

OWASSO ECONOMIC DEVELOPMENT AUTHORITY

MINUTES OF REGULAR MEETING THURSDAY, June 9, 2022

The Owasso Economic Development Authority met in regular session on Thursday, June 9, 2022, at City Hall in the Community Room, 200 South Main Street, Owasso, Oklahoma per the Notice of Public Meeting filed December 10, 2021, and the Agenda filed in the office of the City Clerk and posted at City Hall, 200 S Main Street at 5:00 pm on Tuesday, June 7, 2022.

1. Call to Order

Chair David Charney called the meeting to order at 10:01 am.

Present:

Chair – David Charney

Vice Chair – Bryan Spriggs

Trustee – Chelsea Feary

Trustee – Dirk Thomas

Trustee – Alvin Fruga

A quorum was declared present.

Absent

Trustee – Dee Sokolosky

Trustee – Skip Mefford

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

A. Approve minutes – May 12, 2022

B. Accept monthly financial report

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

YEA: Spriggs, Thomas, Fruga, Feary, Charney

NAY: None

Abstain: None

Motion carried: 5-0

3. Consideration and appropriate action relating to items removed from the Consent Agenda

None

4. Report from Assistance City Manager

A. Community Development Report

B. Public Works Project Status Report

C. Sales Tax Report and Revenue Outlook

Chris Garrett referred to the reports included in the agenda packet. Sales Tax Report and Revenue Outlook was not available. Discussion was held.

Trustee Fruga inquired about HWY169 and 76th Street interchange project and discussion was held.

5. Report from City Manager

Chris Garrett reported on the FY 2022-2023 Budget is in final stages; FOP negotiations have concluded, and the potential investments/property purchases with Hotel Tax Funds agenda item will be placed on July agenda. Discussion was held.

6. Report from Owasso Economic Development Authority Trustees

Trustee Feary reported on the Tulsa County Board of Adjustment meeting, in regards to a potential Minor Refugee Intake Facility at Cherokee Industrial Park. Discussion was held.

7. New Business (New Business is any item of business which could not have been foreseen at the time of posting of the agenda)

None

8. Adjournment

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

YEA: Spriggs, Thomas, Fruga, Feary, Charney

NAY: None

Motion carried: 5-0 and the meeting adjourned at 10:39 am.

Chris Garrett, Assistant City Manager



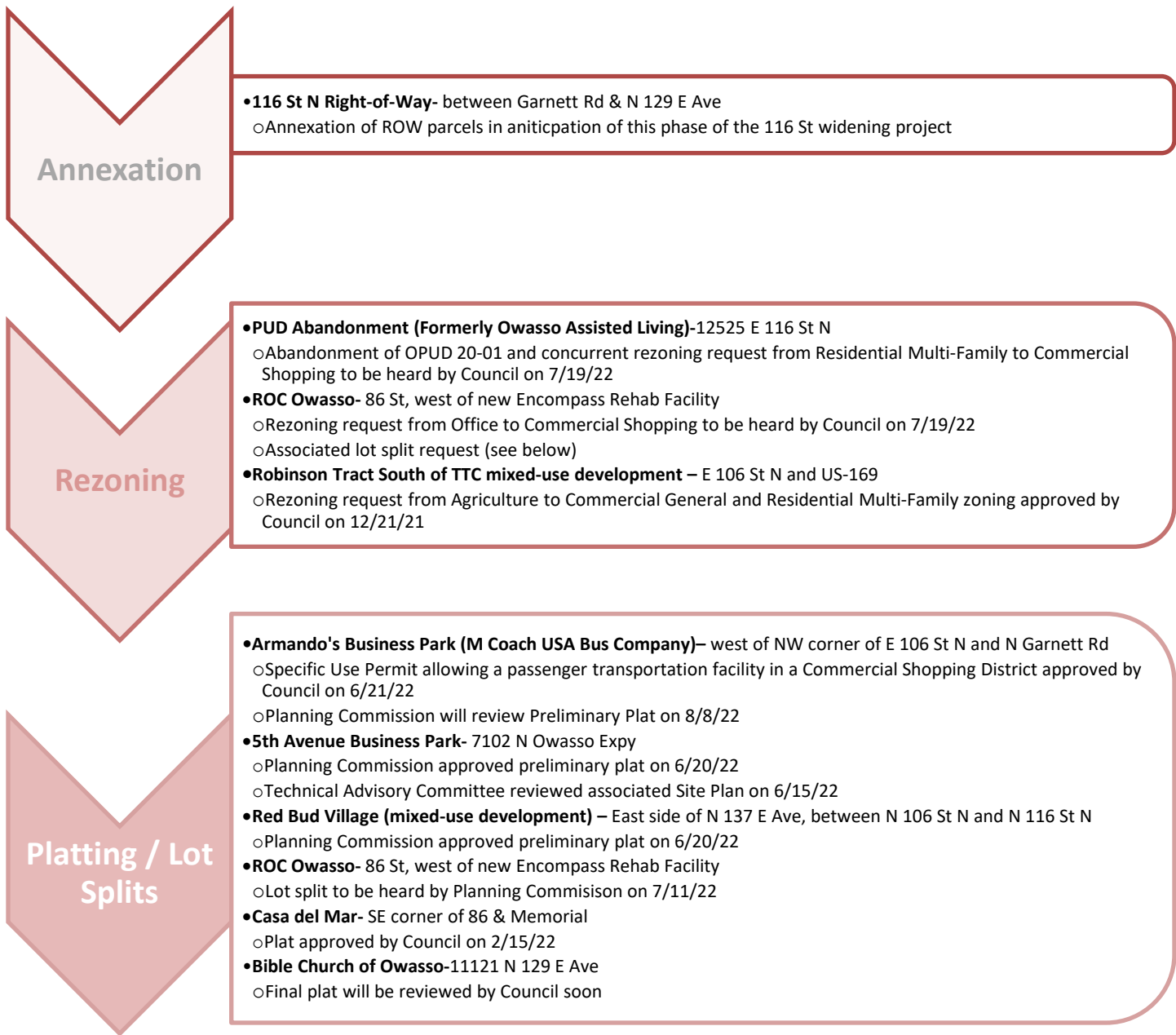
TO: The Honorable Chair and Trustees
Owasso Economic Development Authority

FROM: Community Development Department

SUBJECT: Development Report

DATE: July 1, 2022

NEW COMMERCIAL DEVELOPMENT



Site & Civil Plan Review

- **Dutch Bros. Owasso (CVP Owasso-DB)**- East of NE corner of 116 St N & N 129 E Ave
 - Final Plat approved by City Council on 6/21/22
 - Site Plan to be reviewed by the Technical Advisory Committee on 7/20/22
- **Roots Coffee Co. (Caffiene Corner)**- SE corner of 106 St b & US-169
 - Final Plat approved by City Council on 6/21/22
 - Site Plan reviewed by the Technical Advisory Committee on 6/15/22
- **Hawaiian Bros.**-SE corner of 96 St and Garnett Rd
 - Site Plan reviewed by the Technical Advisory Committee on 6/15/22
- **Scooter's Coffee**- 11940 E 86 St N

