

**PUBLIC NOTICE OF THE MEETING OF THE
OWASSO ECONOMIC DEVELOPMENT AUTHORITY**

Owasso City Hall, Community Room

200 South Main Street, Owasso, OK

Thursday, February 8, 2024 – 10:00 AM

NOTE: APPROPRIATE ACTION may include, but is not limited to: acknowledging, affirming, amending, approving, authorizing, awarding, denying, postponing, or tabling.

RECEIVED

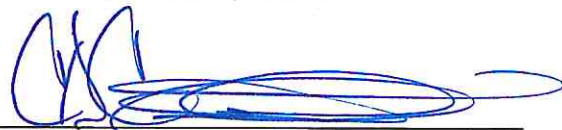
FEB 06 2024 *HS*

AGENDA

City Clerk's Office

1. **Call to Order** – Dee Sokolosky, Chair
2. **Consideration and appropriate action relating to the Consent Agenda. (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)**
 - A. Approve minutes of the January 11, 2024, Regular Meeting (Attachment)
 - B. Accept monthly financial report (Attachment)
3. **Consideration and appropriate action relating to items removed from the Consent Agenda**
4. **Report from City Departments** (Attachment)
Chris Garrett
 - A. Community Development Report – Brian Dempster
 - B. Public Works Project Status Report – Roger Stevens
 - C. Sales Tax Report and Revenue Outlook – Carly Novozinsky
5. **Economic Development Report and Owasso Chamber of Commerce Initiatives and Opportunities**
Chelsea Feary, Trustee
6. **Report from City Manager**
Warren Lehr
7. **Report from Trustees**
8. **New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)**
9. **Adjournment**

Notice of Public Meeting filed in the office of the City Clerk on Friday, December 8, 2023, and the Agenda posted at City Hall, 200 South Main Street, at 5:00 pm on Tuesday, February 6, 2024.



Chris Garrett, Assistant City Manager

The City of Owasso encourages citizen participation. To request an accommodation due to a disability, contact the City Clerk prior to the scheduled meeting by phone 918-376-1502 or by email to jstevens@cityofowasso.com

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, JANUARY 11, 2024

The Owasso Economic Development Authority met in regular session on Thursday January 11, 2024, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed Friday, December 8, 2023, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 South Main Street at 5:00 pm on Tuesday, January 9, 2024.

1. Call to Order - Chair Dee Sokolosky called the meeting to order at 10:00 am.

Present: A quorum was declared present.

Absent

Chair – Dee Sokolosky

Trustee – Skip Mefford

Vice Chair – Dirk Thomas

Trustee – David Charney

Trustee – Bryan Spriggs

Secretary – Chelsea Feary

Trustee – Alvin Fruga

Staff – City Manager Warren Lehr, Assistant City Manager Chris Garrett, City Attorney Julie Lombardi

2. Consideration and appropriate action relating to the Consent Agenda. (All matters listed under "Consent" are considered by the Trustees to be routine and will be enacted by one motion. Any Trustee may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

A. Approve minutes – December 14, 2023

B. Accept monthly financial report

Dr. Thomas moved, seconded by Dr. Spriggs to approve the Consent Agenda, as presented.

YEA: Sokolosky, Spriggs, Thomas, Fruga

NAY: None

Motion carried: 4-0

3. Consideration and appropriate action relating to items removed from the Consent Agenda - None

4. Report from City Departments

A. Community Development Report

B. Public Works Project Status Report

C. Sales Tax Report and Revenue Outlook

Chris Garrett introduced Brian Dempster to present item A, Roger Stevens to present item B, and Carly Novozinsky to present item C. Discussion was held.

5. Economic Development Strategic Plan Quarterly Report and Owasso Chamber of Commerce Initiatives and Opportunities

Chris Garrett provided the Economic Development Strategic Plan Quarterly Report, prepared by Chelsea Feary.

6. Report from City Manager

Warren Lehr reported the audit for the city was completed and City Council was presented a letter reporting a clean audit, Discussion was held.

7. Report from Trustees - None

8. New Business - None

9. Adjournment

Dr. Thomas moved, seconded by Dr. Spriggs to adjourn the meeting.

YEA: Sokolosky, Spriggs, Thomas, Fruga

NAY: None

Motion carried: 4-0 and the meeting adjourned at 10:44 am.

Owasso Economic Development Authority
Statement of Revenues, Expenses and Changes in Fund Net Assets
For the Month Ending January 31, 2024

	<u>MTD</u>	<u>YTD</u>	<u>Budget</u>
Operating Revenues	\$0.00	\$0.00	\$0.00
Operating Expenses:			
Materials & supplies	0.00	0.00	0.00
Services & other charges	0.00	0.00	5,000.00
Capital outlay	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total Operating Expenses	0.00	0.00	5,000.00
	<hr/>	<hr/>	<hr/>
Operating Income (Loss)	0.00	0.00	(5,000.00)
Non-Operating Revenues (Expenses):			
Investment income	15.46	101.49	70.00
Promissory note revenue	0.00	0.00	0.00
RAN debt service & other costs	0.00	0.00	0.00
Transfer from Hotel Tax Fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Total non-operating revenues (expenses)	15.46	101.49	\$70.00
	<hr/>	<hr/>	<hr/>
Net income (loss) before contributions and transfers	15.46	101.49	(4,930.00)
Transfer to general fund	0.00	0.00	0.00
	<hr/>	<hr/>	<hr/>
Change in net assets	15.46	101.49	(4,930.00)
Total net assets - beginning		9,566.00	9,566.00
Total net assets - ending		<u><u>\$9,667.49</u></u>	<u><u>\$4,636.00</u></u>



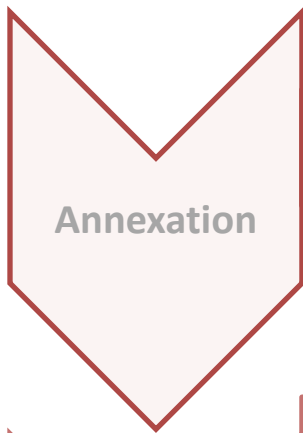
TO: The Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Community Development Department

