 2nd Street, between Cincinnati and Detroit. My existing TIF grant is $205,000, which is the cost that was estimated by the civil engineer on the alley project.

The purpose of this letter is twofold. First, I have completed the alley project, and I am seeking reimbursement of the actual cost of that project. Second, without changing the amount of the TIF, I am requesting that TDA allow me to reallocate the unused portion of the TIF for sidewalk and landscaping projects facing 2nd Street and Cincinnati at the same location as the original grant was intended.

The alley ultimately cost $147,084.50, which leaves $57,915.50 unused in the TIF approval.

At the May, 2020 meeting of TDA, I requested permission to use a portion of the unused funds to provide decorative railing and landscaping in the sidewalk on 2nd Street, and a decorative planter on Cincinnati. This request was approved. As of the date of this letter, we have not yet obtained a sidewalk permit from The City of Tulsa, so these improvements have not yet been undertaken, but I expect the cost to not exceed $20,000.

If the cost of the landscape improvements is $20,000, there would still be an unused amount of $37,915.50 in the TIF. I am now requesting that the entirety of the remaining TIF be used towards the cost of the removal and repaving of the sidewalks on Cincinnati and 2nd Street. I have received and accepted a bid from Cantera Concrete Company (the IDP contractor) of $43,360. Cantera is also the contractor that repaved the alley. If the bid price does not change, and if TDA will allow me to be reimbursed the presently unallocated $37,915.50, it would leave me with a $5445.50 shortfall, which I will absorb. If the shortfall is greater, I would accept the responsibility to pay the entirety of the shortfall.

For your review of my request to have the cost of the alley reimbursed to me, I have attached a summary of the alley’s cost, a copy of each invoice, and a copy of each check that paid each invoice.

Thank you for your consideration.

Sincerely,

[Signature]

Jeff Scott
Scott Realty Company

401 S. Boston Ave., Suite 230 • Tulsa, OK 74103-4000 • Office (918) 877-2797 • Fax (918) 877-2666
E-mail: jeffscott@scottrealty.net
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<thead>
<tr>
<th>Item to be Paid - Description</th>
<th>Amount Paid</th>
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<tr>
<td>Application No. 4</td>
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<td>Application No. 5</td>
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<td>Application No. 6</td>
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SOUTHBRIDGE EQUITIES LLC

**Memo:** Project #18173.04 Alleyway

**PAY TO THE ORDER OF:**
Cantera Concrete Co.
5601 S. 122nd East Ave.
Tulsa, OK 74146-6912

**AMOUNT**
$69,879.00

**DATE**
Sep 29, 2020

SOUTHBRIDGE EQUITIES LLC
APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: SOUTHBRIDGE EQUITIES LLC
401 S BOSTON AVE STE 230
TULSA, OK 74103

From Contractor: Cantera Concrete Co
5601 S 122ND EAST AVE
TULSA, OK 74146-6912

Distribution to:

Contractor

Contract For: CAST IN PLACE SITE CONCRETE

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 3051
Application No.: 3
Period To: 8/11/2020
Project Nos: 16173.04
Contract Date: 5/18/2020

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co

By: [Signature] Date: 8/11/2020

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $34,900.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature] Date: [Date]

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
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Net Changes By Change Order $16,970.00
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<th>Work Completed</th>
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<th>Total Completed and Stored To Date</th>
<th>% Complete (G / C)</th>
<th>Balance To Finish (C-G)</th>
<th>Retainage</th>
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<td>0.00</td>
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Grand Totals: 124,040.00  61,490.00  34,900.00  0.00  98,390.00  77.7%  27,650.00  0.00
APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: SOUTHBRIIDGE EQUITIES LLC
401 S BOSTON AVE STE 230
TULSA, OK 74103

From Contractor: Cantera Concrete Co
5601 S 122ND EAST AVE
TULSA, OK 74146-6912

Project: 991 SOUTHBRIIDGE / ALLEYWAY / TULSA
Via Architect: SISEMORE WEISZ & ASSOCIATES, I

