

Resolution

Version 2.3 released on 8/3/21

Use for all types of Resolutions



CITY COUNCIL USE ONLY		CITY CLERK USE ONLY	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>03.02.2022</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2203.00441</u>
1 st Agenda Date: _____	Hearing Date: _____		
	2 nd Agenda Date: _____		

All department items requiring Council approval must be submitted through the Mayor's Office.

Primary Details

Board Approval

Other Board Name

City Council Approval

☒ Yes ☐ No

Department

Mayor's Office

Contact Name

Jack Blair

Email

jblair@cityoftulsa.org

Phone

918-576-5199

Resolution Type

Improvement District

Owner-Grantor

Amount

Case Number

TMAPC Number

Council District

Description (Subject)

Resolution determining necessity of creating Kendall Whitter Improvement District No. 1

Bid/Project Number

Section

Township

Range

Addition

Lot

Block

Address

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-\$10.00) or Project String-Amount (144104.AbstTitle5413102.5001-4043122-541102-\$30,000.01)

Approvals

Department:

Legal:

Board:

Mayor:

Other:

[Signature]
Andrew D Blank
[Signature]

Date:

Date:

Date:

Date:

Date:

3/1/22
3-1-22
MAR 02 2022

Policy Statement

Background Information

This is a resolution determining necessity of creating a Kendall Whittier Improvement District consisting of certain parcels of real property generally located along the Lewis Avenue corridor between East Archer Street and East 6th Street South and along East Admiral Boulevard between Yorktown Avenue and Birmingham Avenue. The purpose of the District would be to provide improvements and services set forth in 11 O.S. 2001, Sections 39-103 and 39-103.1.

The Tulsa Planning Office (TPO) has conducted outreach and engaged property owners and other stakeholders. TPO has received a petition with signatures indicating that the owners of 62% of parcels within the proposed district approve of the proposed district.

The resolution would direct the preparation of a plat, plans, cost estimates, and an estimate of benefit to be assessed and basis for determining estimate of benefit. It would also direct staff to provide notice and convene a public hearing.

Provide background information on the requested action.

Summation of the Requested Action

The Tulsa Planning Office recommends approval of the resolution.

Summarize the pertinent details of the requested action.

Emergency Clause?

☒ Yes

☐ No

Reason for Emergency Clause

To facilitate and expedite notice, the public hearing, and other due diligence.

Explain why you are requesting that the City Council approve the action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

- ☐ Mail vendor copy (addtl signature copies attached)
- ☐ Must be filed with other governmental entity
- ☐ Addtl governmental entity approval(s) required

Additional Routing and Processing Details

*Copy to Audrey Blank - Legal
and Samantha Sextance - INCOG
(Sextance@incog.org)*

Exhibit A: Summary of Engagement & Outreach

Below is a summary of the community and business engagement and outreach conducted on the subject of creating a Kendall Whittier Improvement District (KWID).

Total of 3 Stakeholder Meetings held.

3/25/2020 – Stakeholder Meeting (on Parking Lots) held with Tulsa Development Authority

4/28/2020 - Stakeholder Meeting (on Land Legacy) held

5/20/2020 – Stakeholder Meeting held with Tulsa Development Authority

Total of 5 Steering Committee Meetings held.

Steering Committee Members: Luisa Krug (Tulsa Planning Office), Stephanie LeFevers (Circle Cinema), Councilor Kara Joy McKee (City Council), Susan Miller (Tulsa Planning Office), Councilor Crista Patrick (City Council), Sally Ramirez (The Center for Individuals with Physical Challenges), and Jessica Jackson Seay (Kendall Whittier Main Street).

7/8/2020

8/4/2020

9/8/2020

12/11/2020

3/16/2021

Conducted survey and received 117 responses (104 in English and 13 in Spanish). Tabulated results in December 2020. Key engagement takeaways are below.

- Survey was delivered via SurveyMonkey and posted to Facebook. The post was shared 22 times, had 411 engagements, and reached 4,039 individuals.
- Of the 117 respondents, 19 were property owners, 13 were business owners, 29 were residents, 50 were visitors to the district, and 5 categorized themselves as “other.” Most of the respondents were visitors to Kendall Whittier.
- Of the property owners surveyed, 30% would be willing to pay more than they were previously with the Whittier Square Improvement District.
- Of all respondents, 45% were “very supportive” of creating a KWID and only 2% of respondents were “very opposed.”

