

Special Meeting

NOTICE AND AGENDA

LOCAL DEVELOPMENT ACT REVIEW COMMITTEE

Peak on the Parkway, generally located east of the Tisdale Parkway, west of Denver Ave and Elwood Ave, south of Apache St, and north of Pine St, in Osage County

(Formed pursuant 62 O.S. § 855 of the Oklahoma Local Development Act to consider the adoption and approval of a Project Plan including one or more tax incrementing financing or “TIF” districts.)

TUESDAY, AUGUST 11, 2026
10:00 AM

CITY HALL AT ONE TECHNOLOGY CENTER 175 E. 2ND ST.,
4TH FLOOR, (Room 411)

AGENDA

THIS REVIEW COMMITTEE WILL CONSIDER, DISCUSS, AND/OR TAKE ACTION ON THE FOLLOWING

1. Welcome and Call to Order
 - a Meeting called to order at 10:08 AM by Councilor Vanessa Hall-Harper
2. Roll Call and Introductions
 - a. Determination of a quorum
 - a. Members of the Committee in attendance were: Councilor Vanessa Hall-Harper (Chair), Joanne Lucas (Tulsa Technology Center), Joe Stoeppelwerth (Tulsa Public Schools), Jennifer Nunn (Oklahoma State Department of Health – Osage), Joshua Walker (Tulsa Metropolitan Area Planning Commission), Don Horner (At-Large). A quorum of the members of the Committee was determined to be present.
 - b. Review and approval of meeting minutes from the Special Meeting of the Local Development Act Review Committee for the Peak on the Parkway Economic Development Project Plan Special Meeting on July 1, 2026, at 12:30 PM
 - a. A motion was made by Joanne Lucas to approve the minutes as presented. Motion was seconded by Joshua Walker. Motion passed by unanimous consent.
3. Presentation of TIF and the Local Development Act
 - a Jeff Sabin with the Center for Economic Development Law presented an overview of the Local Development Act and how TIF works.
4. Presentation of Draft Peak on the Parkway Economic Development Project Plan including time for questions and answers
 - a Jeff Sabin, Karyn Weitz and Mike Dickerson, TAEI staff, presented the Project Plan and discussed the projects that are expected to utilize the tools, if approved. Members of the Peak on the Parkway presented project details and discussed how the TIF could support development. (Members that spoke included William Tisdale, Dr. Andre Fredieu, and Tracy Williams.) A copy of the developer materials is attached to these minutes.

5. Discussion including findings concerning the eligibility and financial impacts of the project, and a recommendation to the City Council to regarding approval of the proposed Peak on the Parkway Economic Development Project Plan, pursuant to 62 O.S. § 855
 - a A motion was made by Don Horner to approve the findings and recommendations as presented. The motion was seconded by Joshua Walker. Motion carried with four members voting Aye, none voting Nay, and two abstentions.
6. Future Meetings Schedule (if necessary)
 - a None deemed necessary.
7. Adjourn
 - a Meeting adjourned at 11:47 AM by Councilor Hall-Harper

The Local Development Act Review Committee does not hold regularly scheduled meetings and only conducts business in Special Meetings. Only matters appearing on the agenda for each meeting will be considered. 25 O.S. § 311(A)(11).

Questions may be directed to:

Mike Dickerson at mike@partnertulsa.org or Karyn Weitz at karyn@partnertulsa.org

Additional information will be posted to www.partnertulsa.org and www.cityoftulsa.org as is available.

THE PEAK AT PARKWAY • NORTH TULSA, OKLAHOMA

Multi-Specialty Care, Closer to Home

A 40+ acre medical and mixed-use town center anchored by Ascension Medical Group St. John

PREPARED FOR

PartnerTulsa — TIF Committee

Attn: Karyn Weitzl, Mike Dickerson and Stakeholder Team

The request: approval of the TIF project plan and financing for The Peak at Parkway

The Project at a Glance

The Peak at Parkway is a walkable town center on 40+ acres along the L.L. Tisdale Parkway corridor — healthcare, housing, retail, grocery, and green space planned as one community, sequenced so the medical anchor sustains everything around it.

WHO IS BEHIND IT



Parkway Development Partners

Owner & developer — local leadership including two practicing Tulsa physicians, Dr. Andre Fredieu and Dr. Darnell Blackmon.