Building Permit Review

- **Trinity Presbyterian Church** – NW corner of E 76 St N and N Memorial Dr
 - Final plat approved by Council on 1/19/21
 - Plat filed week of 3/28/22
- **Dental Depot (on hold)**- Garnett Rd, north of Slim Chicken
- **Go North Business Park (on hold)** – E 106 St N and N 135 E Ave

Under Construction

- **Andy's Frozen Custard**- Smith Farm Village, 96 & Garnett
- **Jordy Jo Coffee**- SW corner of 86 & Main
- **Wendy's** – 11298 N 135 E Ave
- **QuikTrip Carwash Addition**- 9600 N Garnett Rd
- **Caliber Collision** – 9155 N Owasso Expressway
- **Chipotle**- 11320 E 96 St N, Smith Farm Village
- **Oshkosh B'gosh**- 9018 N 121 E Ave #700
- **Ollie's**- 11520 N Garnett Rd, old Las Americas building
- **Pizza Hut**- 11412 N 134 E Ave #B
- **Focus Financial** – 8901 N 145 E Ave
- **Vines Office Park**- 11595 E 116 St
- **Airtopia Adventure Park**- 12932 E 86 St N
- **Ascension St. John Rehabilitation Hospital** – E 86 St N and N 136 E Ave
- **Dr. Curtis Dental** – 9050 N Garnett Rd
- **Warren Clinic** – 13691 E 116th St N
- **Criterion Project**, mixed-use development – 11298 N 135 E Ave
- **Helscel-Huneryager Industrial Park** – 7300 N 115 E Ave
- **A New Leaf Community** – SE corner of E 86 St N and N Memorial Dr

REDBUD DISTRICT DEVELOPMENT

Now Open	Coming Soon
<ul style="list-style-type: none"> • Wild Ivy (2nd Location)- 108 W 1 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • OZ 22-07, Tyner Homes- 414 S Birch <ul style="list-style-type: none"> ○ Rezoning request from Residential Single-Family (RS-3) to Residential Multifamily (RM) to be heard by Council on 8/16/22 ○ Will then proceed to Site Plan review for a quadplex development
<ul style="list-style-type: none"> • Best Little Hair House- 108 W 1 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • Tyner Lofts on 2nd- 113 N Atlanta <ul style="list-style-type: none"> ○ Lot Split requesting the lot be split in half to be heard by Planning Commission on 7/11/22 ○ Site Plan to be reviewed by Technical Advisory Committee on 7/20/22
<ul style="list-style-type: none"> • Freedom Light Therapy- 425 W 2 Ave <ul style="list-style-type: none"> ○ Opened in 03/2022 	<ul style="list-style-type: none"> • Britton Flats- NW corner of W 1 St and N Atlanta <ul style="list-style-type: none"> ○ Site Plan Approved
<ul style="list-style-type: none"> • Just a Bite Bakery- 103 W 3 St <ul style="list-style-type: none"> ○ Opened in 10/2021 	<ul style="list-style-type: none"> • Tyner Townhome Development- 108 N Atlanta <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Edward Jones & Read Smart- old Kum & Go <ul style="list-style-type: none"> ○ Opened in 09/2021 	<ul style="list-style-type: none"> • Foster's (Expansion)- 105 E 2 St <ul style="list-style-type: none"> ○ Site Plan approved ○ Civil plans and building permit under review
<ul style="list-style-type: none"> • 123 E Broadway – Future site for Redbud District Parking <ul style="list-style-type: none"> ○ Land donated from Anchor Stone Company of approximately 6,367 sf for the purpose of future parking 	<ul style="list-style-type: none"> • Tyner Quadplex Development- 203 E 3rd St N <ul style="list-style-type: none"> ○ Site Plan approved ○ Under construction
<ul style="list-style-type: none"> • Mowery Development – SW Corner of N Main St & W 1 Ave <ul style="list-style-type: none"> ○ Dr. Whitney M. Ellsworth PT clinic opened in 12/2021 	<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
	<ul style="list-style-type: none"> • Community Center Patio/Outdoor Classroom <ul style="list-style-type: none"> ○ Bid awarded to Grassolutions LLC to construct addition at 3/15/22 Council meeting • Under Construction

EXPANSION OF EXISTING COMMERCIAL

- **Chick-Fil-A Expansion-** 12015 E 96 St
 - Site Plan reviewed by the Technical Advisory Committee on 2/16/22
 - Building permit under review
- **McAlister's Deli** – 8529 N 129 E Ave
 - Relocated to 12922 E 86 St N (former Pizza Hut location)
 - Now open, as of 4/13/22
- **Garnett Medical Center (Vision Source)** – 10304 N Garnett Rd
 - Under construction
- **Attic Storage-** 11500 E 80 St
 - Under construction
- **First Christian Church Owasso (addition)-** 10100 N Garnett Rd
 - Site Plan approved
- **Owasso Cemetery-** 11811 E 76 St
 - Adding accessory structure
- **Rejoice Christian School-** 13413 E 106 St
 - Adding an additional ticket booth for their football field

NEW RESIDENTIAL DEVELOPMENT

Annexation

- N/A

Rezoning

- 501 N Carlsbad (existing multi-family)**
 - Rezoning request from Residential Single-Family to Residential Multi-Family to be heard by Council on 7/19/22
 - Seeking rezoning so the use on the property can match the zoning; this is an existing apartment complex that is changing owners

Platting/ Lot Splits

- Morrow Place Phase III**- South of 126 St N & west of 135 E Ave
 - 98 single-family lots
 - Lot Split approved by Planning Commission on 6/20/22
 - Preliminary Plat approved by Planning Commission on 4/11/22
- Hawthorne at Stone Canyon, Phase II**- SW of the intersection of E 76 ST N and N 193 E Ave
 - 78 single-family lots
 - Preliminary Plat approved by Planning Commission on 2/7/2022
- 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
- Hawk's Landing** – South side of E 76 St N and N 154 E Ave
 - 70 single-family lots
 - Final plat approved by City Council on 9/15/2020
- Keys Landing II** – West of N 129 E Ave and south of E 76 St N
 - 97 single-family lots
 - Final plat approved by Council on 12/21/21



Site & Civil Plan Review

- **Reunion at Owasso Phase II**- NW corner of E 98 St N & N 119 E Ave (behind Lowes)
 - 26 unit multi-family complex for seniors
 - Site Plan reviewed by the Technical Advisory Committee on 3/16/22