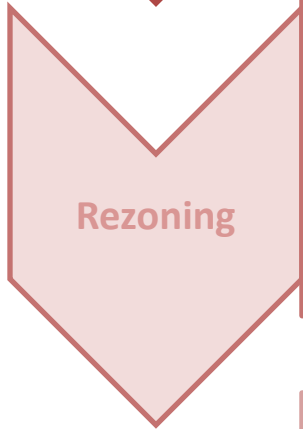
SUBJECT: Development Report

DATE: February 1, 2024

NEW COMMERCIAL DEVELOPMENT



- **Mercy EMS Facility (ON HOLD)**- South of the SW corner of 129 E Ave & 116 St N
 - City Council approved a combined annexation and rezoning on 4/18/23



- **Attic Owasso** - 11111 E 116 St
 - PUD request for a mixed-use commercial/self-storage development to be reviewed by City Council on 2/20/24
 - Site Plan to be reviewed by the Technical Advisory Committee on 2/21/24
- **Post Property (Mixed-Use)**- 201 N Birch St
 - Rezoning request from Residential Single Family to Downtown Mixed approved by Council on 8/15/23
- **German Corner (Mixed-Use)**- SW corner of E 116 St N & Garnett Rd
 - PUD request for a mixed-use commercial development approved by Council on 8/15/23
- **Martin Office Development**- 1012 N Ash St
 - Rezoning request from Residential Single Family to Office approved by Council on 8/15/23
- **New Public Works Facility**- NE corner of E 116 St N & N 97 E Ave
 - Rezoning request from Residential Single Family to Public Facilities approved by Council on 1/17/23



- **OLLA 24-01**- 209 E 5 Ave
 - Lot Line Adjustment request, to reconfigure three lots into two, to be reviewed by the Technical Advisory Committee on 2/21/24
- **Lot 1, Block 4 Morrow Commercial**- east of NE corner of 116 St & 129 E Ave
 - Final Plat approved by City Council on 1/16/24
- **OLLA 23-01, Smith Farm Village Block 9**- SE corner of 96 St & Garnett Rd
 - Lot Line Adjustment to shift lines in Block 9 heard by Technical Advisory Committee on 11/15/23 and approved on 11/20/23
- **Owasso 7**- NE corner of 96 St & Garnett Rd
 - Preliminary Plat approved by Planning Commission on 10/9/23
- **Reserve at Owasso**- E 106 St N and US-169
 - Final Plat approved by Council on 9/19/23
 - Preliminary Plat approved by Planning Commission on 6/12/23
 - OPUD 23-02/OZ 23-02, to allow for a mixed-use commercial and multifamily development, approved by Council on 3/21/23
- **Garnett Business Plaza (ON HOLD)**- North of E 103 St N & Garnett Rd
 - Final Plat approved by Council on 5/18/23
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22
- **Bailey Commercial Phase 1**- SW corner of E 106 St N & N Garnett Rd
 - Planning Commission approved the preliminary plat on 12/12/22
 - City Council approved the final plat for Lots 1 & 2, Block 1 ONLY on 12/20/22
- **Replat of Lots 7 & 8, Block 4 Graceland Acres (ON HOLD)**- NE corner of E 76 St N & N 129 E Ave
 - City Council approved the final plat on 12/20/22

Site & Civil Plan Review

- **Murphy's USA (Remodel)**- 12107 E 96 St N
 - Site Plan to be reviewed by the Technical Advisory Committee on 2/21/24
- **Dollar Tree**- East of NE corner of 116 St & 129 E Ave
 - Site Plan reviewed by the Technical Advisory Committee on 12/20/23
- **Apex Title and Closing**- 517 E 19 St N
 - Site Plan reviewed by the Technical Advisory Committee on 9/20/23
- **Vision Hardwood**- North of the NE Corner of E 116 St N & N Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 8/16/23

Building Permit Review

- **Same Day Auto**- NE corner of 106th & US-169
- **Take 5 Oil Change**- 9349 N 129 E Ave

Under Construction

- **Five Guys** - 9441 N Garnett Rd
- **Modern Day Dental (Bybee Dental)**- 12805 E 101 Pl
- **Lot 3, Block 9 Smith Farm Village (Shell Building)**- SE corner of 96 St & Garnett Rd
- **Taco Casa**- 9581 N Garnett Rd
- **Pickleman's (Shell Building)**- 11310 E 96 St N
- **Dutch Bros Coffee**- 86 St N, immediately west of new Encompass Rehab Hospital
- **The Learning Experience**- 11637 N 129th E Ave
- **Smith Farm Village Lot 5 (Shell Building)**- 11340 E 96 St
- **5th Avenue Business Park**- 304 E 5th Ave
- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Helscel-Huneryager Industrial Park** – 7301 N 115 E Ave

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Owasso PD Shoot-House & Multi-purpose Buildings- 710 & 720 S Main St <ul style="list-style-type: none"> ○ Under construction
<ul style="list-style-type: none"> • Merlot (Tyner Townhome Development)- 108 N Atlanta <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Vintage at Redbud <ul style="list-style-type: none"> ○ OPUD 23-03, to allow for 7 townhomes on a single Downtown Mixed (DM)-zoned lot approved by City Council on 3/21/23
<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Completed! 	<ul style="list-style-type: none"> • Tyner Duplexes- NE corner of W 1st St & N Atlanta <ul style="list-style-type: none"> ○ 2 Lot Split requests (as there are two lots involved) to split property into a total of 5 lots approved by Planning Commission on 10/10/22 ○ Under construction
<ul style="list-style-type: none"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Opened 06/2023 	<ul style="list-style-type: none"> • Birchwood- 414 S Birch <ul style="list-style-type: none"> ○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) approved by Council on 8/16/22 ○ Technical Advisory Committee reviewed Site Plan on 9/21/22, has been approved ○ Under construction
	<ul style="list-style-type: none"> • Tyner Lofts on 2nd- SE corner of W 2nd St & N Atlanta <ul style="list-style-type: none"> ○ Lot Split requesting the lot be split in half approved by Planning Commission on 7/11/22 ○ Site Plan reviewed by the Technical Advisory Committee on 7/20/22 ○ Under construction
	<ul style="list-style-type: none"> • Potential Library Expansion <ul style="list-style-type: none"> ○ TCCL held a townhall meeting on potential expansion in 01/2022

