

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

MS
City Clerk's Office
RECEIVED
MAY 07 2019

TYPE OF MEETING: Regular
DATE: Thursday, May 9, 2019
TIME: 10:00 a.m.
PLACE: Owasso City Hall, Community Room
200 S. Main
Owasso, Oklahoma

Notice filed in the office of the City Clerk and posted at City Hall at 5:00 PM on Tuesday May 7, 2019.

Chelsea Levo Feary
Chelsea Levo Feary, Economic Development Director

The Owasso Economic Development Authority will not meet on Thursday, May 9, 2019.

The City of Owasso encourages citizen participation. To request an accommodation due to a disability, contact the City Clerk at least 48 hours prior to the scheduled meeting by phone 918-376-1502 or by email to jstevens@cityofowasso.com



TO: Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Chelsea Levo Feary, CEcD
Director of Economic Development

SUBJECT: Director's Report

DATE: May 9, 2019

NEW BUSINESS DEVELOPMENT

- **Garrett Creek Center Phase II – E 116th St N on the W side of N 135th E Ave**
 - **Lot Split approved by Planning Commission on 4/8**
 - **Approved by Council on 4/16**
- **ARTastic – 11519 N Garnett Rd**
 - **Art Studio and Event Space**
 - **Open for business**
- **Owasso Pharmacy – 12724 E 86th St N**
 - Demolition of the existing building on 0.68-acre lot and construction of a 3,197 sq ft building.
 - Site plan reviewed by TAC
 - **Approved by Engineering**
 - **Demolition of existing building has begun**
- **Glover Jeep – 10500 block of E US-169 Service Road**
 - Specific Use Permit (SUP) request reviewed by TAC on 12/19
 - Approved by Council on 2/19
- **Utica Park Clinic – 11402 N 135th E Ave**
 - Under construction
- **Slim Chickens – 8712 N Garnett Road, Ator Center II**
 - Site plan request reviewed by TAC on 12/19
 - **Under construction**
- **Boxpark on Main – 4th S Main St**
 - Site plan request reviewed by TAC on 12/19
- **Trinity Church – NW corner of E 76th St N and N Memorial Dr**
 - Annexation request reviewed by TAC on 11/21
 - Council adopted Ordinance 1143 approving annexation on 12/18
- **Johnson Farms – E 100th St N and N 129th E Ave**
 - PUD reviewed by TAC on 11/21
 - Council adopted Ordinance 1142 approving PUD on 12/18
- **Robinson Property – NE corner of HWY 169 and E 106th St N**
 - Rezoning request and a lot split reviewed by TAC on 11/21
 - Council adopted Ordinance 1141 adopting rezoning on 12/18
- **S&B Burgers – 9541 N Owasso Expressway, Tyann Plaza IV**
 - Site plan reviewed by TAC on 11/21
 - **Under Construction**
- **Casey's General Store – SW corner of E 86th St N and N 145th E Ave**
 - Site plan reviewed by TAC on 10/17
 - **Civil plans approved 12/13**

- Arvest Bank – 13716 E 106th St N
 - Final plat reviewed by TAC on 10/17
 - Council approved Final Plat on 12/18
 - **Under construction**
- A New Leaf Community – SE corner of E 86th St N and N Memorial Dr
 - Agriculture and vocational training with housing designed to maximize the independence of individuals with developmental disabilities.
 - Council approved annexation of property
 - Council approved PUD
- Owasso Holiday Inn Express – Tyann Plaza VII, Block 1, Lot 1
 - 48,803 sf building
 - Under construction
- Owasso Public Safety Operations and Training Complex – 11933 E 116th Street N
 - Council awarded a bid for construction to Timberlake Construction, Inc.
 - A groundbreaking ceremony was held on Friday, September 29
 - **Construction completed**
- Morrow Elementary School – E 123rd St N and N 132nd E Ave
 - Final plat was reviewed by TAC in February
 - Final Plat approved.
 - Plans under review
 - **Under construction**
- Owasso High School West Campus Addition – 8800 N 129th E Ave
 - Construction of a 31,310 sf building addition
 - Site plan reviewed by TAC
 - **Under construction**
- Braum's – Garrett Creek Center – 11432 E 135 E Ave
 - Construction of a 6,062 sf building on a 1.52 acre lot
 - Site plan reviewed by TAC
 - **Under construction**