Contract For: CAST IN PLACE SITE CONCRETE

Contract Date: 5/18/2020

Invoice #: 3068
Application No.: 4
Period To: 8/25/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum ........................................... $107,070.00
2. Net Change By Change Order ................................. $18,735.00
3. Contract Sum To Date ........................................... $125,805.00
4. Total Completed and Stored To Date ......................... $119,870.00

5. Retainage:
   a. 0.00% of Completed Work ................................ $0.00
   b. 0.00% of Stored Material ............................... $0.00
   Total Retainage .............................................. $0.00

6. Total Earned Less Retainage ................................. $119,870.00

7. Less Previous Certificates For Payments ................. $96,390.00

8. Current Payment Due ......................................... $23,480.00

9. Balance To Finish, Plus Retainage ......................... $5,935.00

CHANGE ORDER SUMMARY

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<th>Deductions</th>
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<tr>
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The undersigned Contractor certifies that to the best of the Contractor’s knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co

By: Mark Wilson Date: 8/21/2020

State of: Oklahoma
Subscribed and sworn to before me this 21st day of August 2020
Notary Public: [Signature]
My Commission expires: 2-29-24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect’s knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $23,480.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: ____________________________ Date: ____________________________

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
<table>
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<th>Item No.</th>
<th>Description of Work</th>
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<th>Work Completed From Previous Application (D+E)</th>
<th>Work Completed This Period In Place</th>
<th>Materials Presently Stored (Not in D or E)</th>
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<th>% Complete (G / C)</th>
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<td>0.00</td>
<td>0.00%</td>
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<td>1,765.00</td>
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Grand Totals | 125,805.00 | 98,390.00 | 23,480.00 | 0.00 | 119,870.00 | 95.28% | 5,935.00 | 0.00 |
APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 3069

To Owner: SOUTHBRIDGE EQUITIES LLC
401 S BOSTON AVE STE 230
TULSA, OK 74103

From Contractor: Cantera Concrete Co
5601 S 122ND EAST AVE
TULSA, OK 74146-6912

Project: 991-SOUTHBRIDGE / ALLEYWAY / TULSA

Application No.: 5

Period To: 8/25/2020

Project Nos: 18173.04

Contract Date: 5/18/2020

Contract For: CAST IN PLACE SITE CONCRETE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum $107,070.00
2. Net Change By Change Order $18,735.00
3. Contract Sum To Date $125,805.00
4. Total Completed and Stored To Date $121,635.00

5. Retainage:
   a. 0.00% of Completed Work $0.00
   b. 0.00% of Stored Material $0.00

   Total Retainage $0.00

6. Total Earned Less Retainage $121,635.00

7. Less Previous Certificates For Payments $119,870.00

8. Current Payment Due $1,765.00

9. Balance To Finish, Plus Retainage $4,170.00

CHANGE ORDER SUMMARY

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<tr>
<td>Total Approved this Month</td>
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<tr>
<td>TOTALS</td>
<td>$18,735.00</td>
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ARCHITECT'S CERTIFICATE FOR PAYMENT

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co
By: ___________________________ Date: 8/21/2020

Subscribed and sworn to before me this 21st Day of August 2020

Notary Public: ____________________________

ARCHITECT:

By: ___________________________ Date: ___________________________

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
### CONTINUATION SHEET

**Application and Certification for Payment**, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

**Invoice #: 3069**

**Contract: 991- SOUTHBRIDGE / ALLEYWAY / TULSA**

<table>
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<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
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<td>% (G / C)</td>
<td>Balance To Finish (C-G)</td>
<td>Retainage</td>
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<td>DEMOLITION</td>
<td>20,650.00</td>
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<td>0.00</td>
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<td>0.00</td>
<td>1,765.00</td>
<td>100.00%</td>
<td>0.00</td>
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</table>

**Grand Totals** | **125,805.00** | **118,870.00** | **1,765.00** | **0.00** | **121,635.00** | **96.69%** | **4,170.00** | **0.00**
APPLICATION FOR CERTIFICATE FOR PAYMENT