Building Permit Review

- **Casa del Mar (apartment portion)**-SE corner of 86 & Memorial
 - Site Plan reviewed by the Technical Advisory Committee on 5/18/22
 - 240 unit multi-family complex, to be built in phases



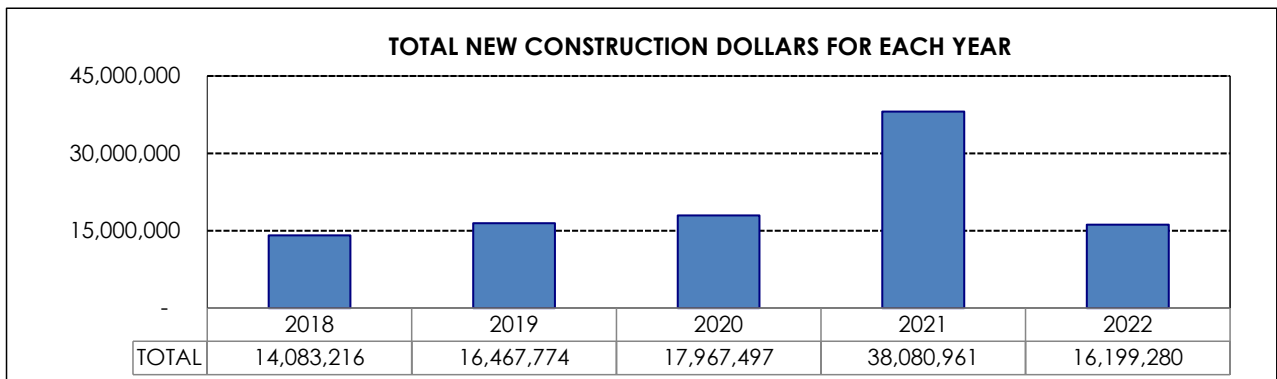
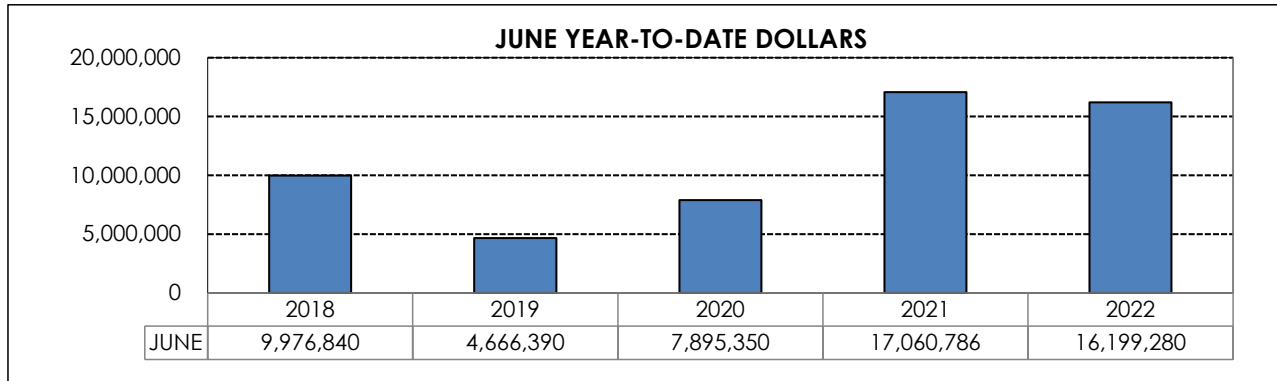
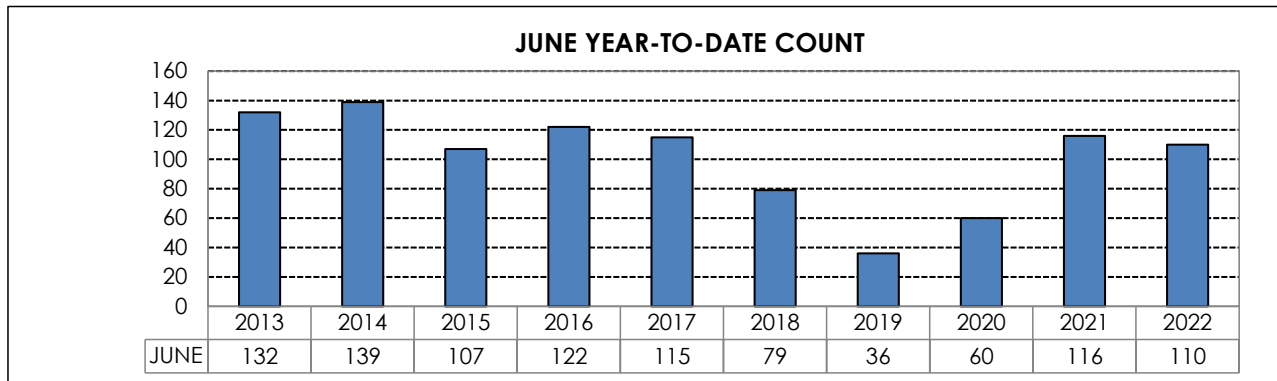
Under Construction

- **Parker (formerly "Emery") Village Apartments** – NE of the intersection of E 106 St N and N Garnett Rd
 - 262 unit multi-family apartment complex
- **Owasso Baptist Children's Home**- SW corner of E 76 St N and N 129 E Ave
 - 33 housing units
- **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
 - 43 of 56 single-family lots remaining
- **Presley Hollow** – North side of 76 St N and N 161 E Ave
 - 57 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
- **Township 21 Apartments** – south of E 86 St N and west of N 145 E Ave
 - 57 unit multi-family complex
- **Stone Creek of Owasso** – SW Corner of E 76 St N and N 161 E Ave
 - 86 of 100 single-family lots remaining
- **Morrow Place Phase II** – SE corner of E 126 St N and N 129 E Ave
 - 12 of 79 single-family lots remaining
- **Charleston Place**– south of the SW corner of E 96 St N and N 145 E Ave
 - 5 of 17 single-family lots remaining
- **Nottingham Hill**–SW corner of E 96 St N and N 145 E Ave
 - 16 of 58 single-family lots remaining

Would you like to see a map of where some of these developments are occurring? Please visit:
<https://www.arcgis.com/apps/dashboards/bc9d1d4f6f7f4688b5f45f629d9890bf>