REDBUD DISTRICT DEVELOPMENT

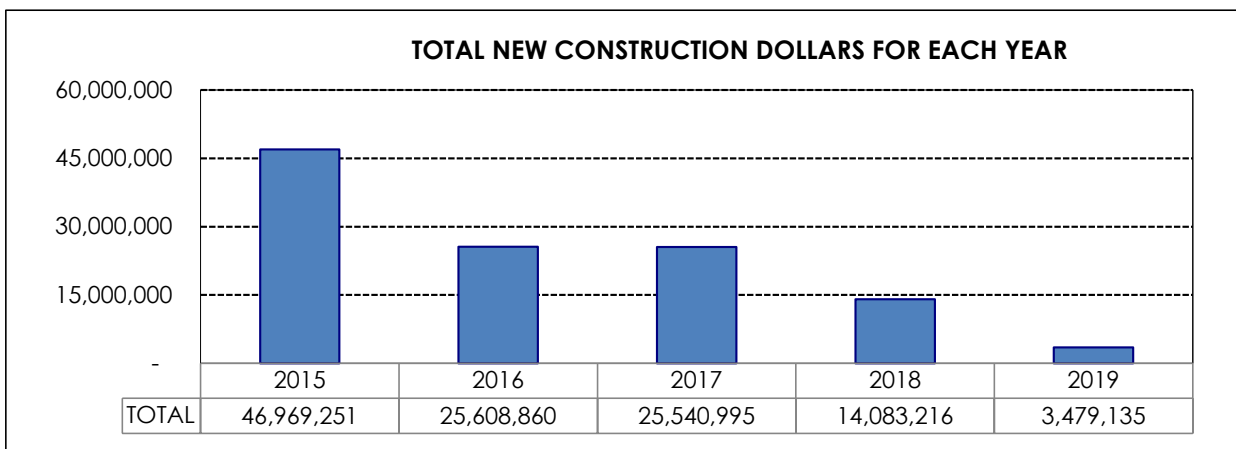
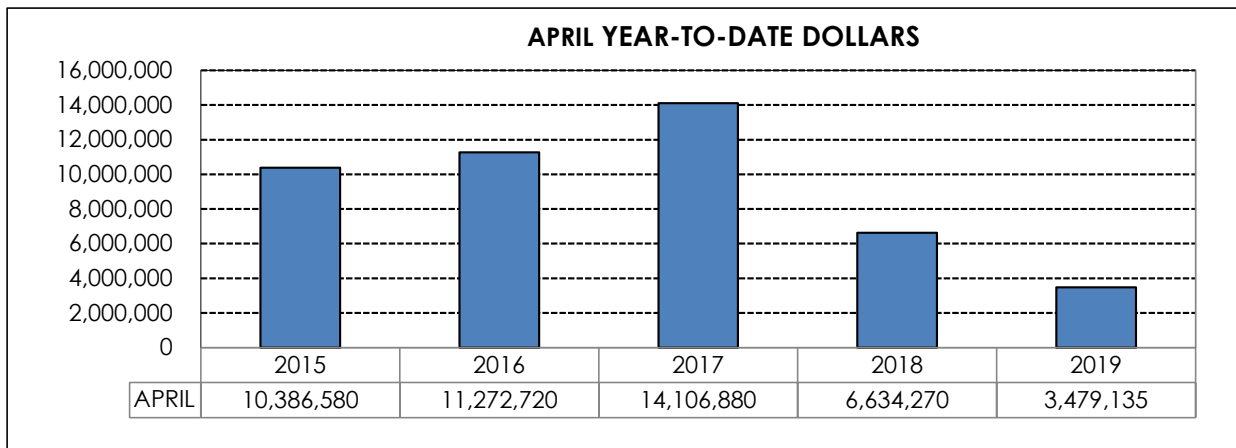
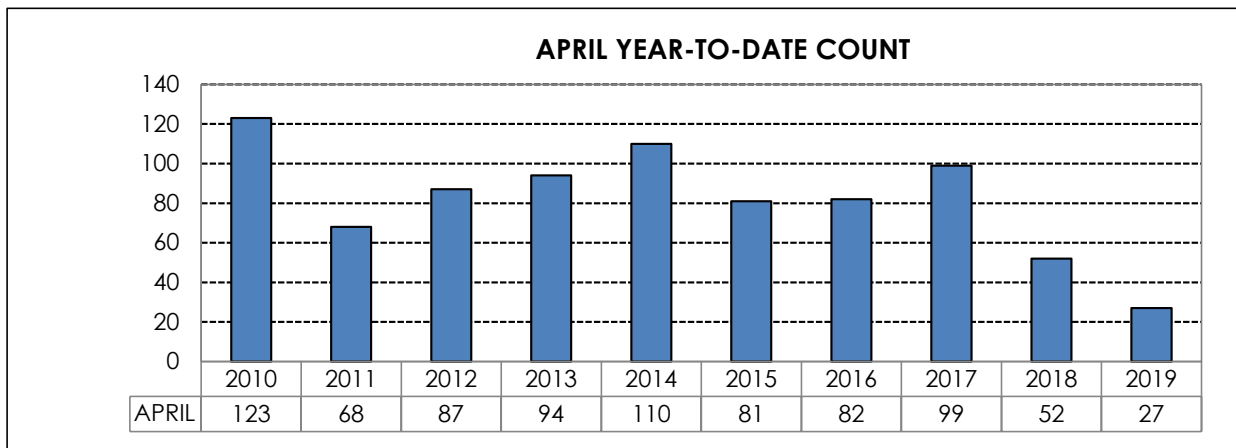
- TJ&T Properties – Lots 3A & 3B, Block 1
 - Site plan approved by TAC
- Mowery Development – SW Corner of N Main St & W 1st Ave
 - Mixed use development to include restaurant, retail, office space on ground level with loft apartments on second floor level
 - Site under Construction
 - TIF Contract approved by Council/OPWA on Tuesday, September 19, 2017
 - **Art in Bloom is now open for business**
- Seven6Main – SE Corner of Main St & E 76th St N
 - Announcement was made on June 6 announcing plans for a mixed-use development anchored by Smoke restaurant.
 - TIF Contract approved by Council/OPWA on Tuesday, October 17
 - SMOKE is open for business
 - Drip is open for business
 - MAD Eats is now open for business
 - Hillis Hollow now open for business
- Redbud Park
 - Under construction
 - **Opening July 2019**
- 2nd & Birch
 - Property purchased and existing structure demolished