Twenty20 Management

Owner's representative — 30+ years and \$1B+ of development projects; Oklahoma's only Black-owned full-service owner's rep firm.



Cyntergy

Architecture & engineering — Tulsa-headquartered AEC firm leading civil, structural, and full site design.

40+

acres in a Qualified Opportunity Zone

\$165.8M

total project investment across four areas

65,000+

residents in a federal care shortage area served

4

development areas — one integrated town center

Anchored by Ascension Medical Group St. John — committed with exclusive service rights.

Why North Tulsa, Why Now



A Healthcare Desert

North Tulsa is a federally designated Health Professional Shortage Area. Over 65,000 residents travel to South Tulsa or the suburbs for urgent, primary, specialty, and imaging care.



A Workforce Housing Gap

The community needs quality, attainable homes for living-wage earners — teachers, nurses, first responders, tradespeople — near the services that support daily life.



A Corridor Ready to Grow

A 40+ acre master-planned site with direct access to L.L. Tisdale Pkwy (US-75) and I-244, minutes from downtown, inside a Qualified Opportunity Zone.

The Peak brings care, housing, and daily services directly into the community — instead of asking residents to leave it.

One Site, Four Development Areas

Sequenced so healthcare anchors the campus and the surrounding uses sustain it.

AREA A
Medical care · Commercial / professional · Workforce townhomes · Grocery

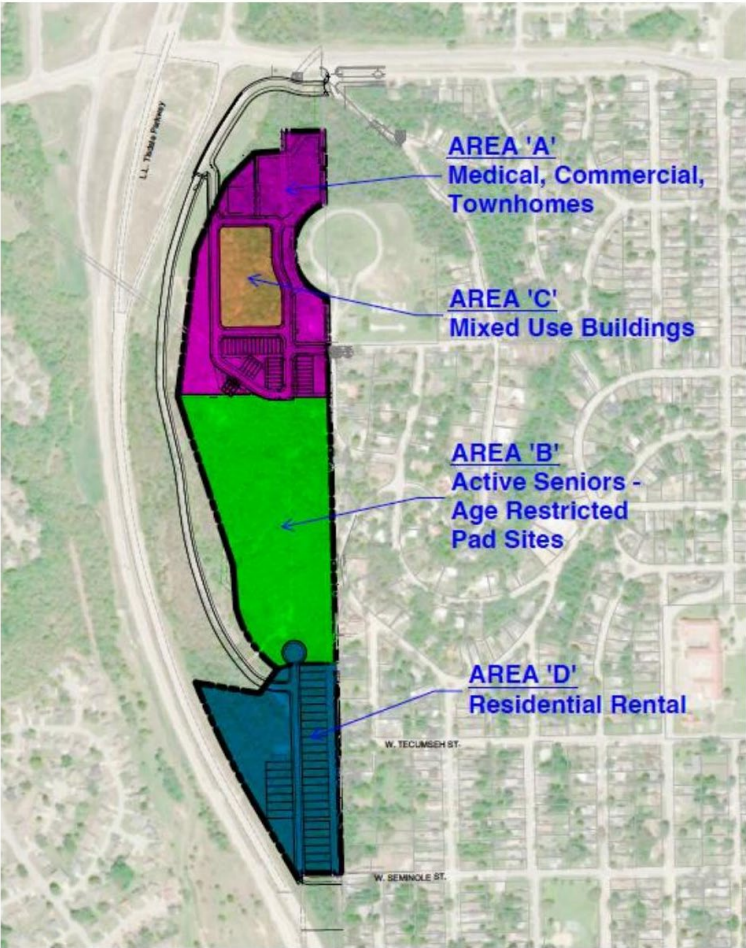
AREA B
Age-restricted 55+ multifamily (150 income-restricted units) · Reserved pad for assisted living / memory care · Retail pad sites

AREA C
Mixed-use buildings — residential over ground-floor commercial

AREA D
Residential rental — duplex & quad mix

ADDRESS: L.L. Tisdale Pkwy & E. Apache, North Tulsa, OK · Osage County

Four TIF increment districts align one-to-one with the development areas — value created in each area supports the infrastructure that serves it.