RESIDENTIAL SINGLE FAMILY NEW CONSTRUCTION MONTH END REPORT JUNE 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	15	22	12	15	9	8	9	9	7	35
2 February	26	21	19	26	15	8	8	4	8	11
3 March	27	31	23	18	55	19	4	12	9	8
4 April	26	36	27	23	20	17	6	8	49	25
5 May	19	17	15	9	11	20	4	5	19	24
6 June	19	12	11	31	5	7	5	22	24	7
7 July	27	23	20	16	9	14	11	11	34	
8 August	18	19	33	15	12	6	6	35	17	
9 September	28	15	13	15	6	2	7	17	33	
10 October	15	19	23	12	7	3	21	7	24	
11 November	7	21	25	6	19	7	2	10	20	
12 December	11	34	7	3	9	6	3	7	14	
Totals	238	270	228	189	177	117	86	147	258	110
YTD	132	139	107	122	115	79	36	60	116	110



**CITY OF OWASSO
RESIDENTIAL LOT INVENTORY STATUS
June 30th, 2022**

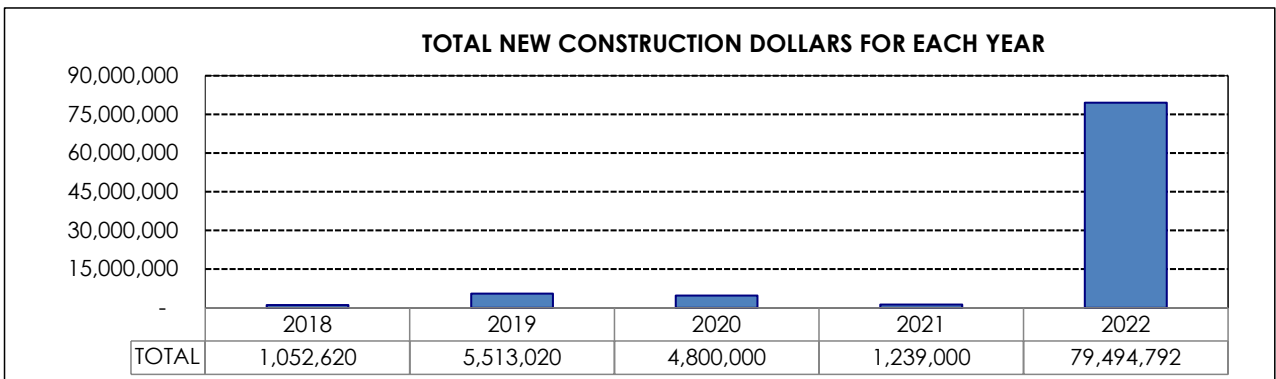
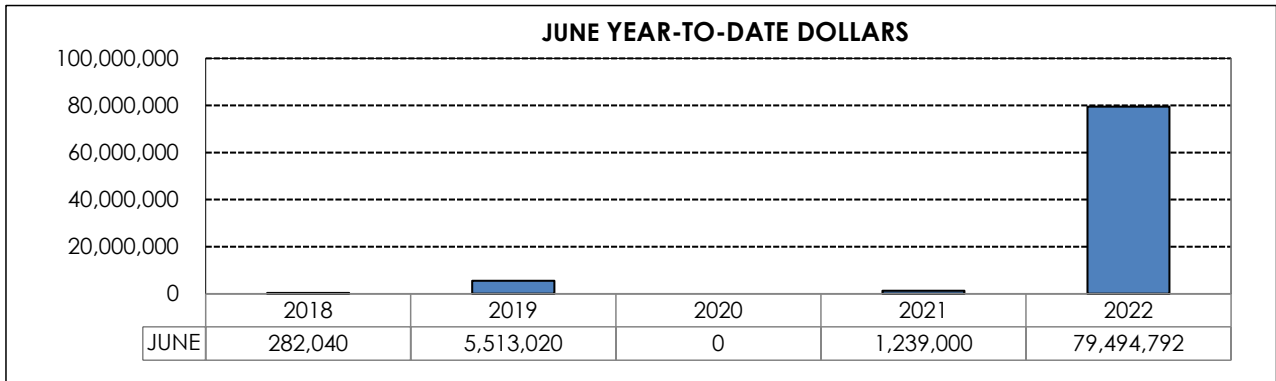
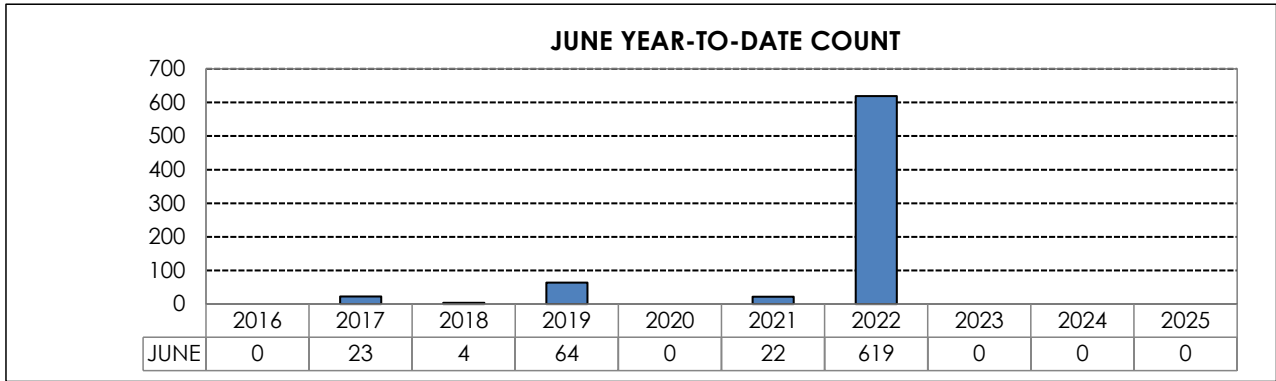
<u>SUBDIVISION</u>	<u># OF LOTS</u>	<u># DEVELOPED</u>	<u># AVAILABLE</u>
Carrington Pointe II (11/16)	93	84	9
Charleston Place (4/19)	17	12	5
Estates at Morrow Place (9/17)	98	98	0
Hawthorne at Stone Canyon (3/20)	56	13	43
Misc/Unplatted	1	1	0
Morrow Place Phase II (2/21)	79	67	12
Nottingham Hill (6/09)	58	42	16
Presley Hollow (3/21)	197	140	57
Stone Creek at Owasso (9/20)	100	14	86
The Cottages at Mingo Crossing (3/19)	57	56	1
TOTALS	756	527	229

RESIDENTIAL MULTI-FAMILY NEW CONSTRUCTION MONTH END REPORT JUNE 2022

(Initial recording began May 2016)

