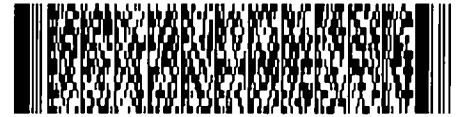


Miscellaneous

Version 1.6 released on 8/3/21



CITY COUNCIL USE ONLY		Tracking #: _____		CITY CLERK USE ONLY	
Date Received: _____	Committee: <u>PW</u>	<input type="checkbox"/> Scanned	Date: <u>10.27.2021</u>		
Committee Date: _____	Hearing Date: _____	<input type="checkbox"/> Posted	Item #: <u>2110.02317</u>		
1 st Agenda Date: <u>10-6-21</u>	2 nd Agenda Date: <u>10-20-21</u>				

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

Primary Details

Board Approval		Other Board Name	City Council Approval
_____		Tulsa City Council	<input checked="" type="radio"/> Yes <input type="radio"/> No
Department	Contact Name	Email	Phone
City Council	Patrick Boulden	patrickboulden@tulsacouncil.org	9185961990

Description (Subject) Line 1
Council District Community Development Project, Route 66 Community Center

Description (Subject) Line 2
Presented as Council District 2 Project Plan No. 1, Title 43-L IOT-2 Community Development Project

Budget

Funding Source(s)

Title 43-L Tulsa Revised Ordinances, 2021 Miscellaneous Capital Improvements Temporary Sales Tax:	\$200,000.00
TOTAL:	\$200,000.00

Approvals

Department: <u>Patrick Boulden</u>	Date: <u>9.30.2021</u>
Legal: <u>Deirdre O'Malley</u>	Date: <u>9/30/21</u>
Board: _____	Date: _____
Mayor: <u>[Signature]</u>	Date: <u>OCT 27 2021</u>
Other: _____	Date: _____

Policy Statement

Background Information
Title 43-L, titled "2021 Capital Improvements Sales Tax", specifies that \$9,000,000 shall be provided for "Community Development Priority Projects", equally divided among the nine City Council districts for projects meeting the following criteria: (1) The project must be for a public purpose; (2) The project must conform to the City's Comprehensive Plan; and (3) The project must promote safe and attractive neighborhoods and/or commercial districts, economic vitality, safe and affordable housing, public recreational opportunities, and/or transportation options. The accompanying Project Description details the "Route 66 Community Center" project proposed for Council District 2. This project proposes the acquisition of property at 2215 West 38th Place South, in Tulsa, consisting of a single-family residence and related improvements. The purchase of this property will provide Tulsa Route 66 Main Street a permanent location to house their programs and staff. Its mission is to restore the Southwest Boulevard corridor as the cultural, education, and economic backbone of the community. The total estimated cost of this project is \$139,400, but an appropriation of \$200,000 is requested to provide for unanticipated expenses. This project proposal is submitted to Council and Mayor for approval in accord with Title 43-L Tulsa Revised Ordinances, Subsection 100.D. No other projects have been submitted for prioritization at this time.

Subsequent to or simultaneous with this submission, a budget amendment ordinance will be submitted to the Council and Mayor for approval.

Summation of the Requested Action
Project approval by the City Council and Mayor in accord with Title 43-L Tulsa Revised Ordinances, Subsection 100.D.

Other Pertinent Details

Processing Information for City Clerk's Office

Post Execution Processing

- Mail vendor copy (add'l signature copies attached)
- Must be filed with other governmental entity
- Add'l governmental entity approval(s) required

Additional Routing and Processing Details

**COUNCIL DISTRICT 2
PROPOSED PROJECT CONCEPT PLAN NO. 1**

**IMPROVE OUR TULSA (IOT2)
TITLE 43-L - 2021 CAPITAL IMPROVEMENTS SALES TAX
COUNCIL DISTRICT COMMUNITY DEVELOPMENT PROJECTS**

This form is to be used to submit to the entire Council an individual City Councilor's proposed capital project so that it may be prioritized on an annual basis and considered for appropriation by ordinance, all consistent with Title 43-L Tulsa Revised Ordinances and Executive Order 2019-17. All such projects and purposes shall be commenced only as funds are made available.

