

RESOLUTION NO. 5967

**RESOLUTION AUTHORIZING NEGOTIATIONS FOR THE SALE  
AND REDEVELOPMENT OF LOTS 8 THROUGH 15, BLOCK 4,  
DICKASON GOODMAN ADDITION LOCATED AT THE NORTHEAST  
CORNER OF MARTIN LUTHER KING JR. BOULEVARD AND  
EAST QUEEN STREET, TULSA, OKLAHOMA**

**WHEREAS**, the Tulsa Development Authority (TDA), in carrying out its authorized programs has become the owner of certain real estate described as Lots 8 through 15, Block 4, Dickason Goodman Addition to the City of Tulsa, Oklahoma and located at the Northeast corner of Martin Luther King Jr. Boulevard and East Queen Street, 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**, The TDA has received a letter dated March 26, 2014 from The Petrous Group, Inc. offering to negotiate for the sale and purchase of said real property; and,

**WHEREAS**, the TDA Executive Director has recommended that the TDA Board authorize 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,

**WHEREAS**, the TDA Board of Commissioners has determined that it would be in the best interest of it, the City of Tulsa and the general public to cause the said real estate to be successfully 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 is therefore willing to enter into negotiations for the sale of said real estate to The Petrous Group, Inc.

**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 authorize the TDA Executive Director and the TDA General Counsel to enter into negotiations for a redevelopment contract for the sale and redevelopment of certain TDA owned real estate described as Lots 8 through 15, Block 4, Dickason Goodman Addition to the City of Tulsa, Oklahoma and located at the Northeast corner of Martin Luther King Jr. Boulevard and East Queen Street, Tulsa, Oklahoma, to The Petrous Group, Inc., to enable the redevelopment of said real estate 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 the redevelopment contract.

**Section 2.** 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 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,
- (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.

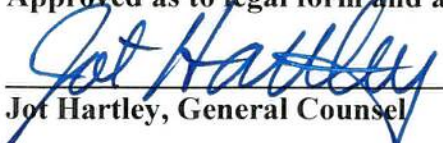
**Section 3.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 1st day of May, 2014.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Julius Pegues, Chairman

Approved as to legal form and adequacy:

  
Jot Hartley, General Counsel