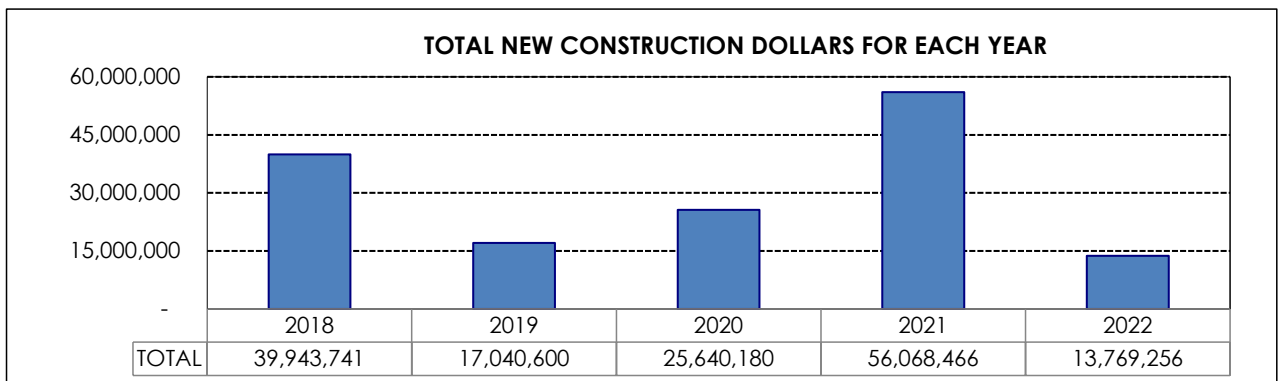
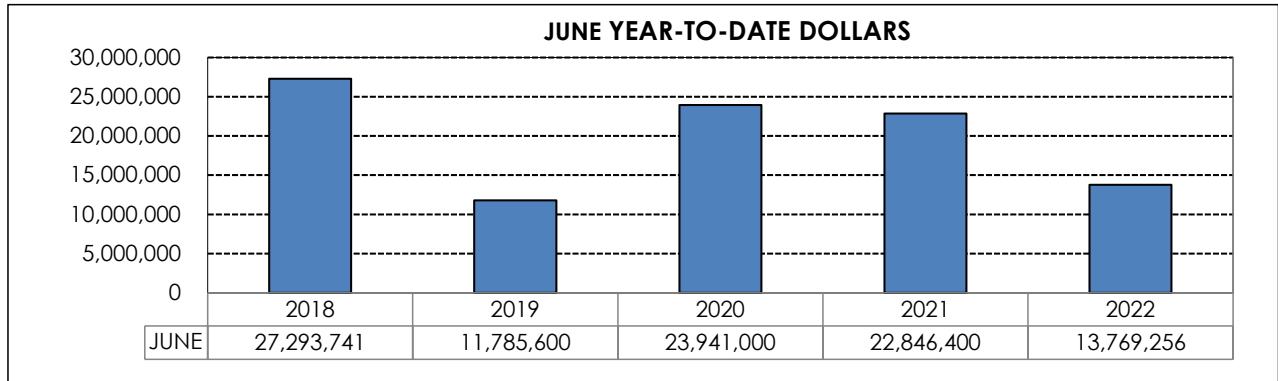
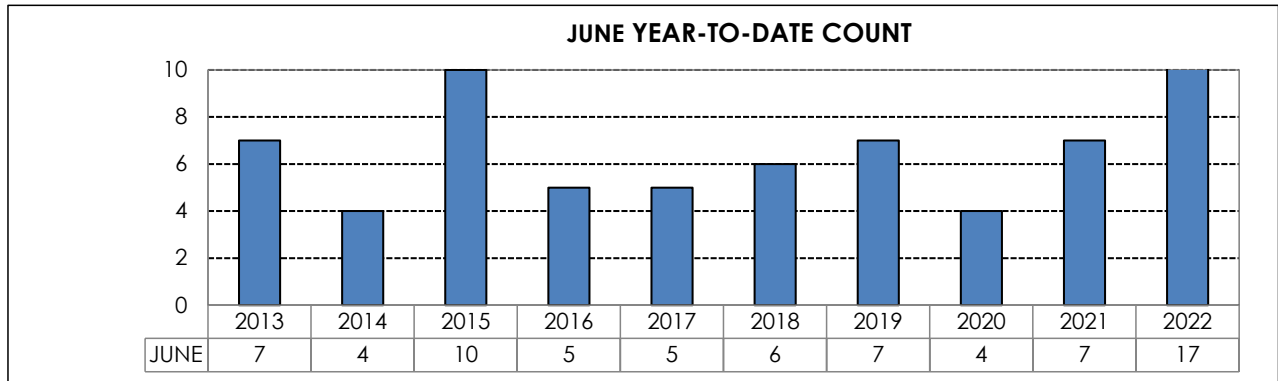
Month	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
1 January		4	0	0	0	0	107			
2 February		6	0	0	0	0	4			
3 March		*13	0	64	0	22	0			
4 April		0	4	0	0	0	6			
5 May	0	0	0	0	0	0	262			
6 June	0	0	0	0	0	0	240			
7 July	0	0	0	0	0	0				
8 August	0	0	0	0	0	0				
9 September	0	4	9	0	0	0				
10 October	0	0	0	0	0	0				
11 November	0	0	0	0	0	0				
12 December	0	*10	0	0	58	0				
Totals	0	37	13	64	58	22	619	0	0	0
YTD	0	23	4	64	0	22	619	0	0	0

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



COMMERCIAL NEW CONSTRUCTION MONTH END REPORT JUNE 2022

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 January	1	1	1	2	2	0	0	1	1	0
2 February	1	0	2	1	0	0	3	0	0	3
3 March	0	1	2	0	2	3	2	1	1	8
4 April	4	0	2	0	0	0	0	0	3	2
5 May	0	0	0	0	1	2	1	0	0	1
6 June	1	2	3	2	0	1	1	2	2	3
7 July	1	0	0	2	0	2	0	2	2	
8 August	0	0	0	2	2	1	2	0	2	
9 September	0	3	2	3	1	1	2	1	3	
10 October	4	0	1	2	0	0	0	1	0	
11 November	1	3	1	1	2	1	0	1	3	
12 December	1	2	0	0	0	0	0	0	1	
Totals	14	12	14	15	10	11	11	9	18	17
YTD	7	4	10	5	5	6	7	4	7	17



Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
JUNE 2022			
A New Leaf ~ Linear 3	8535 N Memorial Dr #115	6/9/2022	Yes
A New Leaf ~ Cluster 4	8535 N Memorial Dr #116	6/9/2022	Yes
A New Leaf ~ Linear 5	8535 N Memorial Dr #117	6/9/2022	Yes
3 Natives @ Owasso	11412 N 134 E Ave #C1	6/16/2022	Yes
Lumos Counseling & Wellness	202 E 2 Ave #103	6/16/2022	Yes
MAY 2022			
Reasor's	11815 E 86 St N	5/2/2022	Yes
A New Leaf ~ 6 Unit	8535 N Memorial Dr #112	5/3/2022	Yes
A New Leaf ~ Admin. Build.	8535 N Memorial Dr	5/5/2022	Yes
A New Leaf ~ DLS Cluster 1	8535 N Memorial Dr #111	5/24/2022	Yes
A New Leaf ~ DLS Cluster 2	8535 N Memorial Dr #113	5/24/2022	Yes
A New Leaf ~ Community House	8535 N Memorial Dr #110	5/24/2022	Yes
Bling Glamour by Nicole	12317 E 96 St N #9	5/26/2022	Yes
APRIL 2022			
Reasor's	11550 N 135 E Ave	4/7/2022	Yes
Dollar General	14499 E 86 St N	4/13/2022	Yes
McAlister's Deli	12922 E 86 St N	4/13/2022	Yes
Granny & Dots Daycare	8554 N 145 E Ave	4/25/2022	Yes
MARCH 2022			
Freedom Light Therapy	435 E 2 Ave	3/1/2022	Yes
Uncle Paco's Mexican Grill	9013 N 121 E Ave	3/7/2022	Yes
Tommy's Carwash	13311 E 116 St N	3/21/2022	Yes
Best Little Hair House	108 W 1 Ave #D	3/31/2022	Yes
Wild Ivy (2nd location)	108 W 1st Ave #B	3/31/2022	Yes
Kohl's/Sephora (remodel)	12405 E 96 St N	3/31/2022	Yes
FEBRUARY 2022			
Lush Nails (remodel)	11560 N 135 E Ave #105	2/8/2022	Yes
Daisybelle Paw Spa	12500 E 86 St N	2/10/2022	Yes
Studio Nine One Eight	8263 N Owasso Exp #F	2/28/2022	Yes
JANUARY 2022			
Oklahomies Mobile Gastronomy	11330 N Garnett Rd #C	1/1/2022	Yes
Attic Storage of Owasso	11500 E 80 St N #X & #Z	1/11/2022	Yes
Stanton Optical	12413 E 96 St N	1/14/2022	Yes
Wafu Ramen	9045 N 121 E Ave #500	1/24/2022	Yes
DECEMBER 2021			
Medwise Urgent Care	12939 E 116 St N	12/2/2021	Yes
Danq Bank	8571 N Owasso Exp #A-2	12/9/2021	Yes
Three Dog Bakery	12500 E 86 St N #106	12/10/2021	Yes
Dr. Whitney M. Ellsworth	108 W 1 Ave #C	12/22/2021	Yes
Ah-Sigh-E	9530 N 128 E Ave #102	12/28/2021	Yes
Advantage Diagnostic & MRI	7703 N Owasso Exp	12/28/2021	Yes
Humboldt Cannabis	422 E 22 St	12/30/2021	Yes
Limestone Construction	200 E 5 Ave	12/8/2021	Yes

Certificate of Occupancy Monthly List

NAME	ADDRESS	DATE	COMPLETE
NOVEMBER 2021			
Behavioral Innovations	11412 N 134 E Ave #C2, #C3, & #C4	11/5/2021	Yes
Great Clips	11412 N 134 E Ave #C5	11/5/2021	Yes
Lush Nails	11560 N 135 E Ave #105	11/6/2021	Yes
Waterstone Private Wealth	9500 N 129 E Ave #106	11/10/2021	Yes
Aces Owasso	9500 N 129 E Ave #114	11/11/2021	Yes
Skinworks Tattoo Studio	8571 N Owasso Exp #B	11/17/2021	Yes
96st Nutrition & Energy	9540 N Garnett Rd #112	11/23/2021	Yes
OCTOBER 2021			
Dighton-Moore Funeral Services	116 N Main St	10/3/2021	Yes
NobiliTea (added drive-thru)	9031 N 121 E Ave #100	10/6/2021	Yes
Buff City Soap	9018 N 121 E Ave #100	10/6/2021	Yes
You Suck Vapes	8571 N Owasso Exp #A	10/7/2021	Yes
Enchanted Nail Bar	11412 N 134 E Ave Bld. B #6	10/11/2021	Yes
Just A Bite	103 W 3 St	10/12/2021	Yes
Trifecta Salon	202 S Cedar St #C	10/13/2021	Yes
Infinite Smiles Dentistry	11492 N 137 E Ave	10/19/2021	Yes
QuikTrip (remodel)	11590 N 137 E Ave	10/25/2021	Yes
SEPTEMBER 2021			
Vera Jane Dispensary	11237 E 114 St N	9/14/2021	Yes
Seven6Main	201 S Main St #201, #202, #203, & #205	9/20/2021	Yes
Real Property Management Abound	9500 N 129 E Ave #230	9/23/2021	Yes
Read Smart	307 E 2 St #A	9/27/2021	Yes
Edward Jones	307 E 2 St #B	9/27/2021	Yes
Mathnasium	12414 E 86 St N	9/27/2021	Yes
AUGUST 2021			
Medwise Urgent Care	11760 E 86 St N	8/18/2021	Yes
Rejoice Christian Church~Field House	13407 E 106 St N	8/23/2021	Yes
Blush Salon	8787 N Owasso Exp #I	8/23/2021	Yes
Cookie 1013	10602 N 97 E Ave	8/24/2021	Yes
Chinowith & Cohen	13512 E 116 St N	8/30/2021	Yes
JULY 2021			
Jillian's Little Jungle	11111 E 116 St N	7/8/2021	Yes
Venus Venture Group	11215 N Garnett Rd Suite G	7/27/2021	Yes
Bluestem Mercantile	201 S Main St #150	7/30/2021	Yes