To Owner: SOUTHBRIDGE EQUITIES LLC
401 S BOSTON AVE STE 230
TULSA, OK 74103

From Contractor: Cantera Concrete Co
5601 S 122ND EAST AVE
TULSA, OK 74146-6912

Project: 991 SOUTHBRIDGE / ALLEYWAY / TULSA

Application No.: 6

Invoice #: 3095
Period To: 9/14/2020

Contract Date: 5/18/2020
Project No.: 18173.04

Contract For: CAST IN PLACE SITE CONCRETE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum ................................................................. $107,070.00
2. Net Change By Change Order ..................................................... $24,299.00
3. Contract Sum To Date ................................................................. $131,369.00
4. Total Completed and Stored To Date .............................................. $131,369.00
5. Retainage:
   a. 0.00% of Completed Work ...................................................... $0.00
   b. 0.00% of Stored Material ....................................................... $0.00
   Total Retainage ................................................................. $0.00
6. Total Earned Less Retainage ....................................................... $131,369.00
7. Less Previous Certificates For Payments ...................................... $121,635.00
8. Current Payment Due .............................................................. $9,734.00
9. Balance To Finish, Plus Retainage ............................................... $0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co

By: __________________________ Date: 9/14/2020

State of: Oklahoma
Subscribed and sworn to before me this____________________
Notary Public: __________________________
My Commission expires: 2-29-24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $9,734.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on th Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: __________________________ Date: ________________

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein, issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description of Work</th>
<th>Scheduled Value</th>
<th>Work Completed From Previous Application (D+E)</th>
<th>This Period In Place</th>
<th>Materials Presently Stored</th>
<th>Total Completed and Stored To Date (D+E+F)</th>
<th>% (G / C)</th>
<th>Balance To Finish (C-G)</th>
<th>Retainage</th>
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</thead>
<tbody>
<tr>
<td>1200.128</td>
<td>GC GENERAL FIELD MOB</td>
<td>5,350.00</td>
<td>5,350.00</td>
<td>0.00</td>
<td>0.00</td>
<td>5,350.00</td>
<td>100.00%</td>
<td>0.00</td>
<td>0.00</td>
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<td>2100.200</td>
<td>SITE PAVING</td>
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<td>100.00%</td>
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<tr>
<td>9990.101</td>
<td>MOCK UP PANELS</td>
<td>2,780.00</td>
<td>2,780.00</td>
<td>0.00</td>
<td>0.00</td>
<td>2,780.00</td>
<td>100.00%</td>
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<tr>
<td>9990.102</td>
<td>ESCROW ACCOUNT</td>
<td>4,140.00</td>
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Grand Totals: 131,369.00 121,635.00 9,734.00 0.00 131,369.00 100.00% 0.00 0.00
September 28, 2020

Re: Rally Point Construction invoice for supervision of Alley Way project

Total cost of construction $131,369 × 8% G/C fee = $10,509
Less: Amount already paid (1,350)
Balance due $9,159
<table>
<thead>
<tr>
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<tr>
<td>Project #P0875.0100- Alley Lighting</td>
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<table>
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SOUTHBRIDGE EQUITIES LLC

421 S BOSTON AVE, STE #230
TULSA, OK 74103-4000
PH: 918-877-2797

Mabrey Bank
www.mabreybank.com

Check Number 2638
86-1211/1031

MEMO: Invoice #000003222

PAY TO THE ORDER OF:
Cyntergy AEC, LLC
810 S. Cincinnati Ave.
Tulsa, OK 74119

$108.75

Authorized Signature

SOUTHBRIDGE EQUITIES LLC
Cynergy AEC, LLC  
810 S Cincinnati, 2nd Floor  
Tulsa, Oklahoma 74119

September 29, 2020

Project No:  P06875.0100
Invoice No:  000003222
Due Date:  October 29, 2020

Scott Realty
401 S. Boston Ave
Suite 230
Tulsa, OK 74103

Project  P06875.0100  Park 201 Coutyard and Alley Lighting
Total Coutyard Expended fee through 6/1/20