EXPANSION OF EXISTING COMMERCIAL

- **Owasso High School Track-** 12901 E 86 St N
 - OPS proposing to add a total of 6 buildings (storage, concessions, restrooms) to the existing track/football field
 - Site plan reviewed by the Owasso Technical Advisory Committee (TAC) on 10/18/23, has been approved
- **SAHO (2nd Location)-** 401 W 2nd St
 - Easement Closure request to close an easement that conflicts with the proposed expansion footprint approved by City Council on 10/17/23
 - Remodeling existing building in 1st phase (completed)
 - Construction underway to add an additional 5,000 sq ft in 2nd phase
- **Attic Storage-** 7801 N Owasso Expressway
 - OBOA 23-02, a Special Exception to allow for an expansion of a non-conforming use (warehousing and storage in a CG district) approved by the Owasso Board of Adjustment on 2/28/23
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
 - Under Construction

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- OPUD 23-06/OZ 23-07, Plamer Quad-Plexes-** north of NW corner of 96 St & Mingo Rd
 - Planned Unit Development request to allow for an 12-unit multi-family complex approved by City Council on 9/19/23
- OPUD 23-05, Morey Apartments-** Near SE corner of E 86 St N & N 125 E Ave
 - Planned Unit Development request to allow for an 8-unit multi-family complex approved by City Council on 9/19/23

Platting/ Lot Splits

- Villas at Stonebridge II-** 12924 E 76 St N
 - Final Plat to be reviewed by City Council on 2/20/24
 - Originally approved on 3/21/23, but has since expired
- Fairway Villas-** SE corner of 89 St & 97 E Ave
 - Preliminary Plat approved by Planning Commission on 1/8/24
- Kelly Acres-** North of NW corner of 96 St & Mingo Rd
 - Final Plat approved by City Council on 12/19/23
- Twill Johnson Ranch-** NW corner of E 101 St N & N 129 E Ave
 - Final Plat approved by City Council on 9/19/23
- Presley Hollow Phase II & III-** East of NE corner of E 76 St N & N 145 E Ave
 - Preliminary Plat approved by the Planning Commission on 8/15/23
- Hawthorne at Stone Canyon, Phase II-** SW of the intersection of E 76 ST N and N 193 E Ave
 - Preliminary Plat approved by Planning Commission on 6/12/23
- Smith Farm Village** - SE corner of E 96 St N and N Garnett Rd
 - 62 single-family lots, to serve as dedicated rental community
 - Preliminary Plat (for residential portion) approved by Planning Commission in 10/2021

Site & Civil Plan Review

- **Reunion at Owasso Phase III** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
 - 39 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 2/15/23
- **Owasso Senior Living (ON HOLD)**- SW corner of E 101 St N & N 123 E Ave
 - 62 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 11/16/22

Building Permit Review

- **12009 E 111 St N**- Chen Property
 - Proposed construction of a single-family home, not within a platted subdivision
 - Annexation and Rezoning to Residential Single Family (RS-1) approved by City Council on 12/19/23

