

RESOLUTION NO. 5831

RESOLUTION REQUESTING AUTHORIZATION BY THE TULSA CITY COUNCIL TO CONDUCT NEGOTIATIONS FOR THE SALE AND REDEVELOPMENT OF THE FORMER FIRE DEPARTMENT HEADQUARTERS (FIRE STATION NO. 1) LOCATED AT 411 SOUTH FRANKFORT AVENUE, TULSA, OKLAHOMA AND, UPON RECEIPT OF SUCH APPROVAL, APPROVING SUCH NEGOTIATIONS BY TDA

WHEREAS, the Tulsa Development Authority (TDA), at the request of the Tulsa City Council and Mayor, has previously entered into negotiations for the sale and redevelopment of former City of Tulsa Fire Department Headquarters (Fire Station No. 1) located at 411 S. Frankfort Ave., Tulsa Oklahoma in the Downtown Sector Plan Area in accordance with the Urban Renewal Plan for said Sector and the City of Tulsa Master Plan (PlaniTulsa) and the terms of Tulsa City Council Resolution No. 7793, dated September 2, 2010; and,

WHEREAS, the time limit permitted and allowed by the Tulsa City Council for the TDA to complete negotiations and obtain an executed redevelopment agreement, as previously extended, has expired without the execution of such redevelopment agreement; and

WHEREAS, the administration staff of the City of Tulsa has requested that the TDA commence new negotiations for the sale and redevelopment of former City of Tulsa Fire Department Headquarters (Fire Station No. 1) located at 411 S. Frankfort Ave., Tulsa Oklahoma; and

WHEREAS, the TDA Board of Commissioners has determined that the TDA is willing to assist the City of Tulsa in achieving the sale and redevelopment of said property upon a grant of additional time and authority by the Tulsa City Council to complete the negotiation and execution of a redevelopment agreement said property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, that:

Section 1. The Board of Commissioners of the Tulsa Development Authority hereby requests that the Tulsa City Council grant additional time and authority to the TDA to complete the negotiation and execution of a redevelopment agreement for the sale and redevelopment of former City of Tulsa Fire Department Headquarters (Fire Station No. 1) located at 411 S. Frankfort Ave., Tulsa, Oklahoma.

Section 2. Upon receipt of such additional time and authority from the Tulsa City Council, the Board of Commissioners of the Tulsa Development Authority does hereby authorize the TDA Executive Director and the TDA General Counsel to enter into negotiations with a qualified developer or developers for the execution of a redevelopment agreement for the sale and redevelopment of former City of Tulsa Fire Department Headquarters (Fire Station No. 1) located at 411 S. Frankfort Ave., Tulsa Oklahoma.

Section 3. That this authorization to negotiate for the sale and redevelopment of the real estate herein described is contingent and conditioned upon the prior receipt by the Tulsa Development Authority of the written acknowledgement and agreement by a proposed redeveloper or developers, on behalf of itself, its owners, officers, managers and members:

- (1) That no Redevelopment Agreement or other valid contract with Tulsa Development Authority for the sale and redevelopment of the said real estate shall be in effect unless and until it shall have been approved by a majority vote of the Tulsa Development Authority Board of Commissioners in a public meeting; and
- (2) That either party shall have the right to terminate the negotiations at any time without cause and without any further liability to the other, including within such exclusion of liability, without limitation, any costs, fees or other expenses incurred by either party in the course of preparation for and/or participation in such negotiations.

Section 4. This Resolution shall take effect immediately.

PASSED and **ADOPTED** this 13th day of March, 2013.

TULSA DEVELOPMENT AUTHORITY

By: 
Julius Pegues, Chairman

Approved as to legal form and adequacy:


Jot Hartley, General Counsel

EXHIBIT A

“PROPERTY” LEGAL DESCRIPTION

A rectangular tract of land in Block 141, City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 141 at the intersection of the East line of Frankfort Street and the South line of Fourth Street; thence in an Easterly direction along the South line of Fourth Street one hundred and seventy (170) feet to a point; thence at an enclosed angle of 84 degrees and 18 minutes in a Southeasterly direction three hundred and one (301) feet to a point on the South line of Lot 4, Block 141; thence West along the South line of Lot 4, Block 141, and situate on the East line of Frankfort Street; thence in a Northwesterly direction along the East line of Frankfort Street and the West line of Block 141, a distance of three hundred (300) feet to the point of beginning, containing 46,500 square feet, more or less.

Project Name: Parcel #

A/K/A ADDRESS: 411 SOUTH FRANKFORT AVENUE, TULSA, OK

TDA Disposition # _____