Professional Services from June 1, 2020 to September 30, 2020

<table>
<thead>
<tr>
<th>Professional Personnel</th>
<th>Hours</th>
<th>Rate</th>
<th>Amount</th>
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<td>Total Labor</td>
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</tr>
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Total this Invoice $108.75

Please remit payment to:
Cynergy
Dept 810
P.O. Box 701683
Tulsa, OK 74170
### Billing Backup

<table>
<thead>
<tr>
<th>Project</th>
<th>P08875.0100</th>
<th>Park 201 Coutyard and Alley Lighting</th>
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<td>Invoice</td>
<td>Invoice 000003222 Dated 9/29/2020</td>
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<td></td>
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**Project P08875.0100: Park 201 Coutyard and Alley Lighting**

#### Professional Personnel

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<tr>
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<td>Dugger, Samantha</td>
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**Totals**

| Total Labor | 108.75 |

**Total this Project**

| $108.75 |

**Total this Report**

| $108.75 |
SOUTHBRIIDGE EQUITIES LLC
Rally Point Construction, LLC

Check Number: 2563
Check Date: Jul 30, 2020
Check Amount: $1,350.00
Discount Taken: 
Amount Paid: 1,350.00

Item to be Paid - Description:
Cliff Beam - 27hrs @ $50/hr - TIF Expense for Alleyway

SOUTHBRIIDGE EQUITIES LLC
401 S BOSTON AVE STE #230
TULSA, OK 74103-4000
PH. 918-877-2797

Memo: TIF - Alleyway

PAY TO THE ORDER OF:
Rally Point Construction, LLC
25026 Whippenwill Lane
Broken Arrow, OK 74014

$1,350.00

AUTHORIZED SIGNATURE

SOUTHBRIIDGE EQUITIES LLC

Check Number: 2563
www.mabreybank.com
86-1211/1031

DATE: Jul 30, 2020
AMOUNT: $1,350.00
July 30, 2020

Re: Rally Point invoice for alley way

Time period 6/16/20 thru 7/29/20

Hours worked (27) @ $50.00 per = $1,350
SOUTHBRIIDGE EQUITIES LLC
Cantera Concrete Co.

Item to be Paid - Description
Concrete - Alleyway

Check Number 2562
Check Date Jul 30, 2020
Check Amount $53,370.00
Discount Taken
Amount Paid 53,370.00

SOUTHBRIIDGE EQUITIES LLC
401 S BOSTON AVE STE #230
TULSA, OK 74103-4000
PH. 918-877-2797

Pay to the Order of:
Cantera Concrete Co.
5601 S. 122nd East Ave.
Tulsa, OK 74146-6912

Memo: Project # 18173.04

$53,370.00

AUTHORIZED SIGNATURE

SOUTHBRIIDGE EQUITIES LLC
APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: SOUTHBRIDGE EQUITIES LLC 401 S BOSTON AVE STE 230 TULSA, OK 74103

From Contractor: Cantera Concrete Co 5601 S 122ND EAST AVE TULSA, OK 74146-6912

Project: 991- SOUTHBRIDGE / ALLEYWAY / TULSA

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum ........................................ $107,070.00
2. Net Change By Change Order ........................................ $8,880.00
3. Contract Sum To Date ........................................ $115,950.00
4. Total Completed and Stored To Date ........................................ $61,490.00
5. Retainage:
   a. 0.00% of Completed Work ........................................ $0.00
   b. 0.00% of Stored Material ........................................ $0.00
   Total Retainage ........................................ $0.00
6. Total Earned Less Retainage ........................................ $61,490.00
7. Less Previous Certificates For Payments ........................................ $8,120.00
8. Current Payment Due ........................................ $53,370.00
9. Balance To Finish, Plus Retainage ........................................ $54,460.00

CHANGE ORDER SUMMARY

<table>
<thead>
<tr>
<th>Additions</th>
<th>Deductions</th>
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<tbody>
<tr>
<td>$6,920.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>$1,960.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>$8,880.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. All amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co