BUSINESS RETENTION & EXPANSION (BR&E)

- Mingo Aerospace – 8141 N 116th E Ave
 - Expansion project
 - Site Plan under review
 - **Under construction**

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT APRIL 2019

Month	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 January	17	18	19	15	22	12	15	9	8	9
2 February	29	17	15	26	21	19	26	15	8	8
3 March	46	14	27	27	31	23	18	55	19	4
4 April	31	19	26	26	36	27	23	20	17	6
5 May	30	20	23	19	17	15	9	11	20	
6 June	23	19	24	19	12	11	31	5	7	
7 July	17	20	15	27	23	20	16	9	14	
8 August	19	12	15	18	19	33	15	12	6	
9 September	11	12	12	28	15	13	15	6	2	
10 October	13	10	21	15	19	23	12	7	3	
11 November	1	8	11	7	21	25	6	19	7	
12 December	9	10	16	11	34	7	3	9	6	
Totals	246	179	224	238	270	228	189	177	117	27
YTD	123	68	87	94	110	81	82	99	52	27



CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
April 30th, 2019

<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Abbott Farms I (12/16)	65	60	5
Camelot Estates (4/07)	139	137	2
Carrington Pointe I (1/11)	171	171	0
Carrington Pointe II (11/16)	93	60	33
Charleston Place (4/19)	17	0	17
Estates at Morrow Place (9/17)	98	0	98
Hawthorne at Stone Canyon	56	0	56
Keys Landing II (1/17)	98	0	98
Miscellaneous Lots	9	4	5
Morrow Place (9/17)	89	83	6
Mingo Crossing (3/19)	57	0	57
Nottingham Hill (6/09)	58	20	38
TOTALS	950	535	415