PROJECT DESCRIPTION

Describe the nature of this proposed project, keeping in mind that it the project **must** be a capital project for a public purpose in conformance with a City's Comprehensive Plan. In addition, this description **must** particularly describe how the project will promote one or more of the following:

1. Safe and attractive neighborhoods and/or commercial districts;
2. Economic vitality;
3. Safe and affordable housing;
4. Public recreational opportunities; and/or
5. Transportation options.

PROPOSED PROJECT TITLE: Route 66 Community Center

RECORD OF ACTION

Concept Plan considered in Committee on: Public Works Committee, October 6, 2021

Concept Plan approved and prioritized by the City Council on: October 20, 2021

Budget Ordinance for this appropriation requested on: October 20, 2021

Amount of appropriation requested: \$200,000.00

Budget Ordinance Approved by City Council on: _____

Budget Ordinance Approved by the Mayor on: _____

COUNCIL DISTRICT 2
PROPOSED PROJECT CONCEPT PLAN NO. 1
PROPOSED PROJECT INFORMATION

1. **Provide the geographic location of the project within your Council District.** (Projects must be located on City property or right-of-way.):

This property consists of a single-family residence and related improvements 2215 West 38th Place South, Tulsa, OK 74107 (aka West Sycamore Street as shown on the attached *County Assessors Map* exhibit) The property has a RS-3 (Single Family Residential) zoning designation and is adjacent to properties fronting out to Southwest Boulevard which are typically zoned CH (Commercial).

2. **Describe the infrastructure, facilities and amenities to be provided.** You are encouraged to attach photographs, diagrams and any other documentation that will provide as complete a description of the proposed project as possible.

Land Area, Configuration, & Access:

- The property has a land area of 22,637 square feet (0.5197 acres), as shown on the attached *County Assessor Map* and *Sketch Addendum* exhibits.
- **Configuration and Access:** The property has frontage on 38th Place which is 92.73 feet along the south boundary. There is a depth of 200 feet, and the width widens out to 120 feet. The *County Assessors Map* shows a 20-foot alley on the easterly side. However, no physical alley has been constructed. As the property relates to I-244 Expressway on the west, 38th street dead ends at the subject property. The street provides access to Southwest Boulevard, which is located about 160 feet in a southeasterly direction from the subject property.
- **Single Family Residence:** This is a one-story residential structure identified by the County Assessors having been built in the 1920's, average quality, average + condition, wood siding exterior, crawl space floor construction, gable roof with composition shingles, central HVAC, and 1,104 square feet of living space. The owner reports that a rubber membrane roof was put on the rear building area about 1988-1989. Current owner reports that after purchasing the property in 2011, upgrades included updating the HVAC, kitchen remodel, and refinishing hardwood floors.
- **Shop/Barn Building:** 1,152 sq. ft. concrete slab, wood frame construction, metal siding and rood, unfinished except for electrical.
- **Detached Garage:**448 sq. ft., concrete slab, wood frame construction, unfinished except for electrical.
- **Site Improvements:** Small shed next to detached garage, fencing, gates, yard, trees, and gravel.

3. **Describe the “public purpose” that this expenditure of public funds will fulfill.** In order to satisfy the requirement that the City’s expenditure of public funds on this project is for a “public purpose” it must: (1) provide a general benefit to the public; (2) further the performance of a City function of government; and (3) the objective must be managed and controlled by the City (typical examples are ownership, contractual agreement, or a lease).

