

RESOLUTION NO. 6027

**A RESOLUTION APPROVING CONSTRUCTION DOCUMENTS
AND SPECIFICATIONS SUBMITTED BY ONE PLACE HOSPITALITY, LLC FOR
THE REDEVELOPMENT OF THE REAL PROPERTY DESCRIBED
ON EXHIBIT "A" ATTACHED HERETO**

WHEREAS, the Tulsa Development Authority, in carrying out its authorized programs was the owner of the real estate described on Exhibit "A" attached hereto, which real estate was sold to One Place, LLC for redevelopment pursuant to the terms and conditions of that certain Redevelopment Contract, as amended, and in accordance with the provisions of the Urban Renewal Plan for the area in which it is situated; and,

WHEREAS, One Place Hospitality, LLC, as the partial assignee of said Redevelopment Contract as to the real property described on Exhibit "A" attached hereto desires to obtain the approval of the TDA Board of Commissioners of the Construction Plans and Specifications for the redevelopment of said real estate, in accordance with Construction Documents and Specifications submitted to the TDA Board of Commissioners at its November 6th, 2014 Work Study Session; and,

WHEREAS, the Tulsa Development Authority believes that it would be in the best interest of it, the City of Tulsa and the general public to approve the Construction Documents and Specifications submitted One Place Hospitality, LLC to facilitate the construction of a seven (7) story building for hotel (7 floors – not less than 120 guest rooms, together with restaurant/ food service and retail space – not less than 86,000 sq. ft., basement use for pool, deck and fitness area, and off-street parking of a quantity to be determined by site restrictions and to be approved by TDA prior to submission of construction design documents for City of Tulsa construction permit); all in accordance with the documents submitted to the TDA Board of Commissioners at its November 6th, 2014 Work Study Session.

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

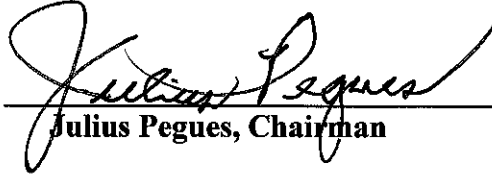
Section 1. That the Board of Commissioners of the Tulsa Development Authority, with the advice and consent of the Executive Director and the General Counsel of the Authority, does hereby approve the Construction Documents and Specifications submitted One Place Hospitality, LLC to facilitate the construction of a seven (7) story building for hotel (7 floors – not less than 120 guest rooms; together with restaurant/ food service and retail space – not less than 86,000 sq. ft.; basement use for pool, deck and fitness area; and off-street parking of a quantity to be determined by site restrictions and to be approved by TDA prior to submission of construction design documents for City of Tulsa construction permit); all in accordance with the documents submitted to the TDA Board of Commissioners at its November 6th, 2014 Work Study Session and consistent with the provisions set forth in the Urban Renewal Plan for the area.

Section 2. This Resolution shall take effect immediately.

PASSED and **ADOPTED** this 13th day November, 2014.

TULSA DEVELOPMENT AUTHORITY


By:



Handwritten signature of Julius Pegues in cursive script, written over a horizontal line.

Julius Pegues, Chairman

Approved as to legal form and adequacy:



Handwritten signature of Jot Hartley in cursive script, written over a horizontal line.

Jot Hartley, General Counsel
The Hartley Law Firm, PLLC

EXHIBIT "A"

Lot Four (4), and the East Half (E/2) of the vacated alley adjacent to said Lot Four (4), Block One Hundred Two (102), ORIGINAL TOWN, now CITY OF TULSA, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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