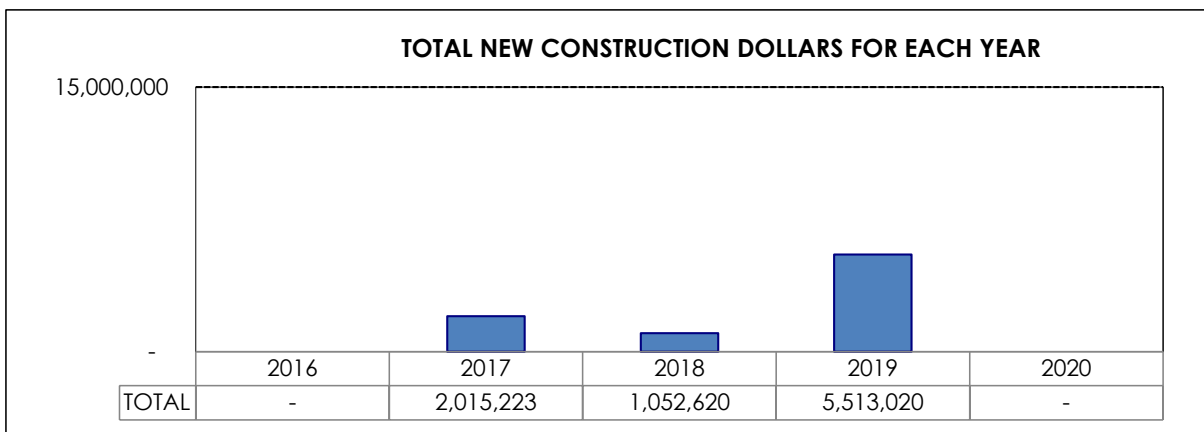
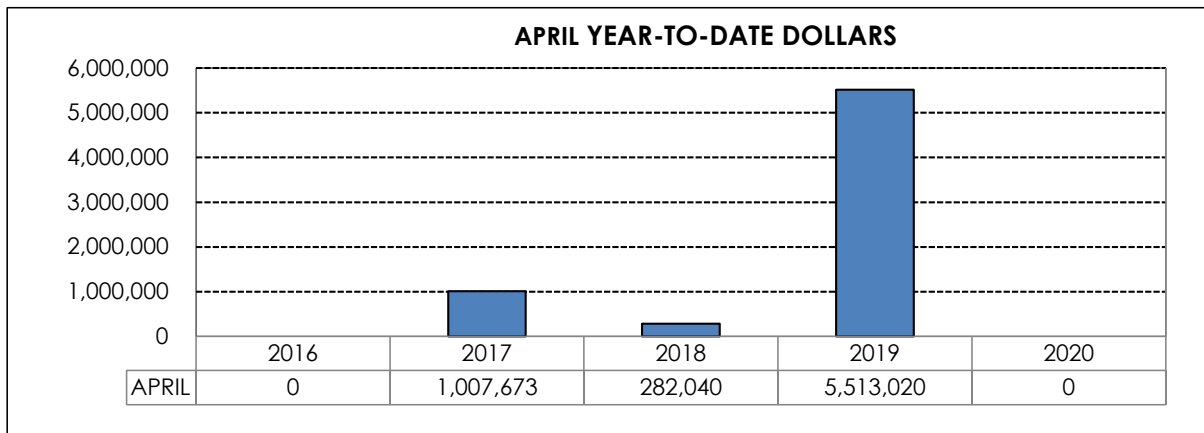
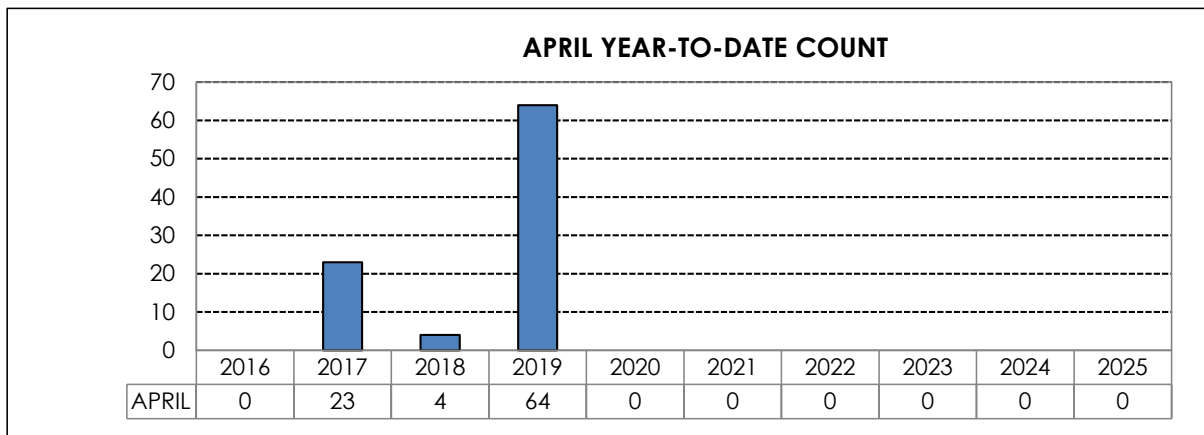
RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT APRIL 2019

(Initial recording began May 2016)

Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0						
2 February		6	0	0						
3 March		*13	0	64						
4 April		0	4	0						
5 May	0	0	0							
6 June	0	0	0							
7 July	0	0	0							
8 August	0	0	0							
9 September	0	4	9							
10 October	0	0	0							
11 November	0	0	0							
12 December	0	*10	0							
Totals	0	37	13	64	0	0	0	0	0	0