**COUNCIL DISTRICT 2
PROPOSED PROJECT CONCEPT PLAN NO. 1**

- (1) The purchase of this property will provide Tulsa Route 66 Main Street a permanent location to house their programs and staff. Its mission is to restore the Southwest Boulevard corridor as the cultural, education, and economic backbone of the community. Their programs have supported local opportunities producing nearly \$265 million in private reinvestment, approximately 100 building rehabilitations, creation of more than 1,250 new jobs, and over 70 business openings/expansions in Southwest Tulsa.
- (2) A permanent office space along the Tulsa Route 66 corridor will further the mission of the Tulsa Route 66 Main Street program by providing public meeting space, training/education space for entrepreneurial programs, outdoor event space for cultural/educational events, and potentially a coworking space for new businesses.
- (3) The Tulsa Route 66 Main Street would lease the property from the City of Tulsa for \$1.00 annually for the next 20 years. Additionally, the Tulsa Route 66 Main Street Board of Directors will apply for a façade grant requesting matching funds for façade renovations and will also make applications for a matching neon sign grant. Tulsa Route 66 Main Street Board of Directors will provide liability insurance, update the property using matching grants, be responsible for utilities and provide maintenance for the property. This property will restore a historic property on the Route 66 Corridor and adapt it to a re-use, including façade upgrades, upgrades to bring the building to ADA compliance, and a new HVAC system.

4. Described what community engagement, such as neighborhood townhalls, you have conducted or planned to conduct in order to ensure community support for this project.

- District Two Town Hall: Merge Church; February 27th, 2020; 25 participants
- District Two Town Hall: Tulsa Marriott Southern Hills; December 9th, 2019; 45 participants

5. Do you anticipate that in order to complete this project, it will require the acquisition of real property, easements or right-of-way? If so and if known, describe the location, the nature of the property interest, and the approximate cost.

- Existing Easement and Right of Way: Based upon study to date, no easement are known to affect the subject property.

6. Before this project is fully funded, what startup appropriations/expenditures do you anticipate? (Examples: surveys, appraisals, architectural/engineering design, etc.)

Project may need appropriations for a current and up to date appraisal and architectural/engineering designs in anticipation of making this facility ADA compliant.

7. What is the total estimated cost to the City for this project if known? Please provide backup and source of the estimate, if available.

**COUNCIL DISTRICT 2
PROPOSED PROJECT CONCEPT PLAN NO. 1**

- Total Estimated Cost: \$139,400
 - Purchase of Property: \$99,400
 - Improvements: \$40,000

8. What outside City entities do you anticipate working with to complete this project? (Examples: a non-profit, organization, business, group, etc. that will contribute or otherwise be involved.) If outside matching dollars are planned to be used to leverage the City's investment, this should be identified in as much detail as possible.

- Tulsa Route 66 Main Street
- Tulsa Route 66 Committee Façade Grant: This would be a matching fund grant of \$40,000 for façade upgrades to the building.
- Tulsa Route 66 Committee Neon Sign Grant: This would be a matching grant that will help to fund a classic Route 66 neon sign affixed to the building.

9. To the degree possible, provide a projected timeline with the funding needs associated, recognizing that appropriations are to be spread over five (5) fiscal years. Projected revenues for these projects are currently anticipated to be as follows:

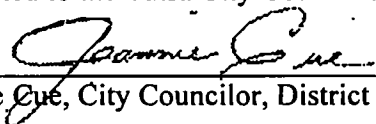
FY22	\$500,000
FY23	\$500,000
FY24	\$1,750,000
FY25	\$3,000,000
FY26	\$3,250,000

Funding for the project would be all in FY22.

10. Once this project is completed, what ongoing operations, maintenance, or other recurring costs will the project require and what resources are available to support that? More specifically, what City Department or entity do you expect will be responsible for operation and maintenance of the project?

Tulsa Route 66 Main Street will lease the facility from the City. They will also be required to provide liability insurance and maintenance of the property.

Submitted to the Tulsa City Council by:



Jeannie Cue, City Councilor, District 2

September 30, 2021

Date

Assessor JOHN A. WRIGHT

Property Search

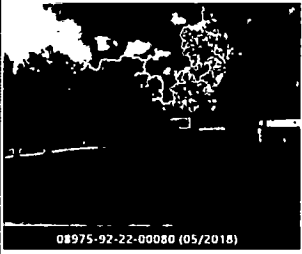
Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #	R08975922200080	
Parcel #	08975-92-22-00080	
Situs address	2215 W 38 PL S TULSA 74107	
Owner name	REDBERRY FARM LLC	
Fair cash (market) value	\$59,548	
Last year's taxes	\$853	
Legal description	Subdivision: CLINTON HGTS Legal: LTS 2 THRU 5 LESS BEG NEC LT 2 TH SE30 SW100 SWLY103.58 NWS7.27 NE200 POB BLK 3 Section: 22 Township: 19 Range: 12	