Under Construction

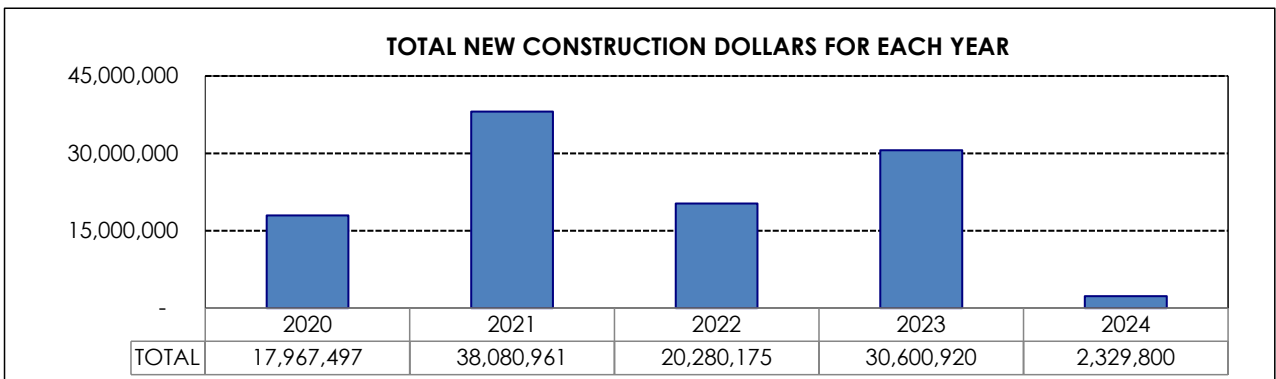
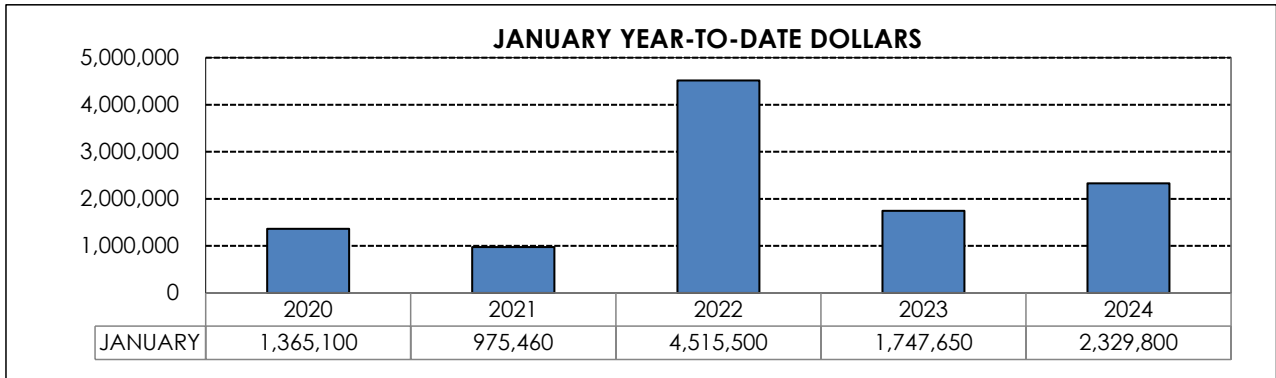
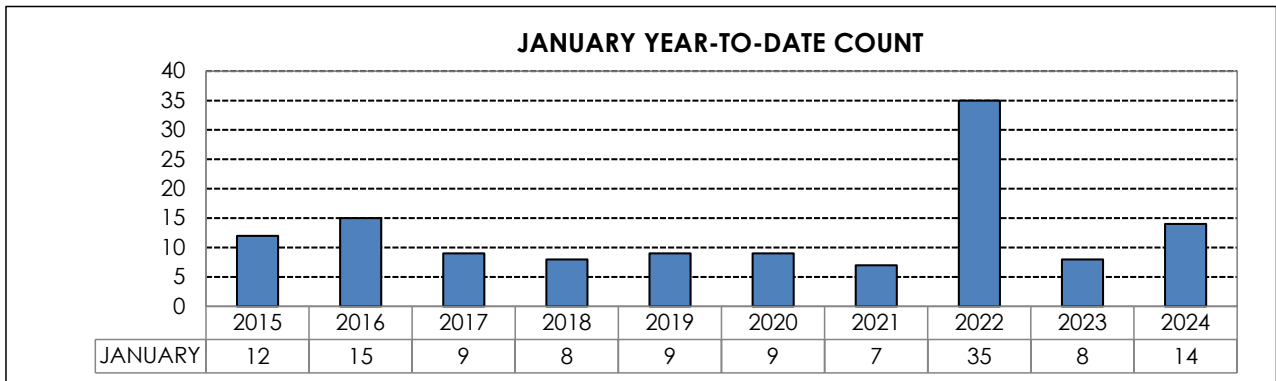
- **Keys Landing II**- NW of intersection of E 66 St N & N 129 E Ave
 - 94 of 94 single-family lots remaining
- **Morrow Place Phase III**- East of SE corner of E 126 St N & N 129 E Ave
 - 75 of 98 single-family lots remaining
- **Villas at Cypress Crossing**- NE corner of E 99 St N & US-169 Service Rd
- **Hawk's Landing**- East of SE corner of E 76 St N & N 145 E Ave
 - 69 of 70 single-family lots remaining
- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
 - 240 unit multi-family complex, to be built in phases
- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 38 of 120 single-family lots remaining
 - 262 unit multi-family apartment complex
- **Twill at Bailey Creek**- NE corner of E 96 St N and N Mingo Rd
 - 104 unit detached multi-family complex
- **Hawthorne at Stone Canyon, Phase I** – SW of the intersection of E 76 ST N and N 193 E Ave
 - 3 of 19 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 28 of 197 single-family lots remaining
- **Reunion at Owasso** – NW corner of E 98 St N and N 119 E Ave (behind Lowes)
 - 22 unit multi-family complex for seniors
- **Stone Creek of Owasso** – SW corner of E 76 St N and N 161 E Ave
 - 51 of 100 single-family lots remaining
- **Nottingham Hill**-SW corner of E 96 St N and N 145 E Ave
 - 14 of 58 single-family lots remaining

Would you like to see a map of where some of these developments are occurring? Please scan here!



RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT JANUARY 2024

Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1 January	12	15	9	8	9	9	7	35	8	14
2 February	19	26	15	8	8	4	8	11	4	
3 March	23	18	55	19	4	12	9	8	29	
4 April	27	23	20	17	6	8	49	25	13	
5 May	15	9	11	20	4	5	19	24	19	
6 June	11	31	5	7	5	22	24	7	11	
7 July	20	16	9	14	11	11	34	7	8	
8 August	33	15	12	6	6	35	17	1	23	
9 September	13	15	6	2	7	17	33	3	13	
10 October	23	12	7	3	21	7	24	2	11	
11 November	25	6	19	7	2	10	20	5	3	
12 December	7	3	9	6	3	7	14	3	25	
Totals	228	189	177	117	86	147	258	131	167	14
YTD	12	15	9	8	9	9	7	35	8	14