PEAK ON THE PARKWAY — TIF DISTRICTS

Anchored, Designed, and Ready to Build

ANCHOR COMMITMENTS



Ascension St. John — committed

Medical anchor with exclusive service rights: primary care, OB/GYN, pediatrics, and cardiology as the campus front door.



Family & Children's Services — in discussion

Behavioral-health anchor shaping an integrated, whole-person care model under one roof.



National co-working operator — planned

Professional workspace embedded in the commercial building, alongside retail, dining, and a country & farmers market.

ENGINEERING & APPROVALS

Complete

Geotechnical & subsurface evaluation — foundations designed to soil conditions.

Complete

IDP / SWPPP acknowledged by the City of Tulsa (March 2026).

In final review

Civil plan set — a few review comments from approval.

~2 months out

Construction kickoff projected two months from civil-plan approval.

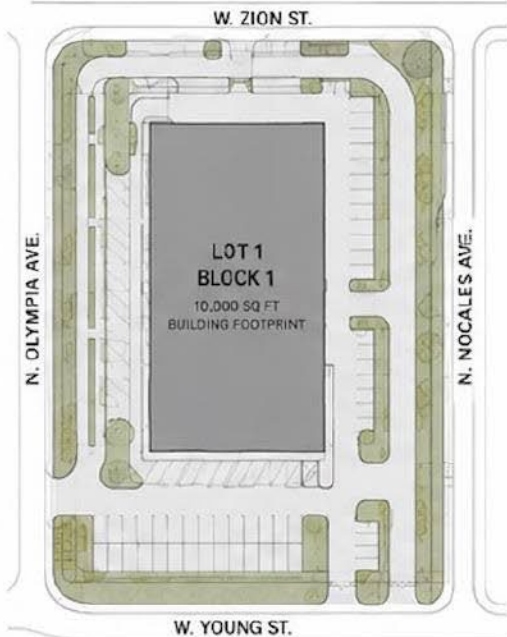
THE PEAK AT PARKWAY MEDICAL BUILDING

30,000 SQ FT | 3 STORY | LOT 1 BLOCK 1

-  MODERN DESIGN
-  PATIENT COMFORT
-  WELLNESS FOCUSED
-  NATURAL LIGHT
-  ACCESSIBLE



SITE PLAN



BUILDING INFORMATION

BUILDING SIZE:
30,000 SQ FT

STORIES:
3

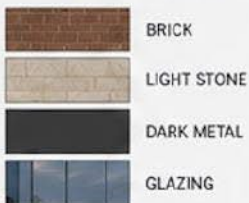
HEIGHT:
38' - 0"

CONSTRUCTION TYPE:
IIB

PARKING:
On-Site

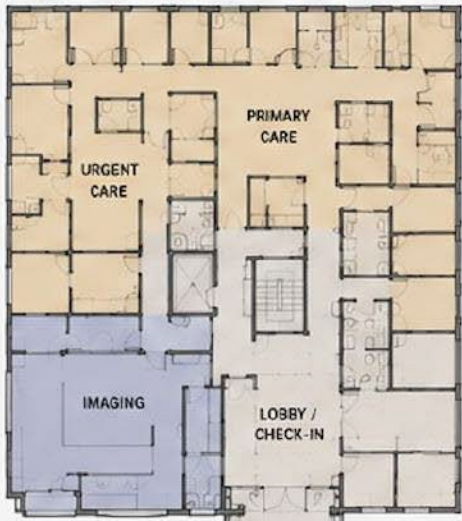
ACCESS:
Multiple Entrances
ADA Accessible