By: Mark Wilson Date: 7/27/2020

State of: Oklahoma
County of: Tulsa

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $53,370.00

(Attach explanation if amount certified differs from amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: 

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
Item to be Paid - Description

Alleyway - City of Tulsa application fee

Check Number 2535
Check Date Jul 8, 2020
Check Amount $300.00
Discount Take
Amount Paid 300.00

SOUTHBRIDGE EQUITIES LLC

Mabrey Bank
401 S BOSTON AVE STE #230
TULSA, OK 74103-4000
PH. 918-677-2797

Memo: Invoice #2020287

PAY TO THE ORDER OF:
Sisemore & Associates, Inc.
6111 East 32nd Place
Tulsa, OK 74135

Three Hundred and 00/100 Dollars

$300.00

AUTHORIZED SIGNATURE

SOUTHBRIDGE EQUITIES LLC
BILL TO

SOUTHBRIDGE EQUITIES INC
CLIFF BEAM
401 S BOSTON AVE, STE 230
TULSA, OK 74103

<table>
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<th>Work Order</th>
<th>Project</th>
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<td>18173.04 OTASCO ALLEYWAY REIMBURSABLE</td>
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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>REIMBURSABLE EXPENSE APPLICATION FEE - CITY OF TULSA IDP 40611-2019 ADDENDUM</td>
<td>$300.00</td>
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Total Due This Invoice: $300.00

Total Balance This Project: $300.00
Check Number 2511
Check Date Jun 16, 2020
Check Amount $8,120.00
Discount Take
Amount Paid 8,120.00

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<td>Alleyway by 201 E. 2nd St.</td>
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SOUTHBRIDGE EQUITIES LLC
401 S BOSTON AVE STE #230
TULSA, OK 74103-4000
Ph: 918-777-2797

Memo: Pay App #1 - Project #18173.04

PAY TO THE ORDER OF:
Cantera Concrete Co.
5601 S. 122nd East Ave.
Tulsa, OK 74146-6812

Eight Thousand One Hundred Twenty and 00/100 Dollars

AUTHORIZED SIGNATURE

SOUTHBRIDGE EQUITIES LLC
APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: SOUTHBRIDGE EQUITIES LLC
401 S BOSTON AVE STE 230
TULSA, OK 74103

From Contractor: Cantera Concrete Co
Via Architect: SISEMORE WEIZ & ASSOCIATES, I
5601 S 122ND EAST AVE
TULSA, OK 74146-6912

Contractor: CAST IN PLACE SITE CONCRETE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum .................. $107,070.00
2. Net Change By Change Order ........... $6,920.00
3. Contract Sum To Date ................. $113,990.00
4. Total Completed and Stored To Date .... $8,120.00
5. Retainage:
   a. 0.00% of Completed Work $0.00
   b. 0.00% of Stored Material $0.00
   Total Retainage .................. $0.00
6. Total Earned Less Retainage .......... $8,120.00
7. Less Previous Certificates For Payments .......... $0.00
8. Current Payment Due .................. $8,120.00
9. Balance To Finish, Plus Retainage .......... $105,870.00

CHANGE ORDER SUMMARY

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<th>Total changes approved in previous months by Owner</th>
<th>Additions</th>
<th>Deductions</th>
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<tr>
<td>TOTALS</td>
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Net Changes By Change Order $6,920.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Cantera Concrete Co

By: Mark Wilson Date: 6/9/2020

State of: OKLAHOMA
Subscribed and sworn to before me this 9 day of JUNE 2020
Notary Public:
My Commission expires : 11/12/20

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $8,120.00

(Assert explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: 

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description of Work</th>
<th>Scheduled Value</th>
<th>Work Completed</th>
<th>Materials Presently Stored</th>
<th>Total Completed and Stored To Date</th>
<th>% (G / C)</th>
<th>Balance To Finish (C-G)</th>
<th>Retainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1200.128</td>
<td>GC GENERAL FIELD MOB</td>
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<tr>
<td>7000.200</td>
<td>DEMOLITION</td>
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<td><strong>8,120.00</strong></td>
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SOUTHBRIDGE EQUITIES LLC