PERMITS APPLIED FOR IN JUNE 2022

ADDRESS	BUILDER	ADD/ZONE	VALUE	A.S.F.	PERMIT#
9321 N 136 E Ave	Homeowner	PV/AG	\$ 80,000	2,400	22-0601-X
11008 E 126 St N	Spirit Const. & Design	Unplatted	\$ 85,000	3,339	22-0602-X
13315 E 112 St N	Ascend Com. Build.	GCCCII/CS	\$ 366,489	3,638	22-0603-C
12451 E 100 St N	Manhattan Const.	OMC/O	\$ 4,400,000	12,514	22-0604-C
11396 N 135 E Ave	Jim Butler Const.	GCCCII/CS	\$ 750,000	2,724	22-0605-C
11396 N 135 E Ave	Signs & Wonders	GCCCII/CS	\$ 25,000	259	22-0606-S
13007 E 119 St N	Simmons Homes	E@MP/RS3	\$ 133,815	2,433	22-0607-X
15801 E 75 St N	Shaw Homes	SC/RS3	\$ 151,910	2,762	22-0608-X
10310 N 138 E Ave #205	Precision Signs	CCOP/O	\$ 3,000	23	22-0609-S
501 N Carlsbad St	Encinos 3D Signs	HA/RS3	\$ 500	38	22-0610-S
9600 N Garnett Rd	SG Construction	ERV/CS	\$ 1,750,000	886	22-0611-C
201 S Main St #208	Mark Schneider	76M/CS	\$ 35,000	1,252	22-0612-C
10100 N Garnett Rd	Master's Plan	FCC@O/RS3	\$ 400,000	1,332	22-0613-C
8107 N 74 E Ave	Sierra Pools & Spas	CARP/RS3	\$ 60,000	446	22-0614-P
9155 N Owasso Exp	EBCO	TP/CG	\$ 3,200,000	17,664	22-0615-C
10225 N 120 E Ave	Service Master	SPII/RS3	\$ 320,307	3,995	22-0616-X
13120 E 92 St N	San Juan Pools	WLII/RS3	\$ 45,850	512	22-0617-P
9226 N 141 E Ave	Old School Const.	CP/RS3	\$ 160,435	2,917	22-0618-X
13201 E 125 St N	Simmons Homes	MPIII/RS3	\$ 111,760	2,032	22-0619-X
13203 E 125 St N	Simmons Homes	MPIII/RS3	\$ 105,160	1,912	22-0620-X
13205 E 125 St N	Simmons Homes	MPIII/RS3	\$ 123,695	2,249	22-0621-X
8554 N 145 E Ave	A-Max Signs	TG@O/RM	\$ 8,000	48	22-0622-S
8112 E 86 St N	West Const.	CDM/PUD	\$ 38,182,324	75,662	22-0623-X
12899 E 76 St N #108	Holloways Const.	PP/CS	\$ 31,260	20,825	22-0624-C
12015 E 96 St N	Global Sign Sol.	OM/CS	\$ 2,000	25	22-0625-S
7909 N 128 E Ave	Edy Silvestre	DOIII/RS3	\$ 20,000	187	22-0626-X
15711 E 75 St N	Shaw Homes	SC/RS3	\$ 122,485	2,227	22-0627-X
9209 N 103 E Pl	Oasis Pools	FWIII/RS3	\$ 60,000	560	22-0628-P
14107 E 87 St N	Gorilla Bros Ren.	TBSC/RS3	\$ 12,000	256	22-0629-X
12406 E 86 St N	Excell Remodel	ECCC/CS	\$ 200,000	3,000	22-0630-C
18703 N Owasso Exp	Epic Homes	OW/CS	\$ 10,000	1,680	22-0631-C

PERMITS APPLIED FOR IN JUNE 2022

7 Single Family	\$ 909,260	16,532 SqFt
1 Multi Family	\$ 38,182,324	75,662 SqFt
3 Residential Remodel	\$ 425,307	7,521 SqFt
2 Accessory	\$ 92,000	2,656 SqFt
3 New Commercial	\$ 5,700,000	21,274 SqFt
7 Commercial Remodel	\$ 5,442,749	44,241 SqFt
5 Signs	\$ 38,500	393 SqFt
3 Pool	\$ 165,850	1,518 SqFt
31 Total Building Permits	\$ 50,955,990	169,797 SqFt

City of Owasso Public Work Department
STATUS REPORT
July 14, 2022

- **Garnett Road Widening (from E 96 St N to E 106 St N)**
 - On September 3, 2019, ODOT approved the construction contract with Becco Construction.
 - Roadway is fully open to the public.
 - **Irrigation system is scheduled to be installed in July 2022.**
 - **Trees within the center median and adjacent to Garnett Road are expected to be planted in September 2022.**
- **Garnett Road Widening (E 106 St N to E 116 St N)**
 - Engineering design is 95% complete.
 - Land acquisition is complete.
 - **Utility relocation is expected to commence in July 2022, with completion by December 2023; followed by roadway construction.**
- **Central Park / Lakeridge Stormwater Improvements**
 - On April 20, 2021, City Council approved the stormwater improvement contract with Construction Enterprises, Inc.
 - **Construction commenced in June 2021, with completion expected in September 2022.**
 - **Currently, the contractor is approximately 60 percent complete with the installation of the block wall.**
- **Mingo and E 116 St N Intersection/E 116 St N from Mingo to Garnett Road Improvements**
 - Engineering design is 95% complete.
 - **Mingo Rd and E 116 St N Intersection – ONG is expected to commence with utility relocation in July 2022, with completion by February 2023; followed by roadway construction.**
 - **E 116 St N Improvements from Mingo Rd to Garnett Rd – ONG is scheduled to commence with utility relocation in March 2023, with completion by October 2023; followed by roadway construction.**
- **E 116 St N and Garnett Intersection/E 116 St N from Garnett to N 129 E Ave Improvements**
 - On November 16, 2021, City Council approved the intersection improvement contract with Crossland Heavy Construction.
 - Construction commenced on February 21, 2022, with completion of the intersection improvements by August 2022.
 - **Water line installation is complete. In addition, subgrade and road work continue along with concrete placement.**

- On April 19, 2022, City Council approved the roadway improvement contract from Garnett Rd to N 129 E Ave with Crossland Heavy Construction.
 - **Construction is scheduled to commence in July 2022, with completion by September 2023.**
- **E 96 St N from approximately N 119 E Ave to N 129 E Ave Improvements**
 - Engineering design is approximately 95% complete.
 - Land acquisition is complete.
 - **Utility relocation is scheduled to commence in August 2022, with completion by December 2023; followed by roadway construction.**
 - **Temporary roadway improvements will commence the first week of August 2022, with permanent improvements schedule to commence in 2024.**
- **Wastewater Treatment Plant Expansion**
 - In December 2020, OPWA approved the construction contract with Crossland Heavy Construction.
 - Construction commenced in March 2021, with completion scheduled for March 2023.
 - **Contractor continues to make progress on the blower building, digester and headworks.**
- **Coffee Creek Lift Station & Force Main Improvements**
 - On April 20, 2021 OPWA approved sanitary sewer contract with MSB Construction.
 - **Construction commenced in June 2021, with completion by September 2022.**
 - **Contractor has installed approximately 60% of the force main piping.**
- **E 106 St N and N 129 E Ave Intersection Improvements**
 - Engineering design is approximately 70% complete.
 - **Right-of-way acquisition commenced in May 2022, with completion expected by December 2022; followed by utility relocation.**
- **Ranch Creek Interceptor Improvements from E 96 St N to E 116 St N**
 - In October 2019, Owasso Public Works Authority approved an engineering agreement with Greely and Hansen, LLC.
 - Engineering design is approximately 90% complete.
 - Easement acquisition commenced in April 2021, with completion anticipated by August 2022; followed by construction.