MATERIAL PALETTE



FIRST FLOOR - 10,000 SQ FT

Urgent Care, Primary Care, Imaging



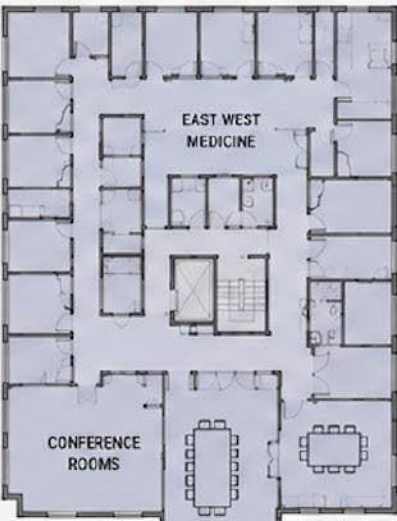
SECOND FLOOR - 10,000 SQ FT

Mental Health & Wellness



THIRD FLOOR - 10,000 SQ FT

East West Medicine & Conference Rooms



FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



BUILDING SPECS

Total Building Size:	30,000 SQ FT
Building Dimensions:	Approx. 100' x 100'
Stories:	3
Height:	38' - 0"
Construction Type:	Type IIB (Sprinklered)
Structural System:	Steel Frame with Metal Deck
Exterior Walls:	Brick Veneer, Stone Veneer, Insulated Metal Panel Systems
Roofing:	TPO Membrane Roof with Insulation
Windows:	Aluminum Curtain Wall and Storefront
Floor Loads:	Typical 100 PSF Corridor 80 PSF
HVAC:	Packaged Rooftop Units with VAV Systems
Plumbing:	Low Flow Fixtures

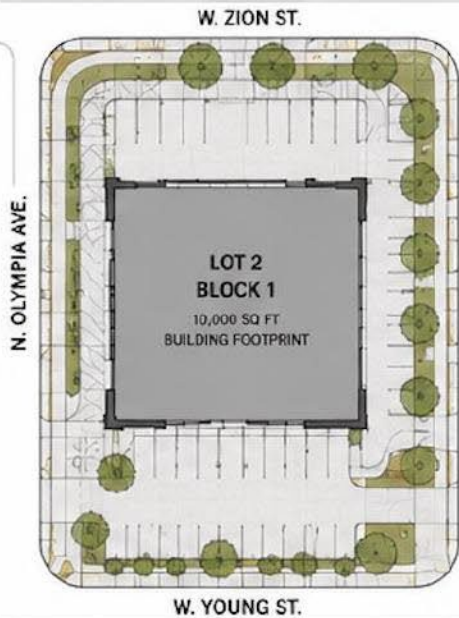
THE PEAK AT PARKWAY COMMERCIAL BUILDING

20,000 SQ FT | 2 STORY | LOT 2 BLOCK 1

- ROOFTOP GARDEN & SEATING
- CO-WORKING SPACE
- RESTAURANTS (2 END CAPS)
- 4 RETAIL STOREFRONTS
- MODERN DESIGN
- PEDESTRIAN FRIENDLY



SITE PLAN



BUILDING SPECS

Total Building Size:	20,000 SQ FT
Building Dimensions:	Approx. 100' x 100'
Stories:	2
Height:	28' - 0"
Construction Type:	Type IIB (Sprinklered)
Structural System:	Steel Frame
Exterior Walls:	Brick Veneer, Stone Veneer, Metal Panel System, Glass
Roofing:	TPO Membrane Roof with Insulation
Windows:	Aluminum Storefront System
Floor Loads:	Typical 100 PSF Corridor 80 PSF
HVAC:	Packaged Rooftop Units with VAV Systems
Plumbing:	Low Flow Fixtures
Electrical:	LED Lighting Throughout
Fire Protection:	Fully Sprinklered NFPA 13
Accessibility:	100% ADA Accessible