MabreyBank

Check Number 2509
86-1211/1031
Jun 18, 2020

Memo: Invoice #000002644

PAY TO THE ORDER OF:
Cyntergy AEC, LLC
810 S. Cincinnati Ave.
Tulsa, OK 74119

Three Hundred Twelve and 50/100 Dollars

AUTHORIZED SIGNATURE

SOUTHBRIDGE EQUITIES LLC
# CYНTERGY

810 S Cincinnati Ave  
Second Floor  
Tulsa, Oklahoma 74119  
918.877.6000

Scott Realty  
401 S. Boston Ave  
Suite 230  
Tulsa, OK 74103

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<th>Park 201 Coutyard and Alley Lighting</th>
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**Total Alley Expended fee through 6/1/20**

**Professional Services from May 1, 2020 thru May 31, 2020**

**Professional Personnel**

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<th>Hours</th>
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<td>1.50</td>
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**Total Labor**

<p>| | | |</p>
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<thead>
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<th></th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>312.50</td>
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**Total this Invoice**

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<tbody>
<tr>
<td></td>
<td>$312.50</td>
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**Billing Backup**

Cyntergy AEC, LLC  
Invoice 000002644 Dated 6/10/2020  
4:47:28 PM

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<thead>
<tr>
<th>Project</th>
<th>P08875.0100</th>
<th>Park 201 Coutyard and Alley Lighting</th>
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**Professional Personnel**

<table>
<thead>
<tr>
<th>Employee</th>
<th>Date</th>
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<td>Harwell, Christopher</td>
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<td>Constr/Praj/Spe Coor, Tehc, Sr.Int/Admn</td>
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<tr>
<td>Dugger, Samantha</td>
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**Totals**

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<td>2.50</td>
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**Total Labor**

$312.50

**Total this Task**

$312.50

**Total this Phase**

$312.50

**Total this Project**

$312.50

**Total this Report**

$312.50
Check Number: 2469
Check Date: May 20, 2020
Check Amount: $3,786.50
Discount Taken: 
Amount Paid: 3,786.50

Item to be Paid - Description:
201 E 2nd St. - Alley lighting

MEMORANDUM

SOUTHBRIIDGE EQUITIES LLC

MEMO: Invoice #000002560

PAY TO THE ORDER OF:
Cyntergy AEC, LLC
810 S. Cincinnati Ave.
Tulsa, OK 74119

$3,786.50

SOUTHBRIIDGE EQUITIES LLC

DATE: May 20, 2020
AMOUNT: $3,786.50

Authorized Signature: [Signature]

Mabrey Bank
www.mabreybank.com
86-1211/1031

401 S. BOSTON AVE, STE #210
TULSA, OK 74103-3000
PHONE: 918-877-2797

SOUTHBRIIDGE EQUITIES LLC
Scott Realty  
7335 South Lewis Avenue, Suite 209  
Tulsa, OK  74136  

May 7, 2020  
Invoice No:  000002560  
Due Date:  June 6, 2020  
Client PO #  

Project  
P08875.0100  
Park 201 Coutyard and Alley Lighting  

Total Alley expended fee through 5/1/20: $3,786.50  
Total Courtyard expended fee through 5/1/20: $2,169.75  

Professional Services from April 1, 2020 thru April 30, 2020  

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<td><strong>16.25</strong></td>
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Total this Invoice  

**$5,956.25**
# Invoice

**howell & vancuren**  
123 N. Martin Luther King Blvd.  
Tulsa, Oklahoma 74103

**Bill To:**  
Mr. Jeff Scott  
Scott Realty  
15 E 5th Street, Suite 4025  
Tulsa, OK 74103  
jeffscott@scottrealty.net

**Project Name:**  
2nd St. & Cincinnati Ave - Otasco Project

<table>
<thead>
<tr>
<th>Description</th>
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**Invoice Date:** 05/15/20  
**Invoice No.:** 601.01.01  
**Dates of Service:** thru 4/30/20