- **2021 Street Rehabilitation Project**

- The street rehab project is separated into the three phases as shown below:
 - E 106 St N Improvements from Mingo Rd to approximately US 169 – The asphalt roadway improvements have been completed along E 106 St N from Mingo Road to N 135 E Ave.
 - **E 86 St N Improvements from N 119 E Ave to N 128 E Ave is completed. Punchlist deficiencies is expected to be complete in July 2022.**
 - **Various street improvements in Original Town, Three Lakes, E 106 St N and Elm Creek subdivisions**
 - In February 2022, City Council awarded Becco Construction a contract to rehab various street segments.
 - **E 106 St N roadway improvements from N 145 E Ave to N 161 E Ave commenced in May 2022, with completion in July 2022. At that time, the contractor is expected to mobilize to the Three Lakes Subdivision.**

- **2022 Street Rehabilitation Project**

- The street rehab project is separated into two phases as shown below:
 - First 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 the fall of 2022.
 - **Second Phase – Various street improvements in Baptist Retirement Center, Elm Creek Estates, Three Lakes II and Coffee Creek subdivisions. Construction is scheduled to commence in September 2022.**

- **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 30% complete, with completion expected by September 2022; followed by land acquisition.

- **E 76 St N and US 169 Bridge Improvements**

- In February 2022, ODOT approved a construction contract with Becco Construction.
- **Construction commenced in June 2022, with completion by November 2023.**



STRATEGIC PLAN QUARTERLY REPORT



July 2022

By: Chelsea L. Feary, IOM, CEcD, MPA
Owasso Chamber of Commerce

A. STRENGTHENING OWASSO'S VALUE PROPOSITION

A.1. Workforce Owasso

GOAL

Network of employers, resources and service providers for recruiting and retaining a workforce of excellence in Owasso, Oklahoma.

Working tasks

- Regular Programming
 - Roundtable meetings every other month
 - 4 regular, 2 speaker presentations
 - Regular meetings to date:
 - Tuesday, July 6, 2021
 - Tuesday, September 7, 2021
 - Tuesday, January 4, 2022
 - Tuesday, March 1, 2022
 - Tuesday, May 3, 2022
 - Speaker Presentation Meetings
 - Tuesday, November 2, 2021 – Healthcare Industry Workforce Needs
 - Tuesday, May 3, 2022 – Thrive PEO
- Industry & Education Partnerships
 - Developing program for Rejoice Christian School and implementing Fall 2021
 - Filmed six (6) industry/career videos and delivered to school
 - *Creating a space on ChooseOwasso.com to place videos for public view*
 - Discussing further partnership with Rejoice on developing curriculum in a senior-level mandatory course for internships, apprenticeships and will plan to implement in Fall 2022
- Engaging more employers through Chamber
 - First meeting in Q1 FY24 (Aug 1) will be first to integrate invitation with Chamber members
 - Will measure for response and metrics

Ongoing tasks

- Identifying needs and issues for local employers
- Marketing and advocacy to increase employer attendance and participation

A.2 Incentives Guidelines and Policy

GOAL

Establish incentive guidelines and policy.

Working tasks

- One TIF Application under consideration
- Marketing planned for Q2

A.3. Commercial Real Estate Development

GOAL

Competitive sites ready for development and available buildings, all with complete information, to meet target prospect needs for industrial and office operations.

Working tasks

- Commercial Real Estate (CRE) Feasibility Scoring in process
- Entering information into Executive Pulse to produce metrics on scores
- Working with Public Works, Community Development, and GIS to identify infrastructure obstacles, needs, etc.
- Partnered with PSO and transitioned ChooseOwasso's online location analysis tool to Location One Information System (LOIS)
- Utilizing Impact Data Source to measure development impact
- Meeting with landowners in next FY
- CRE project to be presented to OEDA in next FY
- CRE Project Plan Assembly to be held in next FY

Ongoing Tasks

- Marketing available sites and building to prospective businesses, developers, and site consultants
- Property database available on ChooseOwasso.com

A.4. Advocacy

GOAL

Influence municipal revenue diversification in Oklahoma.

Working tasks

- Reorganized Advocate Owasso structure
- Created ten (10) Legislative Work Groups
- Conducting monthly Advocate Owasso meetings
- Developed an Issues List from Work Groups for 2022 Legislative Session
- Completed Inaugural Owasso Day at the Capitol on Tuesday, April 5 with 25 attendees
- Held the first Legislative Wrap-Up Breakfast at Tulsa Tech with 30 attendees and four of Owasso's legislators on panel
- Scheduling Dignitary Discussions and Advocate Owasso events
- Preparing to schedule Work Group meetings
- Monitoring elections

Ongoing tasks

- Inviting citizens, businesses and legislative representatives to monthly meetings
- Hosting dignitaries/elected officials to Owasso tours, etc.

B. GROWING & RECRUITING BUSINESS TO OWASSO

B.1. Medical Cluster Expansion

GOAL

Establish Owasso as a destination for medical treatments and R&D to grow high-paying, sustainable jobs in Owasso. Position Owasso as nationally-recognized medical cluster and increase specialized services.

Working tasks

- Marketing and PR for medical/healthcare developments underway in Owasso
- Integrating Target Industry information with Chamber

Ongoing tasks

- Working with area developers interested in developing medical office spaces to complement hospitals
- Working on the development of two separate medical assets to Owasso
- Market as a Target Industry

B.2. Expand & Attract Businesses

GOAL

Retain existing businesses and recruit diverse, high-growth companies of targeted basic industries (metal manufacturing, aircraft parts, office/headquarters, information technology, and medical) in order to grow wealth and increase daytime employment in Owasso.

Working tasks

- BusinessTHRIVE
 - Updating databases
 - Redirect of Executive Pulse and renew utilization
 - Planned visits with businesses based on NAICS
 - Plans to continue two target industry luncheons a year
 - First business survey to go out next quarter
- Encore Owasso – Program for Retired Professionals
 - Resuming in 2023
- Updating marketing data

B.3. Entrepreneurship & Incubation

GOAL

Develop and implement a structured program of entrepreneurship resources, including an incubator in the Redbud District, to foster start-up and fast-growing businesses in Owasso to stay here as they grow.

Working Tasks

- Monitoring Redbud District revenue for incubator funding
- Exploring options for entrepreneurship program focus

Tasks on deck

- Develop and assemble entrepreneurship resources portfolio

C. MARKETING OWASSO

C.1. Owasso Identity

GOAL

Define consistent identity for Owasso supported with relevant message and facts.

Working tasks

- Identifying brands for review
- Rebranding Chamber/Economic Development
- Plans for new information to market community in 2023

C.2. Owasso's Online Presence

GOAL

Establish effective online presence for Owasso with information available "24 X 7" to save staff time.

Working tasks

- Align ChooseOwasso.com with Chamber and City
- Chamber website redesign in progress