FIRST FLOOR - 10,000 SQ FT

4 Retail Stores + 2 Restaurants (End Caps)



SECOND FLOOR - 10,000 SQ FT

Co-Working Space + Support Spaces



FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



MATERIAL LIST

- BRICK VENEER
- LIGHT STONE
- DARK METAL PANEL
- METAL CANOPY
- GLAZING / STOREFRONT
- WOOD ACCENT
- ROOFTOP RAILING

ROOFTOP GARDEN & SEATING

CO-WORKING INTERIOR

RESTAURANT INTERIOR

BUILDING FEATURES

THE PEAK AT PARKWAY

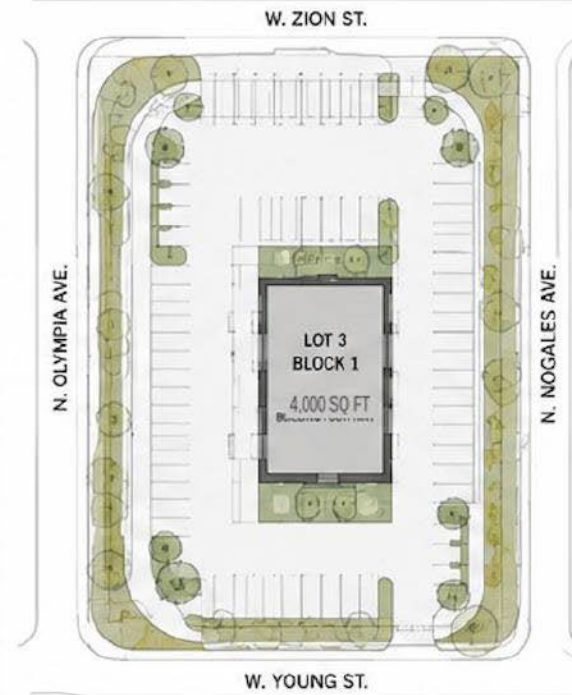
LOT 3 BLOCK 1 – COMMERCIAL BUILDING

COUNTRY & FARMERS MARKET + HYDROPONIC GROW SYSTEM
& COMMUNITY MEETING SPACES

8,000 SQ FT | 2 STORY | LOT 3 BLOCK 1



SITE PLAN



BUILDING SPECIFICATIONS

Total Building Size:	8,000 SQ FT
Building Dimensions:	Approx. 80' x 50'
Stories:	2
Height:	28' - 0"
Construction Type:	Type IIB
Structural System:	Steel Frame
Exterior Walls:	Stone Veneer, Brick, Wood Siding, Metal Panel
Roofing:	TPO Membrane Roof with Insulation
Windows:	Aluminum Storefront and Curtain Wall
Floor Loads:	Typical 100 PSF Corridor 80 PSF
HVAC:	Packaged Rooftop Units with VAV Systems
Plumbing:	Low Flow Fixtures
Electrical:	LED Lighting Throughout
Fire Protection:	Fully Sprinklered NFPA 13
Accessibility:	100% ADA Accessible

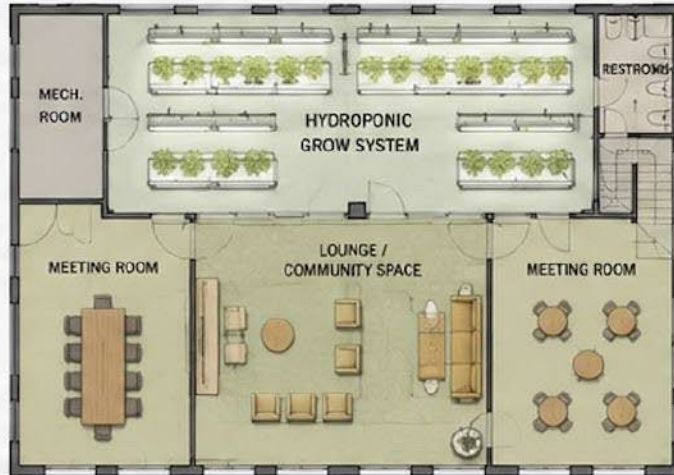
FIRST FLOOR – 4,000 SQ FT

COUNTRY & FARMERS MARKET



SECOND FLOOR – 4,000 SQ FT

HYDROPONIC GROW SYSTEM + COMMUNITY SPACES



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



MATERIAL PALETTE

	STONE VENEER	Natural stone with warm tones
	BRICK	Earth tone brick accent
	WOOD SIDING	Cedar wood-look siding
	DARK METAL	Metal panels and trim
	GLAZING	Low-E tinted storefront glass
	METAL ROOF	Dark standing seam metal roof

AREA B – 18 ACRES
MIXED-USE DEVELOPMENT PLAN
AGE-RESTRICTED 55+
MULTIFAMILY + COMMERCIAL

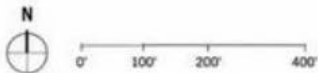
DEVELOPMENT SUMMARY

Total Site Area	18.00 Acres
Multifamily Units (Age-Restricted 55+)	150 Units
• 1BR / 2BR Mix	
• Income-Restricted, 4% LIHTC	
• With Bonds, For-Profit Taxable Ownership	
Density	23–24 Units / Acre (± 6.5 Acres)
Commercial / Retail (Pad Sites)	2–3 Pads (3–4 Acres)
Assisted Living / Medical Expansion	4–5 Acres (Reserved Pad)
Parking Provided	~350 Spaces (Surface)
Open Space / Amenity	~2.5 Acres (15%)