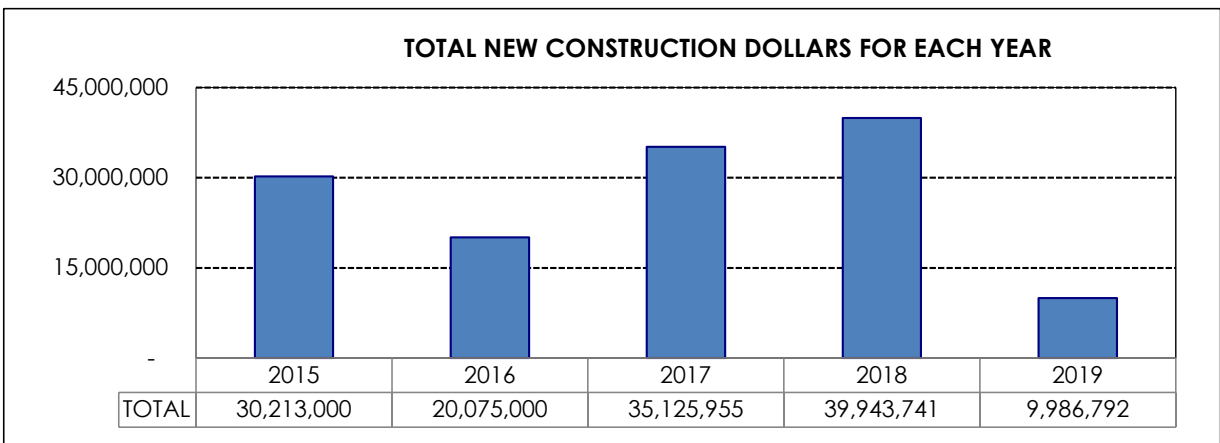
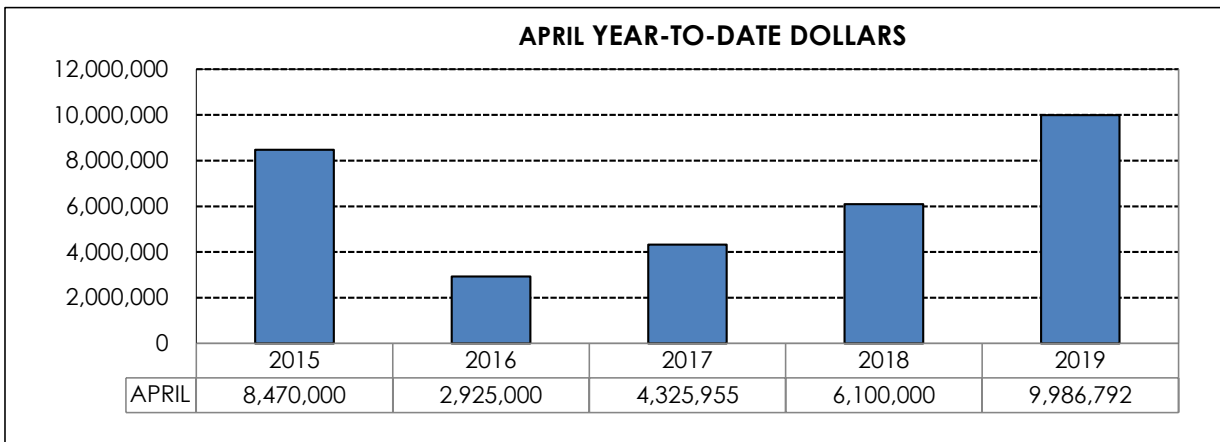
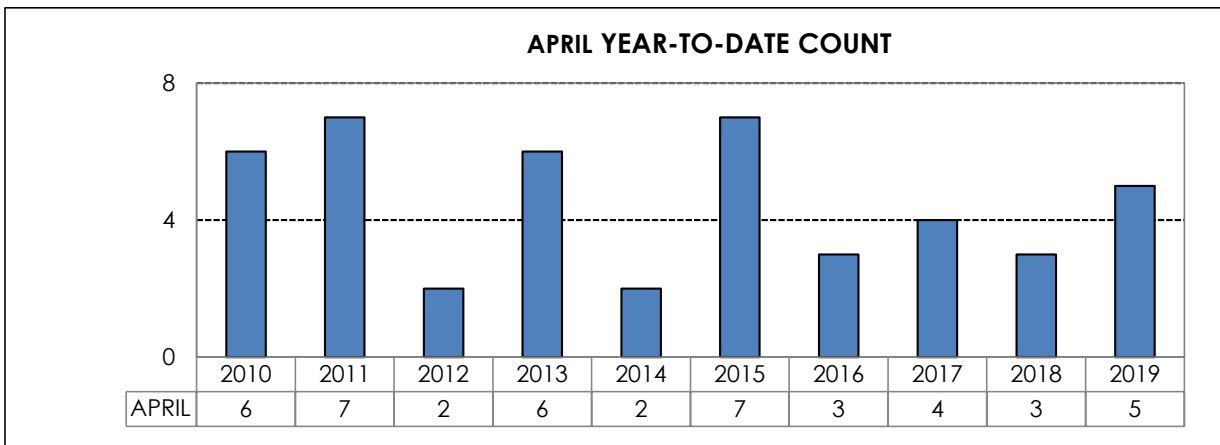
YTD	0	23	4	64	0	0	0	0	0	0
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*Units part of mixed use projects. Construction dollars counted towards new commercial.