General Information

Situs address	2215 W 38 PL S TULSA 74107
Owner name	REDBERRY FARM LLC
Owner mailing address	4501 W 41ST ST TULSA, OK 741076207
Land area	0.52 acres / 22,637 sq ft
Tax rate	T-1A [TULSA]
Legal description	Subdivision: CLINTON HGTS Legal: LTS 2 THRU 5 LESS BEG NEC LT 2 TH SE30 SW100 SWLY103.58 NWS7.27 NE200 POB BLK 3 Section: 22 Township: 19 Range: 12
Zoning	RES SINGLE-FAMILY HIGH DENSITY DISTRICT [RS3]

Values

	2019	2020	2021
Land value	\$18,000	\$18,000	\$18,000
Improvements value	\$41,548	\$41,548	\$41,548
Fair cash (market) value	\$59,548	\$59,548	\$59,548

Exemptions claimed

	2019	2020	2021
Homestead	-	-	-
Additional homestead	-	-	-
Senior Valuation Limitation	-	-	-
Veteran	-	-	-

Tax Information

	2019	2020	2021
Fair cash (market) value	\$59,548	\$59,548	\$59,548
Total taxable value (capped)	\$58,020	\$59,548	\$59,548
Assessment ratio	11%	11%	11%
Gross assessed value	\$6,382	\$6,550	\$6,550
Exemptions	\$0	\$0	\$0
Net assessed value	\$6,382	\$6,550	\$6,550
Tax rate	T-1A [TULSA]		
Tax rate mills	137.02	130.27	130.27*
Estimated taxes	\$874	\$853	\$853*
Most recent NOV	February 4, 2020		

* Estimated from 2020 millage rates

Tax detail (2020 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$16.90
City-County Library	4.1	5.32	\$34.85
Tulsa Technology Center	10.2	13.33	\$87.31
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$47.23
School Locally Voted	21.1	27.50	\$180.13
City Sinking	13.6	17.78	\$116.46
School County Wide Bldg	4.0	5.15	\$33.73
School County Wide ADA	3.1	4.00	\$26.20
School County Wide General	27.7	36.05	\$236.13
County Government	8.7	11.35	\$74.34

(Continued on next page)

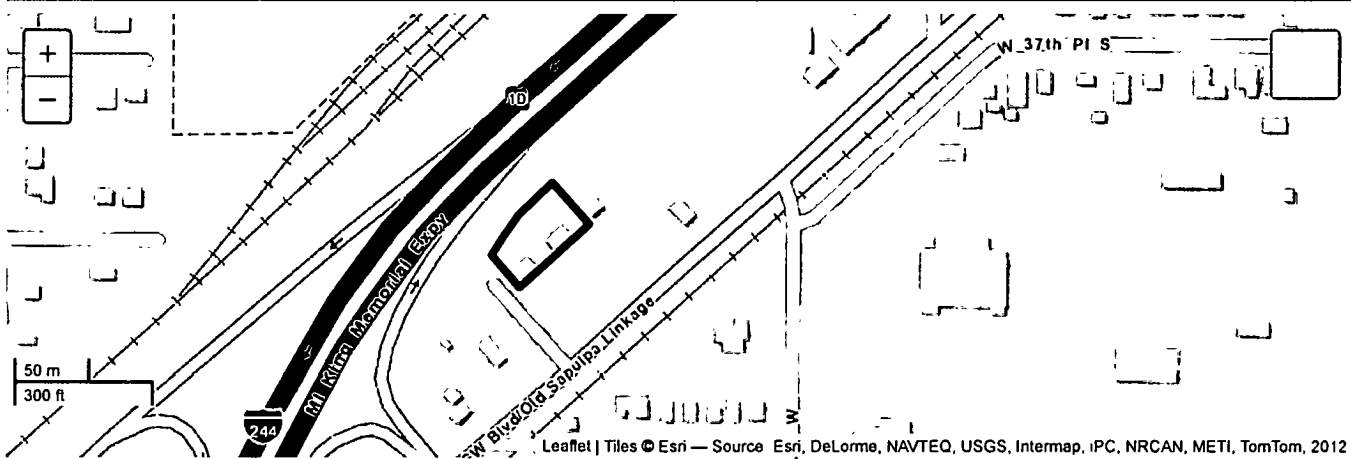
Improvements											
Blkg ID#	Property type	Condition	Quality	Year built	Livable ¹	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Avg +	Fair Plus	1920	1,104 SF	1.0	Crawl Space	Frame Siding/ Stucco Veneer	Composition Shingle	1.0	Cool Air in Heat Ducts