LEGEND

	AGE-RESTRICTED MULTIFAMILY (55+)
	RETAIL / COMMERCIAL PAD
	RESERVED PAD (AL / MEMORY CARE OR MEDICAL EXPANSION)
	OPEN SPACE / LANDSCAPE
	PARKING

KEY MAP



AGE-RESTRICTED 55+ MULTIFAMILY (EXAMPLES)



TWO STORY WALK-UP

THREE STORY ELEVATOR SERVED

DEVELOPMENT HIGHLIGHTS

- Age-Restricted Active Adult Community (55+)
- Income-Restricted, 4% LIHTC with Bonds
- For-Profit Taxable Ownership
- 150 Units (1BR & 2BR Mix)
- Two Story Walk-Up & Three Story Elevator Buildings
- Surface Parking
- Amenity Center with Indoor / Outdoor Spaces
- Adjacent Retail Pad Sites (3,000 SF Each)
- Reserved Pad for Assisted Living / Memory Care or Medical Expansion (Later Phase)

SITE DATA

Total Site Area	18.00 Acres
Multifamily (55+) Area	±6.5 Acres
Retail / Commercial Area	3–4 Acres
Reserved Pad Area	4–5 Acres
Open Space / Landscape	±2.5 Acres
Total	18.00 Acres

THE PEAK AT PARKWAY – TOWNHOMES

A MIX OF MODERN LIVING FOR EVERY LIFESTYLE



MODERN
DESIGN



SUSTAINABLE
LIVING



WALKABLE
COMMUNITY



PRIVATE
ENTRY



1-CAR GARAGE
OR CARPORT PARKING



GREEN SPACES &
PLAY AREAS



9 UNITS

3-STORY | NO GARAGE
3BR | 2.5BA | CARPORT
1,450 SQ FT

28 UNITS

3-STORY | 1-CAR GARAGE
2BR | 2.5BA | FLEX SPACE
1,450 SQ FT

BUILDING SPECIFICATIONS

Total Units: 37 Townhomes
(28 + 9)

Stories: 3 (All Units)

1-CAR GARAGE UNITS (28 UNITS)

Bedrooms: 2
Bathrooms: 2.5
Flex Space: 1st Floor
Garage: 1-Car Garage
Square Footage: 1,450 SQ FT

NO GARAGE (CARPORT) UNITS (9 UNITS)

Bedrooms: 3
Bathrooms: 2.5
Carport: 1-Car Carport
Square Footage: 1,450 SQ FT
Construction Type: Type V-B (Townhomes)
Type V-A (Single Story)
Foundation: Concrete Slab on Grade
Structure: Wood Frame
Exterior Walls: Fiber Cement Siding,
Brick Veneer, Wood Accent
Roofing: Architectural Asphalt Shingles
Windows: Vinyl, Low-E, Double Pane
Heating & Cooling: High Efficiency Heat Pump
with Central Air
Plumbing Fixtures: WaterSense Labeled
Electrical: LED Lighting Throughout
Fire Protection: NFPA 13D Fire Sprinkler
Energy Efficiency: Energy Star Rated Building
R-21 Wall Insulation
R-38 Ceiling Insulation
Accessibility: 100% ADA Accessible
Routes & Entrances

3-STORY | 1-CAR GARAGE
2BR | 2.5BA | FLEX SPACE – 1,450 SQ FT (28 UNITS)



Features: Private entry, first floor flex space ideal for office or gym, open-concept second floor living, primary suite with walk-in closet, second bedroom, and upstairs laundry.

3-STORY | NO GARAGE (CARPORT)
3BR | 2.5BA | CARPORT – 1,450 SQ FT (9 UNITS)



Features: 3 bedrooms, open-concept second floor living, primary suite with walk-in closet, convenient upstairs laundry, carport parking, and modern finishes.