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT APRIL 2019

Month	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1 January	1	3	1	1	1	1	2	2	0	0
2 February	1	3	1	1	0	2	1	0	0	3
3 March	3	0	0	0	1	2	0	2	3	2
4 April	1	1	0	4	0	2	0	0	0	0
5 May	1	2	1	0	0	0	0	1	2	
6 June	0	0	2	1	2	3	2	0	1	
7 July	0	0	0	1	0	0	2	0	2	
8 August	0	2	2	0	0	0	2	2	1	
9 September	0	0	0	0	3	2	3	1	1	
10 October	0	1	0	4	0	1	2	0	0	
11 November	2	1	0	1	3	1	1	2	1	
12 December	1	0	0	1	2	0	0	0	0	
Totals	10	13	7	14	12	14	15	10	11	5
YTD	6	7	2	6	2	7	3	4	3	5



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
APRIL 2019			
City of Owasso Fire Station #4	11933 E 116 St N	4/5/2019	Yes
Bison Records Dispensary	300 W 2 Ave	4/15/2019	Yes
Urban Okie	4 S Main St	4/29/2019	Yes
The Artisan	12654 E 86 PI N	4/30/2019	Yes
MARCH 2019			
Art in Bloom	102 S Main Street #A	3/4/2019	Yes
Home2 Suites	8882 N Garnett Rd	3/6/2019	Yes
Simply Plus	422 E 22 St	3/12/2019	Yes
Broadleaf Dispensary	8355 N Owasso Exp	3/14/2019	Yes
ARTastic	11519 N Garnett Rd	3/20/2019	Yes
Glossy Nails & Spa	12307 E 96 St N	3/21/2019	Yes
FEBRUARY 2019			
Nutrishop Owasso	413 E 2 Ave	2/11/2019	Yes
Little Caesar's Pizza (remodel)	12375 E 86 St N #102	2/20/2019	Yes
Big Bud's Dispensary	11505 E 83 St N	2/27/2019	Yes
JANUARY 2019			
Thompson Fam.Neighborhood@Bap.Village	12317 E 73 St N	1/17/2019	Yes
Black Bear Diner	9039 N 121 E Ave	1/22/2019	Yes
DECEMBER 2018			
Spectrum Paint	11560 N 135 E Ave#109	12/12/2018	Yes
Mari MED	9200 N Garnett Rd	12/18/2018	Yes
Kum & Go	13704 E 106 St N	12/18/2018	Yes
NOVEMBER 2018			
Smoke	201 S Main St #100	11/12/2018	Yes
Mad Eats	201 S Main St #130	11/12/2018	Yes
The Drip Beverage Lab	201 S Main St #150	11/14/2018	Yes
The Greenery	7800 N Owasso Exp #A	11/15/2018	Yes
Seven6Main Building	201 S Main St	11/30/2018	Yes
OCTOBER 2018			
Western Sun	14010 E 116 St N	10/10/2018	Yes
Le Petit	13720 E 86 St N #120	10/15/2018	Yes
Waffle House (remodel)	503 E 2 Ave	10/16/2018	Yes
Owasso Learning Center	11510 E 83 St N	10/31/2018	Yes
SEPTEMBER 2018			
SolidaritUS	14601 E 88 PI N	9/10/218	Yes
Garrett Creek Wine & Spirits	11560 N 135 E Ave #103	9/19/2018	Yes
Ding Tea	12500 E 86 St N #108	9/13/2018	Yes
AUGUST 2018			
St. Francis Physical Therapy	11560 N 135 E Ave #101-C	8/10/2018	Yes
Pie Five	9700 N Garnett Rd #A	8/10/2018	Yes
Golden Biscuit	10350 E 86 St N	8/15/2018	Yes
First Baptist Mission Owasso	11341 N Garnett Rd	8/15/2018	Yes
Aldi (remodel)	9395 N Owasso Exp	8/17/2018	Yes
JULY 2018			
Party City	9002 N 121 E Ave #600	7/18/2018	Yes
Dollar General (remodel)	505 E 2 Ave	7/17/2018	Yes