Sales/Documents						
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#	
Mar 5, 2021	HALFORD, LEE & CAROLYN	REDBERRY FARM LLC	\$100,000	Warranty Deed	2021029436	
May 3, 2011	WILLIAMS, STELLA R AND ALICE DIANA KRUG	HALFORD, LEE & CAROLYN	\$50,000	Warranty Deed	2011038425	
Jul 11, 2007	WILLIAMS, STELLA R	WILLIAMS, STELLA R	\$-	Quit Claim Deed	2007077013	
Sep 1, 1992			\$6,000	History	05436-00970	

Images

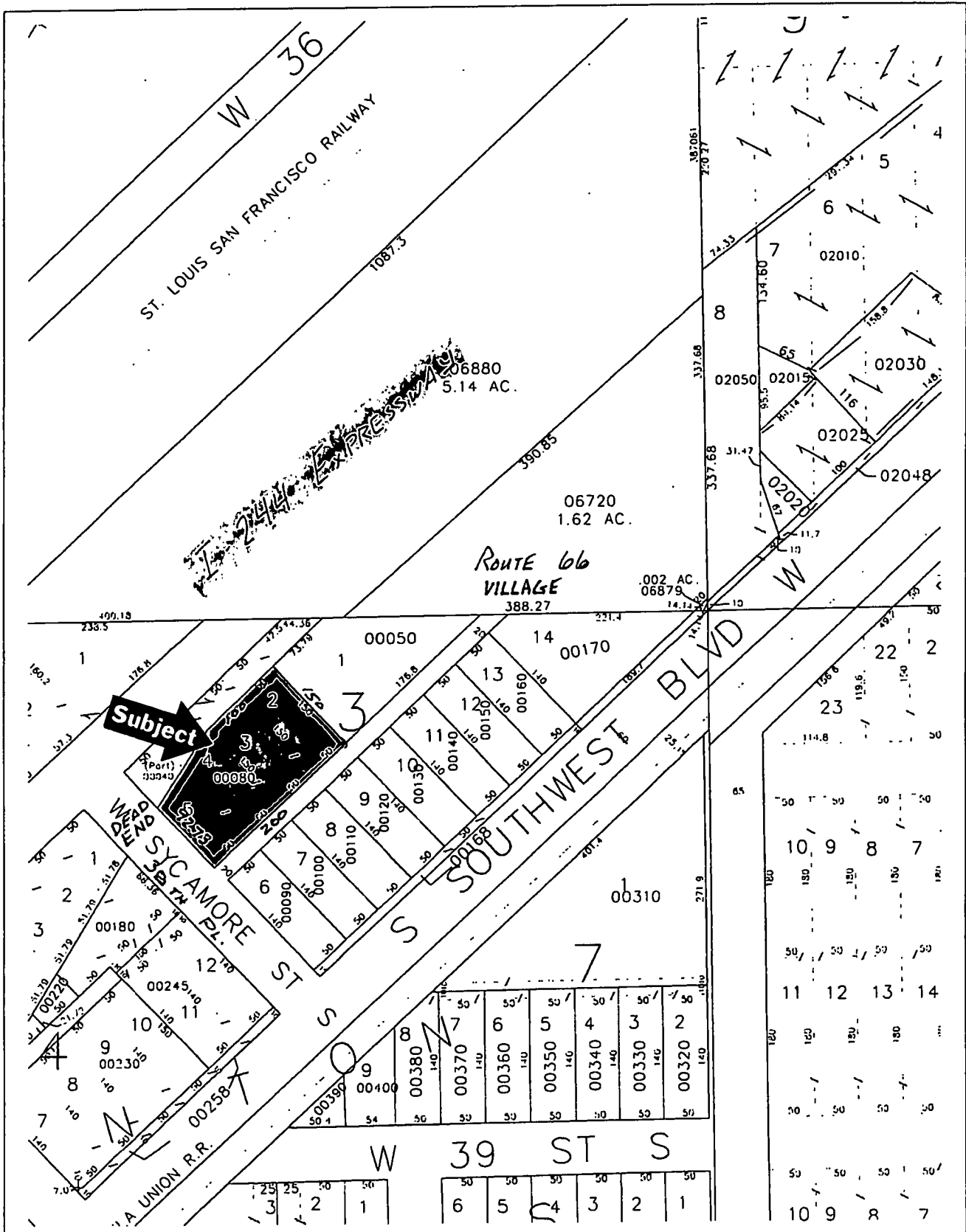
Photo/sketch (Click to enlarge)