COMMUNITY HIGHLIGHTS

- Diverse home styles for every stage of life
- Private entrances and attached garages
- Walkable streets with landscaping and lighting
- Green spaces, play areas & gathering spots
- Convenient access to shopping, dining & parks
- Sustainable materials and energy-efficient design

TYPICAL COURTYARD & AMENITIES



WALKABLE STREETS & GREEN SPACES



TOWNHOME EXTERIOR



OVERVIEW – BUILDING SPECIFICATIONS SUMMARY



37
TOTAL
TOWNHOMES



2 UNIT TYPES
3-STORY



1-CAR GARAGE (28 UNITS)
CARPORT (9 UNITS)



PRIVATE ENTRY
FOR ALL UNITS



HIGH EFFICIENCY
HVAC SYSTEMS



SUSTAINABLE &
ENERGY-EFFICIENT



WALKABLE
COMMUNITY

MATERIAL PALETTE



All square footages are approximate. Plans, specifications, materials and amenities are subject to change without notice.

Full-Scale Buildout: A \$165.8M Investment

Total development cost across all four areas, per the current project model (July 2026).



DEVELOPMENT AREA	LAND DEVELOPMENT	CONSTRUCTION	TOTAL
Area A — Medical, Commercial, Townhomes	\$8,856,814	\$35,298,503	\$44,155,317
Area B — Active Adult 55+, Pad Sites	\$3,835,083	\$33,310,807	\$37,145,889
Area C — Mixed-Use	\$10,080,000	\$60,357,687	\$70,437,687
Area D — Residential Rental	\$2,335,083	\$14,043,665	\$16,378,748
PROJECT TOTAL	\$22,771,897	\$143,010,662	\$165,782,559

Source: The Peak at Parkway development cost model, July 2026. Figures reflect full-scale buildout of Areas A–D.

Why TIF Is Essential

The project works — but only with public infrastructure participation. Without it, the numbers do not close.



Infrastructure comes first

\$22.8M of streets, utilities, grading, and stormwater must be built across 40+ acres before a single tenant opens its doors — a horizontal cost the vertical uses cannot carry alone.



The market gap is real

New-construction costs exceed what today's North Tulsa rents and values support. This is the classic "but-for" condition: without TIF, private capital cannot close the gap and the site stays undeveloped.



Affordability is by design

150 income-restricted homes for residents 55+ (4% LIHTC + bonds) and attainable workforce housing intentionally cap project revenue — the community benefit widens the financing gap TIF fills.



Growth pays for growth

TIF is repaid from the new tax increment the project itself creates — no new taxes on existing residents, and no increment without the project.

The TIF Request

\$32.75M

TIF project plan across four increment districts

Repaid over the TIF term from the incremental property taxes generated by The Peak at Parkway itself.

City infrastructure participation: \$6.5M front-funded and repaid from the increment.

WHAT THE TIF FUNDS

- Public infrastructure — streets, utility laterals to the building face, grading, and stormwater across the master plan
- Site work that makes the medical anchor, grocery, and income-restricted housing financeable
- The gap between development cost and what corridor rents support today

WHAT APPROVAL UNLOCKS



Senior financing closes

The TIF plan is the keystone lenders and tax-credit partners are underwriting around.



Anchor leases execute

Ascension and behavioral-health commitments convert to executed agreements.



Construction mobilizes

Kickoff projected ~two months from civil-plan approval.

What Tulsa Gets for Its Investment



Healthcare access

Primary, specialty, behavioral, and imaging care in a federally designated shortage area serving 65,000+ residents — care that stays in North Tulsa.



Homes at every stage of life

150 income-restricted 55+ homes, 37 workforce townhomes, and duplex & quad rentals — residents live, work, and age in place on one campus.



Jobs & everyday economy

Grocery and farmers market, restaurants, retail, and a national co-working operator — daily activity, local jobs, and spending that stays in the community.



A lasting tax base

When the TIF term ends, the full increment from a \$165.8M development flows to the City, County, and schools — value that does not exist without the project.

The Path Forward

From TIF approval to groundbreaking



THE ASK

An approving vote on The Peak at Parkway TIF project plan — the step that moves a committed anchor, an approved-track civil plan, and \$165.8M of investment from ready to under way.

How does this project support your vision of North Tulsa?

Twenty20 Management / Parkway Development Partners · www.twenty20mgmttulsa.com · 539.525.0025 · info@twenty20mgmttulsa.com