Property Owner & Business Engagement

- March 2020 – Postcard mailers sent out (advertising public info session)
- April 28, 2020 - Public Info Session (held at Bar 473)
- 2020-2022 – 27 One-on-One Meetings with Business and Property Owners

Ongoing meetings and communications with the below individuals / entities regarding a KWID:

- City of Tulsa Finance Department
- City of Tulsa Legal Department
- Kendall Whittier Main Street Board
- Lobeck Taylor Family Foundation (about the 11th & Lewis TIF Streetscape and if any future BIDs are planned)

(Published in the Tulsa World,
_____.)

RESOLUTION _____

A RESOLUTION DETERMINING THE NECESSITY OF CREATING KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 WITHIN THE CITY OF TULSA, CONSISTING OF CERTAIN PARCELS OF REAL PROPERTY GENERALLY LOCATED ALONG THE LEWIS AVENUE CORRIDOR BETWEEN EAST ARCHER STREET AND EAST 6TH STREET SOUTH AND ALONG EAST ADMIRAL BOULEVARD BETWEEN YORKTOWN AVENUE AND BIRMINGHAM AVENUE FOR THE PURPOSE OF PROVIDING IMPROVEMENTS AND SERVICES SET FORTH IN 11 O.S. SECTION 39-103 AND 39-103.1(A); DIRECTING THE PREPARATION OF A PLAT, PLANS AND COST ESTIMATES, ESTIMATE OF BENEFIT AND BASIS FOR DETERMINING ESTIMATE OF BENEFIT; DIRECTING THE GIVING OF NOTICE OF A PUBLIC HEARING; AND DECLARING AN EMERGENCY.

WHEREAS, on May 21, 1998 Whittier Square Improvement District No. 1 was created by Resolution No. 19298 to provide improvements and services to the property owners within said district the boundaries of which were generally similar to the proposed Kendall Whittier Improvement District. Whittier Square Improvement District No. 1 expired on June 30, 2008; and

WHEREAS, on June 10, 2010 Whittier Square Improvement District No. 2 was created by Resolution No. 7764 to provide improvements and services to the property owners within said district, the boundaries of which were generally similar to the proposed Kendall Whittier Improvement District. Whittier Square Improvement District No. 2 expired on June 30, 2020; and

WHEREAS, pursuant to 11 O.S. Section 39-106(A), the owners of record of more than one-half (1/2) of the area liable to be assessed have submitted a petition requesting that the City of Tulsa establish Kendall Whittier Improvement District No. 1 for the

purposes of providing improvements and services to said district as set forth in 11 O.S. Sections 39-103 and 39-103.1 for a period of five years; and

WHEREAS, is in the best interests of the City of Tulsa to create an improvement district consisting of certain parcels of real property generally located along the Lewis Avenue corridor between East Archer Street and East 6th Street South and along East Admiral Boulevard between Yorktown Avenue and Birmingham Avenue for the purpose of providing improvements and services set forth in 11 O.S. Section 39-103 and 39-103.1(A).

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TULSA:

Section 1. The creation of Kendall Whittier Improvement District No. 1 is necessary and desirable to provide improvements and services to said district as set forth in 11 O.S. Sections 39-103 and 39-103.1(A).

Section 2. The real property to be included within Kendall Whittier Improvement District No. 1 shall consist of certain parcels of real property generally located along the Lewis Avenue corridor between East Archer Street and East 6th Street South and along East Admiral Boulevard between Yorktown Avenue and Birmingham Avenue.

Section 3. City staff is hereby directed to prepare and file with the City Clerk the following:

- A. An assessment plat showing the area to be included in the improvement district; and
- B. A general description of the services planned to be provided to the district; and
- C. An estimate of the costs of providing the services to the district; and
- D. A schedule showing the maximum benefit estimated to be assessed against each parcel in the district and the equitable basis for determining such benefit.

Section 4. That following the filing of the documents set forth in Section 3, the City Clerk is hereby directed to mail and publish notice of a public hearing as provided by 11 O.S. Section 39-107.

Section 5. An emergency is hereby declared to exist for the preservation of the public peace, health and safety, by reason whereof this Resolution shall take effect immediately upon its adoption and approval.

ADOPTED by the Council _____
(Date)

Chair of the Council

ADOPTED as an emergency measure _____ (Date)

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

G.T. Bynum, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date

at _____.
Time

G.T. Bynum, Mayor

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney

ADB