

RESOLUTION NO. 5936

**A RESOLUTION APPROVING NEGOTIATIONS FOR THE  
DONATION AND CONVEYANCE OF TDA OWNED REAL  
PROPERTY LOCATED AT 3309 NORTH LANSING AVENUE TO  
CROSSOVER COMMUNITY IMPACT, INC.**

**WHEREAS**, the Tulsa Development Authority (TDA), in carrying out its authorized programs has become the owner of the real estate located at 3309 North Lansing Avenue, Tulsa, Oklahoma, which real estate should be conveyed and redeveloped in accordance with the provisions of the Sector Plan for the area in which it is situated, the City of Tulsa Urban Renewal Plan and the City of Tulsa Master Plan (PlaniTulsa); and

**WHEREAS**, TDA and Crossover Community Impact, Inc. (CCII) desire to negotiate an agreement for the donation, conveyance and redevelopment of said real estate for low to moderate income owner/occupant residential purposes and TDA has assented to said negotiations in reliance upon representations by CCII that it has sufficient financial resources at its disposal to enable it to promptly complete a successful redevelopment of the land described herein; and

**WHEREAS**, the TDA believes that it would be in the best interest of it, the City of Tulsa and the general public to cause the land to be successfully redeveloped for low to moderate income owner/occupant residential use in accordance with the provisions of the Sector Plan for the area in which it is situated, the City of Tulsa Urban Renewal Plan and the City of Tulsa Master Plan (PlaniTulsa); and is therefore willing to enter into negotiations for the donation of said land to CCII;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS  
OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** That the TDA Executive Director and TDA General Counsel be and they are hereby authorized to enter into negotiations for a donation of the real estate located at 3309 North Lansing Avenue, Tulsa, Oklahoma, to Crossover Community Impact, Inc. to enable the redevelopment for low to moderate income owner/occupant residential use in accordance with the provisions of the Sector Plan for the area in which it is situated, the City of Tulsa Urban Renewal Plan and the City of Tulsa Master Plan (PlaniTulsa).

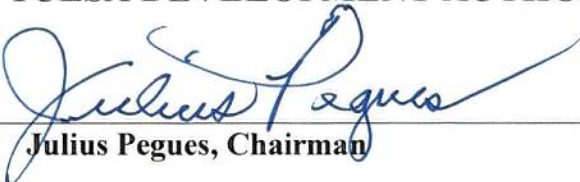
**Section 2.** That this authorization to negotiate for the donation and redevelopment of the real estate herein described is contingent and conditioned upon the prior receipt by the Tulsa Development Authority of the written acknowledgement and agreement by the proposed donee and redeveloper, on behalf of 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 3.** This resolution shall take effect immediately.

**PASSED** and **ADOPTED** this 13th day of March, 2014.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Julius Pegues, Chairman

Approved as to legal form and adequacy:

  
Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC