

Tulsa, Oklahoma

April 29, 2009

TIF	Brady Village TIF No. 1	Central Park TIF No. 2	Technology TIF No. 3	North Peoria TIF No. 4	Blue Dome TIF No. 5
Creation Date	December 1993	June 1994	1999	July 2002	July 2003
TIF Term	25 years	15 years	15 years	15 years	15 years
Expiration Date	2018	2009	2014	2017	2018
Governance:					
Advisory Committee	Brady Village Property Owners	6th Street Task Force/Pearl District Assn.		Lacy Park, Community Organizations	
Administration Body	Tulsa Development Authority	Tulsa Development Authority	Tulsa Development Authority	Tulsa Development Authority	Tulsa Development Authority
Size (city blocks +/-)	101 acres - 30 Blocks	121 acres	69 acres - 19 Blocks	507.5 acres	33 acres 9 blocks
Public Projects:					
Purpose	Support an active Arts & Entertainment District.	Stimulate residential and commercial redevelopment surrounding historic Warehouse Market/Home Depot site.	Provide public infrastructure for high-tech corporate headquarters expansion downtown.	Decades long planning effort to promote commercial, residential, and industrial redevelopment in an underserved area.	Improve lighting and pedestrian amenities for emerging entertainment district.
Proposed	Streetscaping, parking, acoustical barrier at railroad crossings.	Streetscaping, intersection improvements, acquisition of property (Oaklawn).	Garage & garage repairs, streetscaping, Boston Ave. bridge repair.	Booker T Washington & Lacy Park improvements, Peoria Streetscaping, Partnership Development Fund.	Streetscaping, sidewalks, lighting, benches, landscaping. Enhance pathways.
Completed	Streetscaping, angled parking, fire suppression vaults, identity lighting.	Streetscaping and utility improvements in association with Home Depot, acquisition, relocation, demolition of Oaklawn. Utilities, site work, and streets constructed for Village at Central Park, reconstruction of Centennial Park center, and concepts for intersections.	Repairs to existing parking garages, streetscaping, artwork at Tulsa Parking Authority parking structure, design and construction of elevator to accommodate BOK center	Site improvements at Booker T. Washington High School, playground at Lacy Park, master planning/design for Lacy Park community center.	Sidewalks, benches, landscaping, lighting, signage.
Remaining	Additional streetscaping, sidewalk and pedestrian lighting.	Intersection improvement on Peoria (6th and 11th street), reconstruction and roadway improvements at Elgin (11th).	Boston Avenue pedestrian bridge improvements.	Lacy Park community center, Partnership Development Fund, Peoria streetscaping.	Sidewalks, benches, landscaping, lighting, signage.
Total Funding:					
Proposed	\$4.5 million	\$7.4 million	\$20.8 million	\$7.86 million	\$1.5 million
Captured/Appropriated*	\$1.68 million	\$11.5 million	\$7.5 million	\$2.0 million	\$889,581
Expended/Obligated*	\$1,101,334	\$11,361,495	\$7,466,294	\$1,042,731	\$543,369
Balance*	\$579,321	\$593,400	\$70,780	\$984,523	\$201,732
Issues Encountered:	The original estimate will not be reached therefore preventing the major proposed projects from being funded.	Increased cost of implementing the public projects provided for the Central Park district plan.	Negative impact on Williams following 9/11 & City's purchase of OTC.	Closing of Albertson's store. Development of the major sites is behind schedule.	Development of entertainment venues has been inconsistent.
Recommendations:	TIF extension requested to 2018 for streetscaping. Higher priority needs: Boulder Avenue bridge rehabilitation & parking funds to be requested in the City's GO bond and sales tax packages.	Due to expire June 2009, recommend accumulated funds be appropriated for intersection improvements.	City has purchased the OTC building; removed from property tax roles.	Increment funds may be used to stimulate retail development at and adjacent to Albertson's site.	Continue to support pedestrian amenities as funding becomes available.

[1] The information contained herein is for five of the six TIF's in or near-downtown Tulsa, Oklahoma. The Tulsa Hills TIF data is not included.

* Figures listed are as of April 15, 2009