**Total:** $698.75
Southbridge Equities, LLC  
General Ledger  
For the Period From May 1, 2020 to Dec 31, 2020  
Filter Criteria includes: 1) IDs from 57605 to 57605. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

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<th>Reference</th>
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<td>Adj for Rally Point Construction expenses paid from Otasco construction loan for TIF Expenses</td>
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<td>12/1/20</td>
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<td>12/31/20</td>
<td>Ending Balance</td>
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<td>147,084.50</td>
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</tr>
</tbody>
</table>
RESOLUTION AUTHORIZING EXPENDITURE OF FUNDS FROM TAX INCREMENT DISTRICT NUMBER THREE (TECHNOLOGY TIF) TO ASSIST PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR DOWNTOWN ALLEYWAY PROJECT LOCATED BETWEEN FIRST STREET AND SECOND STREET AND BETWEEN SOUTH CINCINNATI AVENUE AND SOUTH DETROIT AVENUE, TULSA, OKLAHOMA

WHEREAS, the Tulsa Development Authority (hereinafter referred to as Authority), a public body corporate, is designated and authorized to administer provisions of Tax Increment District Number Three (a/k/a Technology TIF), according to the Plan as prepared and formatted according to Title 62 O.S., Section 854, paragraphs 1, 4, 7, 13 and 17; and,

WHEREAS, the Authority, in its capacity as the public entity to administer provisions of said Tax Increment District, as provided in Title 62 O.S., Section 854, has reviewed the recommendation of TDA support personnel for approval of the payment from currently available funds of said TIF an amount not to exceed Two Hundred Five Thousand Dollars ($205,000.00) to reimburse costs incurred by Jeff Scott Realty for public infrastructure improvements for Downtown Alleyway Project located between First Street and Second Street and between South Cincinnati Avenue and South Detroit Avenue, Tulsa, Oklahoma, within the Technology TIF District (the “Project”) described as follows:

1) Provide enhanced lighting in the alleyway, ranging from 1st Street to 2nd Street – to ensure added safety for walking pedestrians and to create a more attractive setting. (Only expenditure will be for the cost of the lighting evaluation performed by Cynergy);

2) Provide public improvements to the sidewalk along the North side of the project area from the alley - West to Cincinnati Avenue, including completing the concrete, adding landscape and fencing commensurate to enhancements made and approved in other locations in the area; and,

WHEREAS, the proposed expenditure constitutes an eligible expenditure as set forth in the provisions of the Project Plan for said TIF District; and,

WHEREAS, the Authority recognizes the Chairwoman of the Authority (exercising the powers of the Executive Director of the Authority) as the person in charge of implementing the Project Plan in accordance with provisions, authorizations and respective delegations contained therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, that:
Section 1. The Board of Commissioners of the Authority finds the reimbursement of Jeff Scott Realty from currently available funds of said TIF in an amount not to exceed Two Hundred Five Thousand Dollars ($205,000.00) for costs incurred by Jeff Scott Realty for public infrastructure improvements for the Downtown Alleyway Project located between First Street and Second Street and between South Cincinnati Avenue and South Detroit Avenue, Tulsa, Oklahoma, within the Technology TIF District (the “Project”) and located within Tax Increment District Number Three (Technology TIF), to be appropriate and in accordance with the requirements of the Tax Increment District Number Three Project Plan.

Section 2. The Board of Commissioners of the Authority hereby directs and advises the Chairwoman, upon her determination that the Project has been completed to the satisfaction of TDA and in accordance with the Project Plan for Tax Increment District Number Three (a/k/a Technology TIF), to proceed with the expenditure of available funds from said TIF to Jeff Scott Realty for reimbursement of costs incurred for the Project as above described in an amount not to exceed Two Hundred Five Thousand Dollars ($205,000.00).

Section 3. This Resolution shall take effect immediately.

PASSED and ADOPTED this 7th day of May, 2020.

TULSA DEVELOPMENT AUTHORITY

By: ________________________________
Nancy Lynn Roberts, Chairwoman

Approved as to legal form and adequacy:

______________________________
Jot Hartley, General Counsel
The Hartley Law Firm, PLLC