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
January 31, 2024**

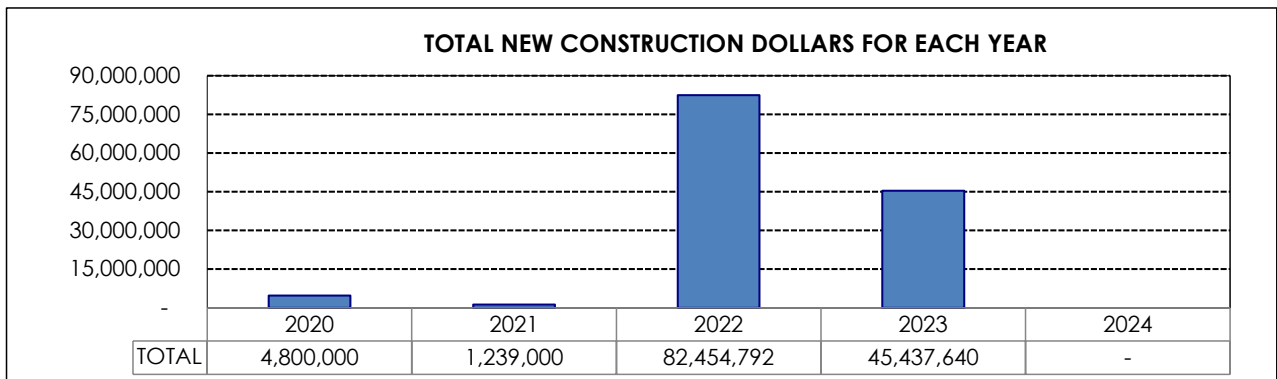
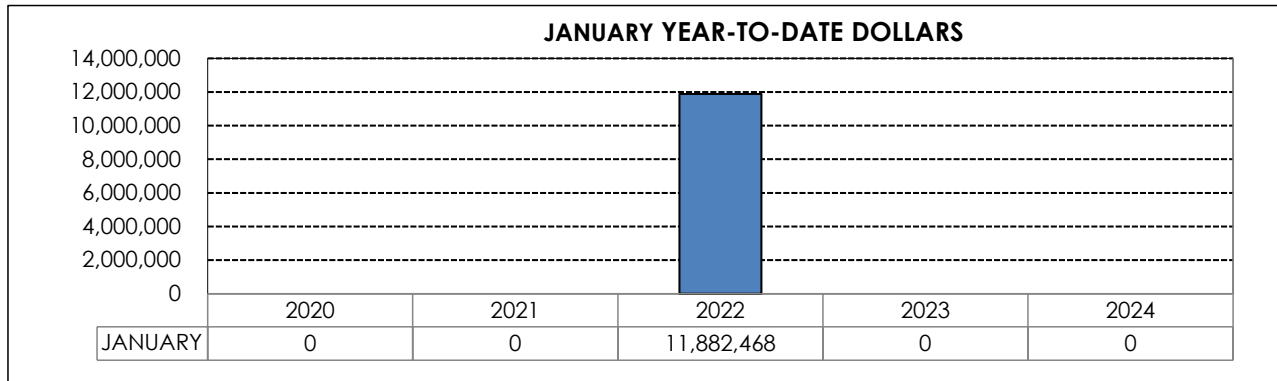
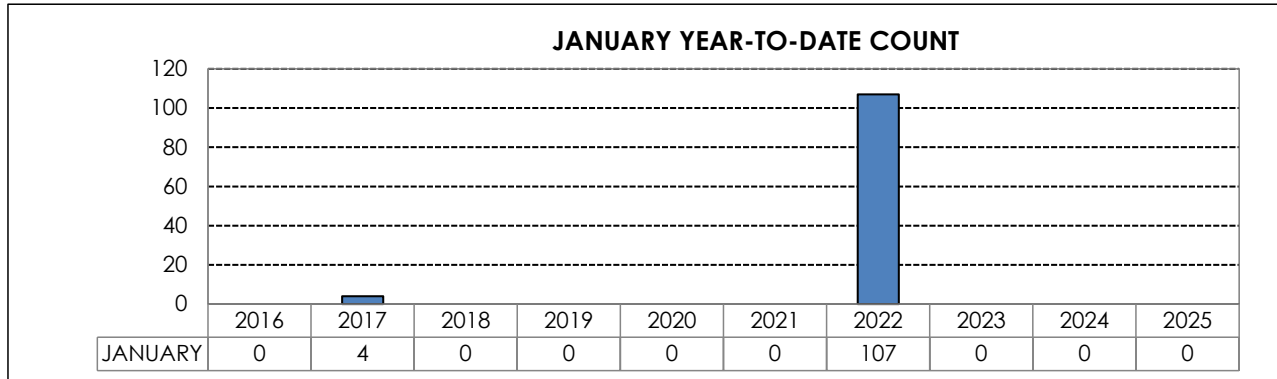
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Hawk's Landing (6/21)	70	1	69
Hawthorne at Stone Canyon Ph I (3/20)	19	16	3
Keys Landing II (12/23)	94	0	94
Morrow Place III (11/23)	98	23	75
Nottingham Hill (6/09)	58	44	14
Parker Village (4/21)	120	82	38
Presley Hollow (3/21)	197	169	28
Stone Creek at Owasso (9/20)	100	49	51
TOTALS	756	384	372

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT JANUARY 2024

(Initial recording began May 2016)