McDonald's (in Walmart-remodel)	12101 E 96 St N	7/31/2018	Yes
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JUNE 2018

MAY 2018

Lee Nails Spa	9100 N Garnett Rd #H	5/31/2018	Yes
Ulta Beauty	9018 N 121 E Ave #500	5/16/2018	Yes

APRIL 2018

Dazzling Nail Bar	9455 N Owasso Exp #F	4/11/2018	Yes
Casey's General Store	9699 E 86 St N	4/12/2018	Yes
NoLimits Church	403 W 2nd Ave #108	4/12/2018	Yes
TipToe Nail Salon	8751 N 117 E Ave #K	4/17/2018	Yes
Owasso Public School~Athletic Center	12901 E 86 St N	4/23/2018	Yes

PERMITS APPLIED FOR IN APRIL 2019

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
9115 N 133 E Ave	Home Owner	CPII/RS3	\$ 57,000	406	19-0401-P
10820 E 110 St N	Frame Tek	MC/RS3	\$ 99,000	600	19-0402-X
12221 N 130 E Ave	Simmons Homes	MP/RS3	\$ 105,160	1,912	19-0403-X
9035 N 121 E Ave #100	Ace Sign Company	SFMP/CS	\$ 8,000	107	19-0404-S
8231 N Owasso Exp	Signs Today	3LIP/IL	\$ 2,200	24	19-0405-S
12305 N 130 E Ave	Capital Homes	MP/RS3	\$ 111,265	2,023	19-0406-X
9321 N Owasso Exp	Superior Graphics & Signs	TPVII/CS	\$ 21,000	312	19-0407-S
9106 N 135 E Ave	San Juan Pools	NE/RS3	\$ 32,000	665	19-0408-P
14012 E 90 ST N	Arrowhead Pools	TWofSC/RS3	\$ 35,000	549	19-0409-P
12304 N 131 E Ave	Capital Homes	MP/RS3	\$ 111,265	2,023	19-0410-X
11111 E 116 St N	Edward Banegas	Unplatted	\$ 28,000	9,000	19-0411-C
206 N Main St	Sav-On	OT/DM	\$ 200	32	19-0412-S
300 W 2 Ave	Oakwood Graphics	Unplatted/CH	\$ 670	32	19-0413-S
8787 N Owasso Exp #G	Midwest Global	OW/CS	\$ 2,500	27	19-0414-S
12309 N 131 E Ave	Simmons Homes	MP/RS3	\$ 137,665	2,503	19-0415-X
12317 N 130 E Ave	Simmons Homes	MP/RS3	\$ 106,645	1,939	19-0416-X
8438 N 77 E Ave	Kolt Systems	MP/RS3	\$ 142,670	2,594	19-0417-X
10805 N 98 E Ave	Bryant McEntire	MHII/RS3	\$ 68,000	2,111	19-0418-X
12308 E 86 St N	Encinos Sign	EEC/CS	\$ 3,000	26	19-0419-S
12654 E 86 Pl N	En-Pro	RP/CS	\$ 1,440	32	19-0420-S
307 E 23 St N	Do It For Me Guy	AH4/RS3	\$ 114,000	1,398	19-0421-X
12108 E 90 St N	Home Owner	3LIII/RS3	\$ 14,500	121	19-0422-X

6 Single Family	\$ 714,670	12,994 SqFt
4 Residential Remodel	\$ 295,500	4,230 SqFt
1 Commercial Remodel	\$ 28,000	9,000 SqFt
8 Signs	\$ 39,010	592 SqFt
3 Pool	\$ 124,000	1,620 SqFt
22 Total Building Permits	\$ 1,201,180	28,436 SqFt

NEW HOME PERMITS APPLIED FOR WITHIN OWASSO FENCELINE - APRIL 2019

ADDRESS	COUNTY	BUILDER	TYPE	VALUE
8619 Eastin Ridge Dr	Rogers	Wardcompany Homes	New Home	\$536,200
15301 E 83 St N	Rogers	1st Choice Builders	New Home	\$290,000
14908 E 82 St N	Rogers	Shaw Homes	New Home	\$288,330
19461 E Slate Dr	Rogers	Executive Homes	New Home	\$220,000
8336 N 149 E Ave	Rogers	Denham Homes	New Home	\$200,000
14902 E 82 St N	Rogers	Denham Homes	New Home	\$200,000

6 Single Family		\$1,734,530.00
0 Multi Family		
6 Total		\$1,734,530.00

City of Owasso Public Work Department
STATUS REPORT
May 7, 2019

- **E 76 St N Widening (from U.S. Hwy169 to N 129 E Avenue)**
 - Engineering design is approximately 95% complete.
 - Right of way acquisition is complete.
 - **Private utility relocation continues with completion expected by August 2019; followed by roadway construction.**
- **Garnett Road Widening (from E 96 St N to E 106 St N)**
 - Engineering design is complete.
 - Right of way and easement acquisition is complete.
 - Private Utility relocation was complete in December 2018.
 - **ODOT received and opened two bids on April 18. Becco Construction was the low bidder at \$9.9 million, which is \$1.2 million above the engineering estimate. With the low bid exceeding the engineering estimate by 12%, ODOT and City staff agrees the bids need to be rejected and rebid in August 2019 in hopes of a more competitive bidding environment.**
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - **Right of way and easement acquisition continues with completion expected by August 2019; followed by utility relocation.**
- **E 106 St N and N 145 E Avenue Intersection Improvements**
 - Engineering design is 95% complete.
 - **Private utility relocation continues with completion anticipated by August 2019; followed by roadway construction.**
- **E 116 St N & N 129 E Ave Intersection Improvements**
 - Engineering design is 95% complete.
 - Per Tulsa County, the right of way and easement acquisition is complete.
 - **Private utility relocation continues with completion expected by August 2019; followed by roadway construction.**
- **Central Park / Lakeridge Stormwater Improvements**
 - AEP completed relocation of underground powerlines.
 - In August 2018, ONG completed their utility relocation.
 - Staff continues to work with property owners to address concerns with tree removal/replacement and property access. Once resolved, staff will proceed with bid advertisement and construction.
- **Rayola Park /Tributary 5A Stormwater Improvements**
 - Engineering commenced in March 2019 with completion by July 2019; followed by construction.

- **South Sports Park Regional Detention Facility and Mitigation Project**
 - City Council approved construction/mitigation permit November 2018.
 - **Bid advertisement is scheduled to occur in May 2019 with construction commencing in July 2019.**

- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - Engineering design is 95% complete.
 - Right of Way and easement acquisition continues with completion expected by December 2019; followed by utility relocation.

- **E 116 St N and Garnett Intersection/E 116 St N from Garnett to N 129 E Ave Improvements**
 - E 116 St N roadway design is 60% complete.
 - E 116 St N and Garnett Intersection design is 90% complete.
 - E 116 St N and Garnett Intersection right of way and easement continues with completion expected by August 2019; followed by utility relocation.
 - E 116 St N roadway land acquisition is expected to be complete in December 2019; followed by utility relocation.

- **E 116 St N from approximately N 129 E Ave to N 135 E Ave Improvements**
 - Engineering design is 95% complete.
 - Right of Way and Easement acquisition commenced in May 2018 with completion in August 2018.
 - **Private utility relocation continues with completion anticipated by May 2019; followed by roadway construction in the summer of 2019.**

- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Final decision on the engineering study for the Diverging Diamond interchange proposal is expected in the first quarter of 2019.
 - **Engineering design is approximately 30% complete..**
 - **Staff continues to meet with the business owners along E 96 St N from N 119 E Ave to N 129 E Ave to present proposed improvements and receive customer feedback.**

- **N 137th E Ave Service Road Improvements**
 - Bid advertisement occurred in October 2018 with bid opening in mid-November 2018.
 - City Council approved the construction contract in December 2018.
 - A pre-construction meeting occurred on January 3, 2019 with construction commencing in early February 2019.
 - **The water line and stormwater infrastructure is complete.**

- Subgrade work continues with anticipation of base layer of asphalt being placed week of May 6th. Curb and Gutter will then be placed in preparation for additional asphalt lifts. Work on 106th Street North is also underway.
- **Wastewater Treatment Plant Expansion**
 - Engineering design is approximately 60% complete with completion scheduled for July 2019.
- **Coffee Creek Lift Station & Force Main Improvements**
 - Engineering design is scheduled to be complete September 2019; followed by construction.
 - **Public meeting was held on April 18th with two residents in attendance.**
- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design has recently commenced with completion expected in December 2019; followed by land acquisition.
- **2019 South Main Street Sanitary Sewer Improvements**
 - On March 21st, 2019, City staff received seven bids. City staff determined Sapulpa Digging, Inc. to be the lowest qualified bidder.
 - **Notice to proceed date will be May 20th with completion by August 18th 2019. Work will be in stages starting at the lift station working north. South Main and 5th Avenue will have temporary closings at time. Staff is working with residents and businesses in the area.**