

RESOLUTION NO. 5946

**RESOLUTION APPROVING PROCEDURE FOR THE SALE AND REDEVELOPMENT OF THE DIRTY BUTTER - HERITAGE HILLS EXTENSION LOTS LOCATED IN THE VICINITY OF NORTH HARTFORD AVENUE AND EAST VIRGIN STREET, TULSA, OKLAHOMA**

**WHEREAS**, the City of Tulsa City (COT) did, on the 21<sup>st</sup> day of February, 2014, adopt and approve COT Resolution No. 19510 declaring as surplus certain real property consisting of seven (7) Lots in a platted subdivision known as the Dirty Butter-Heritage Hills Extension as more particularly described on Attachment A hereto; and,

**WHEREAS**, pursuant to the terms of said Resolution No. 19510, the COT approved the conveyance of said Lots to TDA for disposal and redevelopment according to TDA's policies; and,

**WHEREAS**, the TDA Board has previously authorized (TDA Resolution No. 5935) the TDA Executive Director and General Counsel to select procedures and/or enter into negotiations for the sale and redevelopment of said Lots in accordance with TDA policies for the disposition of real property and in accordance with Sector Plan in which said property is located, the Urban Renewal Plan for said Sector, the City of Tulsa Master Plan (PlaniTulsa) and the terms of Tulsa City Council Resolution No. 19510, dated February 21, 2014; and,

**WHEREAS**, the TDA Executive Director has recommended that the sale of said Lots should be accomplished by use of the Lot Draw Process procedure as more particularly described and detailed in the staff report submitted at the April 3<sup>rd</sup>, 2014 TDA work study session; and the TDA Board of Commissioners has determined that it should approve the use of said procedure in achieving the sale and redevelopment of said Lots in accordance with TDA policies.

**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 does hereby approve and authorize the TDA Executive Director to proceed with the sale of said Lots by use of the Lot Draw Process procedure as more particularly described and detailed in the staff report submitted at the April 3<sup>rd</sup>, 2014 TDA work study session for the sale and redevelopment of seven (7) Lots in a platted subdivision known as the Dirty Butter - Heritage Hills Extension located in the vicinity of North Hartford Avenue and East Virgin Street as more particularly described on Attachment A hereto.

**Section 2.** That this approval and authorization to proceed with 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 purchaser(s) and/or redeveloper(s), on behalf of himself/herself/itself, his/her heirs and successors and 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 (a) it shall have been approved by a majority vote of the Tulsa Development Authority Board of Commissioners in a public meeting; and (b) that at the closing of the sale TDA shall have first received a Quit Claim Deed(s) to the Lot or Lots sold; 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.

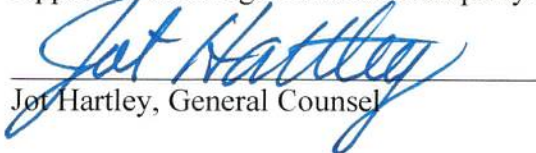
**PASSED** and **ADOPTED** this 10th day of April, 2014.

TULSA DEVELOPMENT AUTHORITY

By:

  
Julius Pegues, Chairman

Approved as to legal form and adequacy:

  
Jot Hartley, General Counsel

**ATTACHMENT A**

**PROPERTY LEGAL DESCRIPTION**

**Lots One (1) and Two (2) of Block One (1); and Lots One (1) and Two (2) of Block Two (2); and Lots One (1) and Two (2) of Block Three (3); and Lot One (1) of Block Four (4); in DIRTY BUTTER-HERITAGE HILLS EXTENSION, according to the recorded Plat thereof; a re-subdivision of Lots 1-4 and 33-36, Block 1 and Lots 1-4 and 39-42, Block 7 and Lots 1-4 and 39-42, Block 8 and Lots 1-4, Block 12; MEADOWBROOK ADDITION, an addition to the City of Tulsa in part Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section 25, Township 20 North, Range 12 East, Tulsa County, Oklahoma.**

**Project Name: Dirty Butter-Heritage Hills Redevelopment Project**

**Parcel #**

**A/K/A ADDRESSES:** 1860 North Hartford Avenue, TULSA, OK  
1890 North Hartford Avenue, TULSA, OK  
1960 North Hartford Avenue, TULSA, OK  
1980 North Hartford Avenue, TULSA, OK  
2010 North Hartford Avenue, TULSA, OK  
2020 North Hartford Avenue, TULSA, OK  
638 East Seminole Place North, TULSA, OK

**TDA Disposition #**