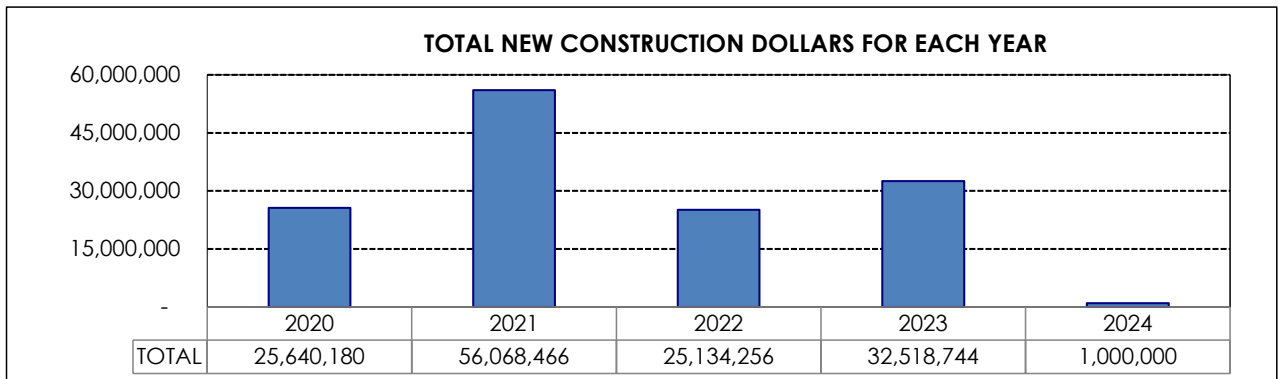
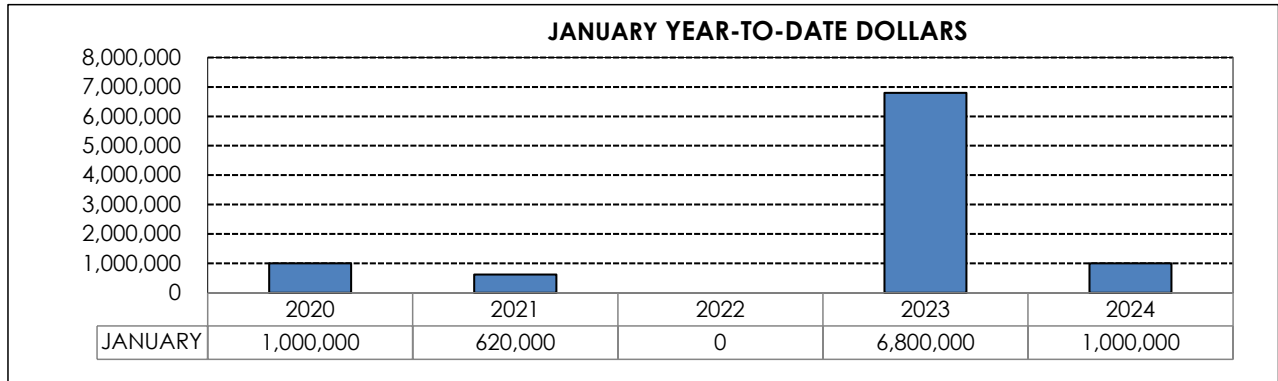
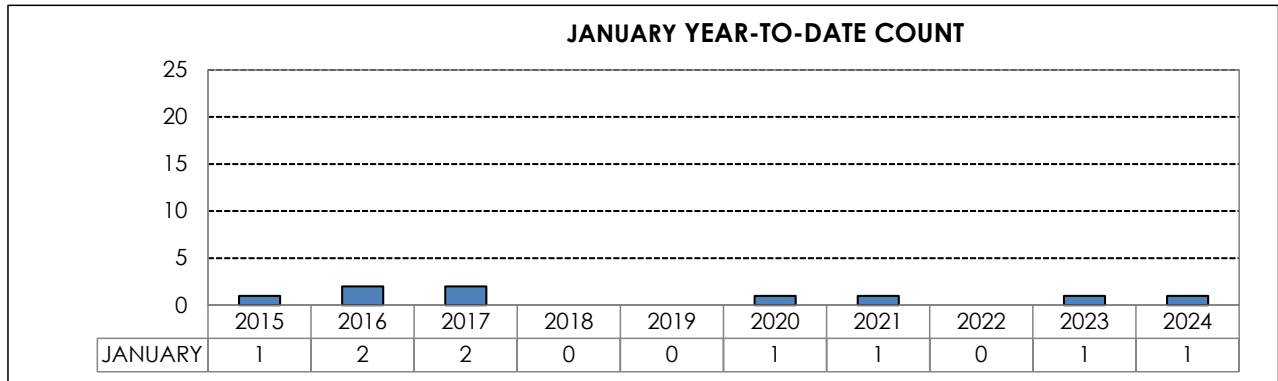
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107	0	0	
2 February		6	0	0	0	0	4	14		
3 March		*13	0	64	0	22	0	0		
4 April		0	4	0	0	0	6	0		
5 May	0	0	0	0	0	0	262	0		
6 June	0	0	0	0	0	0	240	0		
7 July	0	0	0	0	0	0	0	366		
8 August	0	0	0	0	0	0	0	42		
9 September	0	4	9	0	0	0	36	0		
10 October	0	0	0	0	0	0	0	0		
11 November	0	0	0	0	0	0	0	0		
12 December	0	*10	0	0	58	0	0	0		
Totals	0	37	13	64	58	22	655	422	0	0
YTD	0	4	0	0	0	0	107	0	0	0

*Units part of mixed use projects. Construction dollars counted towards new commercial.



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT JANUARY 2024

Month	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1 January	1	2	2	0	0	1	1	0	1	1
2 February	2	1	0	0	3	0	0	3	2	
3 March	2	0	2	3	2	1	1	8	1	
4 April	2	0	0	0	0	0	3	2	3	
5 May	0	0	1	2	1	0	0	1	3	
6 June	3	2	0	1	1	2	2	3	1	
7 July	0	2	0	2	0	2	2	0	0	
8 August	0	2	2	1	2	0	2	2	2	
9 September	2	3	1	1	2	1	3	1	2	
10 October	1	2	0	0	0	1	0	1	0	
11 November	1	1	2	1	0	1	3	2	1	
12 December	0	0	0	0	0	0	1	0	2	
Totals	14	15	10	11	11	9	18	23	18	1
YTD	1	2	2	0	0	1	1	0	1	1



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JANUARY 2024			
T3 Management - Prime Cannabis	427 E 2 Ave	1/16/2024	Yes
Pose Studio	7301 N Owasso Exp, Build A, Unit 120	1/18/2024	Yes
Bounce Owasso	7301 N Owasso Exp, Build M, Unit 100-115	1/19/2024	Yes
Icy Melts Direct	7794 N Owasso Exp #3338	1/23/2024	Yes
DECEMBER 2023			
Parker Village ~ Clubhouse	10703 N Garnett Rd	12/7/2023	Yes
Texas Roadhouse	9311 N Owasso Exp	12/8/2023	Yes
Redbud Event Center	405 W 2 Ave	12/15/2023	Yes
Great Plains Mattress	7301 N Owasso Exp, Build A, Unit 110	12/19/2023	Yes
Cava	11340 E 96 St N #500	12/20/2023	Yes
SAHO Animal Hospital	401 W 2 Ave	12/27/2023	Yes
Tulsa Bone & Joint	9455 N Owasso Exp, #K	12/29/2023	Yes
NOVEMBER 2023			
OK Roots Farm to Market	11595 E 116 St N	11/7/2023	Yes
Restore U Wellness	201 S Main St, Suite 180	11/15/2023	Yes
Dutch Bros Coffee	13202 E 86 St N	11/16/2023	Yes
The Dripbar	9002 N 121 E Ave #450	11/17/2023	Yes
169 Business Park (white box only)	7301 N Owasso Exp, Building M	11/27/2023	Yes
The Grove	7301 N Owasso Exp, Build M, Unit 120 & 125	11/27/2023	Yes
Threadz Athletics & Customs	9100 N Garnett Rd, Suite K	11/29/2023	Yes
Twill Bailey Creek	9803 E 96 St N	11/30/2023	No
OCTOBER 2023			
Eva's Massage & Day Spa	8703 N Owasso Exp #P	10/17/2023	Yes
Arribin Hills Winery	7301 N Owasso Exp, Build A, Unit 125	10/23/2023	Yes
1 Dream Distribution	7762 N Owasso Exp	10/26/2023	Yes
SmokeKing	7726 N Owasso Exp, Suite A & B	10/31/2023	Yes
SEPTEMBER 2023			
Hillbilly Tradin Post	105 S Main St	9/6/2023	Yes
Studio 31	11595 E 116 St N, #A	9/19/2023	Yes
Abundant Health	8263 N Owasso Exp #G	9/25/2023	Yes
Vaya Physical Therapy & Wellness	8751 N 117 E Ave #H	9/29/2023	Yes
AUGUST 2023			
Township 21	8550 N 145 E Ave	8/1/2023	Yes
OPS Owasso Wellness Center	12901 E 86 St N	8/3/2023	Yes
Ollie Pop	209 E 2 Ave #2	8/3/2023	Yes
\$5 Gold Diggers	8751 N 117 E Ave #A	8/3/2023	Yes
Performance Repair	520 S Cedar St #D	8/10/2023	Yes
169 Business Park (white box only)	7301 N Owasso Exp, Building E	8/16/2023	Yes
Journey To Success	13315 E 112 St N #206	8/21/2023	Yes
Salad & Go	11360 E 96 St N	8/22/2023	Yes
Owasso Motors	7301 N Owasso Exp, Build E, Unit 100	8/22/2023	Yes
Where The Wild Things Play	117 S Main St	8/28/2023	Yes
The D Taylor	7301 N Owasso Exp, Build E, Unit 125	8/30/2023	Yes
Owasso Physical Therapy	8283 N Owasso Exp #C	8/30/2023	Yes
JULY 2023			
Pool Time	11560 N 135 E Ave #101-B	7/5/2022	Yes
Dunkin Donuts	11420 E 96 ST N	7/6/2023	Yes
918 Family Wellness	8430 N 123 E Ave	7/11/2023	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JUNE 2023			
Foster's Auto Body	108 S Birch St	6/5/2023	Yes
Evergreen Coffee Co.	11204 N Garnett Rd	6/8/2023	Yes
On Call Pediatrics	12150 E 96 St N #10	6/21/2023	Yes
Healing Harvest Growers	7794 N Owasso Exp #3338	6/26/2023	Yes
Owasso Joy Academy	9000 N 145 E Ave	6/26/2023	Yes
Hawaiian Bros	11602 E 96 St N	6/23/2023	Yes
Owasso Behavioral Health	12808 E 86 St N	6/27/2023	Yes
Armstrong Bank	12401 E 86 St N	6/28/2023	Yes
MAY 2023			
Vision Source	10304 N Garnett Rd	5/1/2023	Yes
T Nugs World of Cannabis Dispensary	11230 N Garnett Rd #B	5/11/2023	Yes
APRIL 2023			
This & That Candles and More	403 E 2 Ave	4/5/2023	Yes
Flourish Clothing Co	108 W 1 Ave, Suite A-1	4/19/2023	Yes
Baptist Children's Home	12791 E 74 St N	4/25/2023	Yes
MARCH 2023			
First Church Owasso	10100 N Garnett Rd	3/3/2023	Yes
Caliber Collison	9155 N Owasso Exp	3/10/2023	Yes
Criterion ~ Complete Building	13315 E 112 St N	3/10/2023	Yes
Criterion ~ 3rd Floor Office Space	13315 E 112 St N #300	3/10/2023	Yes
Batteries Plus	12140 E 96 St N #104	3/16/2023	Yes
The Big Biscuit	8529 N 129 E Ave	3/29/2023	Yes
FEBRUARY 2023			
Thunder Puffs	7800 N Owasso Exp #B	2/6/2023	Yes
Evermore Exotics 28	7800 N Owasso Exp #A	2/6/2023	Yes
The Beauty Pharm Medspa & Wellness	13315 E 112 St N #204	2/9/2023	Yes
CrumbI Cookie	9002 N 121 E Ave #400	2/9/2023	Yes
Criterion ~ 2nd Floor Office Space	13315 E 112 St N #201	2/16/2023	Yes
Nothing Bundt Cakes	9045 N 121 E Ave #400	2/17/2023	Yes
918 Chiropractic Owasso	12150 E 96 St N #100	2/17/2023	Yes
Diversity Fade Barbershop	9220 N Garnett Rd #1040	2/21/2023	Yes
Drayer Physical Therapy Partners	9045 N 121 E Ave #700	2/22/2023	Yes
Ascension St. John ~ Rehab Hospital	13402 E 86 St N	2/27/2023	Yes
Mariner Finance	9021 N 121 E Ave #300B	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #AA	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #BB	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #W	2/28/2023	Yes
Attic Storage of Owasso	11500 E 80 ST N #Y	2/28/2023	Yes