¹ Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor
 Tulsa County Headquarters, 5th floor | 218 W Sixth St | Tulsa, OK 74119
 Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
 Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

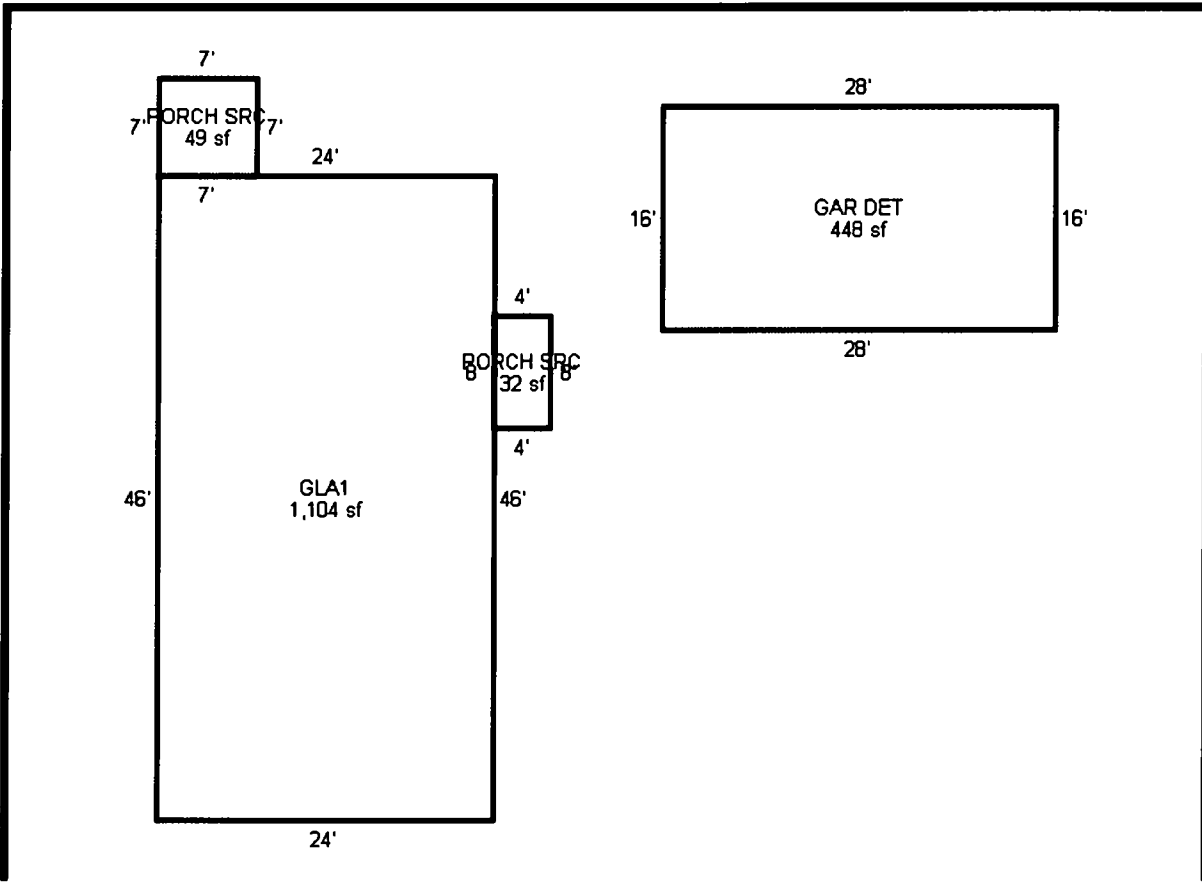


Ken Yazel
Tulsa County Assessor

County Assessor Map

1 inch = 150'



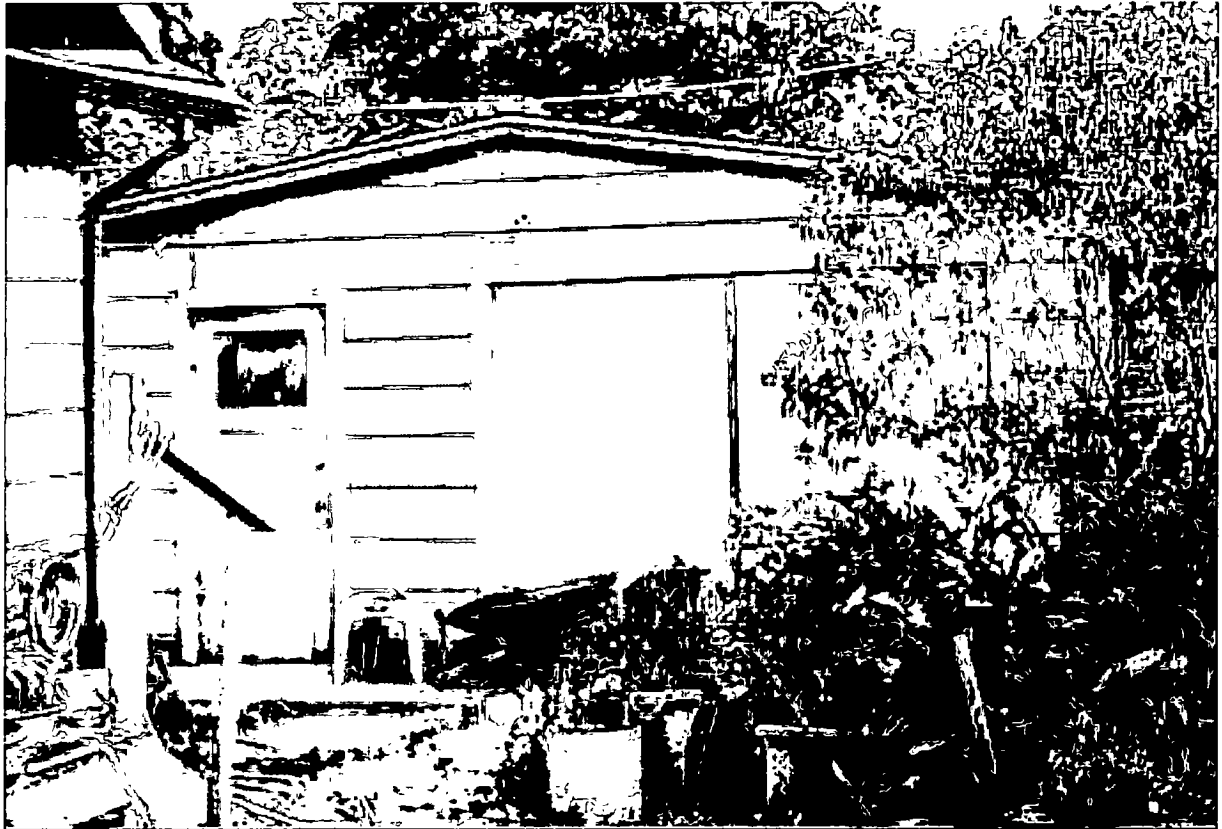




08975-92-22-00080 (05/2018)



08975-92-22-00080 (9/2006)



08975-92-22-00080 (10/2006)