

**Request for Proposal for the Purchase and Redevelopment of TDA Parcels:
1041 E. Archer St. (“Archer East”)
1027 E. Archer St. (“Archer West”)**

**ADDENDUM #1
Issued January 21, 2026**

This Addendum modifies and supplements the Request for Proposals (“RFP”) issued by PartnerTulsa for the purchase and redevelopment of properties located at 1041 E. Archer St. (Archer East) and 1027 E. Archer St. (Archer West). Except as expressly modified by this Addendum, all other terms, conditions, requirements, and deadlines set forth in the RFPs remain unchanged and in full force and effect.

1. Optional “Archer Combined Sites” Proposal

Respondents are hereby advised that PartnerTulsa will accept proposals that incorporate the following three (3) parcels as a single, contiguous development site (the “Archer Combined Sites”):

1. 1041 E. Archer St. – Archer East (TDA-owned)
2. 1027 E. Archer St. – Archer West (TDA-owned)
3. 1029 E. Archer St. – Privately owned parcel

The combined site consists of approximately 39,000 square feet (±0.88 acres). Submission of a proposal for the Archer Combined Sites is **optional**. Respondents may continue to submit proposals for Archer East and/or Archer West individually in accordance with the original RFPs.

2. Parcel Information for 1029 E. Archer St., Tulsa, OK 74106

Address	Parcel Number	Lot Size	Legal Description
1029 E. Archer St.	15525-02-36-09490	0.15 acres/6,500 sq ft	LT 37 & 38, BLK 7

**Lot lines shown are approximate*



all

Utility Map:



3. Contact Information for Property Owner of 1029 E. Archer St., Tulsa, OK 74106

Respondents interested in pursuing the Archer Combined Sites option may contact the private property owner directly:

Stuart McDaniel (“Private Owner”)

Email: stu@gurustuco.com

Phone: 918-402-9315

TDA is not a party to, nor does it control, negotiations related to the privately owned parcel at 1029 E. Archer St.

4. Purchase Price

TDA has not conducted an appraisal nor have an appraised value or purchase price for 1029 E. Archer St. Any pricing, structure, or terms associated with this parcel must be negotiated directly with the Private Owner.

For proposals submitted under the Archer Combined Sites option, Respondents must still state their Offer Price for both Archer East and Archer West in accordance with the applicable RFP(s). A modified Proposal Application Form is attached to this addendum for this purpose.



**100 S Cincinnati Ave, Ste 6
Tulsa, OK 74103**

e info@partnertulsa.org

p 918.596.1883

w PartnerTulsa.org

5. Submission Requirements for Archer Combined Sites

Proposals submitted under the Archer Combined Sites option must comply with all RFP submission requirements with the following modifications:

- Proposals must be submitted in a sealed envelope bearing the Respondent's name and mailing address and clearly marked: "Proposal for the Development of TDA Archer Combined Sites"
- Proposals must include a signed Letter of Intent (LOI) from Stuart McDaniel, evidencing the Private Owner's intent to collaborate with the Respondent in some capacity to develop a unified project across the combined site. The LOI may be non-binding.
- The LOI must clearly state the anticipated form of collaboration (e.i., sale, joint venture, ground lease, or other mutually agreed structure).
- The proposal or LOI must disclose whether the legal entity submitting the proposal in response to the RFP will differ from the entity that will enter into and execute a Redevelopment Agreement with TDA.

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PROJECT PROPOSAL

Respondent must include the following proposal information in a narrative format attached to this application.

1. **Project Description:** Provide a description of the proposed project. Include: project type and the demographic to be served. Discuss plans for accessibility/adaptability, energy conservation and/or any green building components. Also, provide a description of the project’s intended impact on the surrounding neighborhood.
2. **Financing Plan and Budget:** Provide a detailed description of committed and projected equity and debt sources for financing the project. For equity, applicant must describe each investor’s equity commitment to the project, including letters of commitment from each equity investor stating the full terms and conditions. For debt, applicant must provide satisfactory evidence of applicant’s ability to secure project debt, including tentative commitment letters from prospective lenders. Also include a summary budget that indicates how the sources of funding will support the proposed scope of work.
3. **Project Schedule:** Indicate the proposed project timeline, including pre-development, zoning approval, financing and construction milestones (as appropriate) to project completion.
4. **Design Documents:** Conceptual renderings of the proposed use and design details, size, and character of the development project. Schematic designs should identify land use, footprint of the structures, height, scale, and location of accompanying elements. The concept should also include possible architectural styles, landscaping, signage, and materials.
5. **Experience:** Identify names, titles, qualifications and experience of the project team. Provide a summary of organizational experience and capacity to manage the project, a summary of similar activities completed by the organization and project team, including development team’s years of experience in similar housing production, description of past comparable projects and any history of using public funds.

Note: All materials submitted to PartnerTulsa may be subject to public disclosure under the Oklahoma Open Records Act.

Name and Title (Type or Print) _____
Date

Signature