PERMITS APPLIED FOR IN JANUARY 2024

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
7715 N 147 E Ave	Executive Homes	PH/RS3	\$ 206,850	2,758	24-0101-X
13411 E 124 St N	Simmons Homes	MPIII/RS3	\$ 146,550	1,954	24-0102-X
11637 N 129 E Ave	Integrity Signs	MP/CS	\$ 5,400	84	24-0103-S
12305 N 134 E Ct	Simmons Homes	MPIII/RS3	\$ 156,975	2,093	24-0104-X
427 E 2 Ave	Encino 3D Custom	76CTR/CG	\$ 4,000	55	24-0105-S
8751 N 117 E Ave #H	Claude Neon Fed. Signs	MV/CS	\$ 3,100	30	24-0106-S
207 S Cedar St	Image Builders	Unplatted	\$ 10,000	70	24-0107-S
13412 E 124 St N	Capital Homes	MPIII/RS3	\$ 172,575	2,301	24-0108-X
13303 E 125 St N	Simmons Homes	MPIII/RS3	\$ 116,925	1,559	24-0109-X
12010 E 108 St N	Capital Homes	PV/RS3	\$ 172,575	2,301	24-0110-X
10715 N 121 E Ave	Capital Homes	PV/RS3	\$ 138,000	1,840	24-0111-X
9455 N Owasso Exp #K	M & J Signs	TP/CG	\$ 4,000	73	24-0112-S
314 E 5 Ave #204	West Construction	5ABP/IL	\$ 33,000	2,400	24-0113-C
314 E 5 Ave #207 & #208	A-Max Sign Co.	5ABP/IL	\$ 4,000	28	24-0114-S
7301 N Owasso Exp #A-110	A-Max Sign Co.	HHAIP/IL	\$ 4,000	39	24-0115-S
10703 N Garnett Rd	Metro Sign	PV/RM	\$ 12,000	78	24-0116-S
11610 E 100 St N	Excell Remodeling	BRE/RS3	\$ 140,000	3,105	24-0117-X
7515 N 154 E Ave	D.R. Horton of Texas	HL/RS3	\$ 172,500	2,300	24-0118-X
10502 N 110 E Ave	Manhattan Const.	BMC/PUD	\$ 938,398	4,500	24-0119-C
12304 N 133 E Ave	Capital Homes	MPIII/RS3	\$ 168,525	2,247	24-0120-X
12411 N 134 E Ave	Capital Homes	MPIII/RS3	\$ 186,075	2,481	24-0121-X
12407 N 133 E Ave	Capital Homes	MPIII/RS3	\$ 179,475	2,393	24-0122-X
13209 E 125 St N	Capital Homes	MPIII/RS3	\$ 156,450	2,086	24-0123-X
7301 N Owasso Exp #A105	M & J Signs	169BP/IL	\$ 3,100	50	24-0124-S
12102 E 106 Pl N	Capital Homes	PV/RS3	\$ 187,800	2,504	24-0125-X
12508 N 134 E Ave	Capital Homes	PV/RS3	\$ 168,525	2,247	24-0126-X
9441 N Garnett Rd	Ascend Construction	NGARRD9/PUD	\$ 1,000,000	5,600	24-0127-C

14 Single Family	\$ 2,329,800	31,064 SqFt
1 Residential Remodel	\$ 140,000	3,105 SqFt
1 New Commercial	\$ 1,000,000	5,600 SqFt
2 Commercial Remodel	\$ 971,398	6,900 SqFt
9 Signs	\$ 49,600	507 SqFt
27 Total Building Permits	\$ 4,490,798	47,176 SqFt

City of Owasso Public Work Department
STATUS REPORT
February 6, 2024

- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **Utility relocation continues, with completion expected in spring of 2024; followed by roadway construction.**

- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - On February 21, 2023, City Council approved construction contract with Crossland Heavy Construction.
 - **Construction commenced in May 2023, with completion expected now by September 2024 due to the weather.**
 - **E 116 St N and Mingo Rd Intersection is approximately 85% complete.**
 - **Concrete placement continues on the eastbound lanes. In addition, subgrade preparation continues at the sports park entrance, with concrete placement forthcoming in February 2024.**

- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - **With the cost exceeding the budget by \$3 million, the project has been split into two phases.**
 - **The east phase will include improvements from the US 169 bridge and E 96 St N to N 129 E Ave. Bid letting is expected to occur in March 2024, with construction commencing in May 2024.**
 - **The west phase will include improvements from N 119 E Ave to US 169 and E 96 St N bridge. Bid letting is expected to occur in October 2024, with construction commencing in January 2025.**

- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 90% complete.
 - Right-of-way negotiations continue with 2 out of the 17 property owners.
 - VVEC is currently relocating poles on the NE corner of the project.
 - Remaining utility relocation will commence as soon as the remaining right-of-way is acquired.

- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
 - In January 2024, OPWA approved a construction contract with Timberwolf Construction.
 - **Construction is expected to commence in March 2024, with completion by February 2025.**

- **2022 Street Rehabilitation Project**
 - The street rehab project is separated into two phases as shown below:
 - o First Phase - Various street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions are complete.
 - o Second Phase – N 97 E Ave (Mingo Rd) from E 96 St N to E 116 St N – Cooperative effort between Tulsa County and City of Owasso to do full depth reclamation of the asphalt roadway. Construction is scheduled to commence in April 2024.
 - o **Third Phase – January 30, 2024, Tulsa County commenced with the asphalt overlay on E 76 St N from N 129 E Ave to N 145 E Ave. Roadway Improvements along with roadway striping is expected to be complete in February 2024.**

- **E 96 St N and N 145 E Ave Intersection Improvements**
 - In November 2021, City Council approved an engineering agreement with Garver LLC.
 - Engineering design is approximately 95% complete.
 - **Land acquisition continues with 4 of the 13 property owners.**
 - **Utility relocation will commence once right-of-way is acquired.**

- **E 76 St N and US 169 Bridge Improvements**
 - In February 2022, ODOT approved a construction contract with Becco Construction.
 - **Public Works provided a punch list to ODOT in January 2024. Contractor is expected to have the items corrected by February 2024.**

- **E 96 St N from N 134 E Ave to N 145 E Ave Improvements**
 - In July 2022, City Council approved an engineering agreement with Garver Engineering.
 - Engineering design is approximately 80% complete.
 - Land acquisition is scheduled to commence in March 2024; followed by utility relocation.

- **2023 Street Rehabilitation Project (Main Street Improvements)**
 - **Construction phase will be separated into two phases. First phase – Street Improvements from 3rd Street to 11th Street will commence in May 2024, with completion by October 2024. Second Phase – Street Improvements from Broadway to 3rd Street will commence in October 2024, with completion by January 2025.**

- **Public Works and Vehicle Maintenance Facility**
 - In October 2022, OPWA approved an architectural/engineering agreement with Beck Design.
 - The schematic design is complete.
 - **Staff is currently reviewing the 50% set of plans.**

- **Original Elm Creek Interceptor Rehabilitation**
 - In January 2024, OPWA approved a construction contract with Insituform Technologies, LLC.
 - Construction is expected to commence in March 2024, with completion by August 2024.

- **117th Force Main Replacement**
 - In March 2021, OPWA approved an engineering agreement with Kellogg Engineering, Inc.
 - Engineering design is approximately 95% complete.
 - Easement obtainment commenced in October 2023; followed by construction.

- **Morrow Gravity Sanitary Sewer Line Extension**
 - Bid letting is anticipated to occur in March 2024, with construction commencing in May 2024.