

RESOLUTION NO. 6034

RESOLUTION AUTHORIZING NEGOTIATIONS FOR THE SALE AND REDEVELOPMENT OF TDA OWNED REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST 3RD STREET AND SOUTH FRANKFORT AVENUE, TULSA, OKLAHOMA

WHEREAS, the Tulsa Development Authority (TDA), in carrying out its authorized programs has become the owner of certain real estate described as Lot 8, Block 114 , in the Original Town Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat thereof and located at the Southeast corner of East 3rd Street and South Frankfort 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 2010 Master Plan (PlaniTulsa); and,

WHEREAS, the TDA has previously issued a Request For Proposals for the sale of said real estate to a qualified redeveloper for redevelopment of said real estate in accordance with the provisions of a Contract for Sale of Land for Private Redevelopment to be negotiated with the responding party selected by the TDA Board of Commissioners; and,

WHEREAS, The TDA has received responses to its Request For Proposals from qualified potential purchasers 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 enter into negotiations for the sale and redevelopment of said real property 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 2010 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 **Nelson+Stowe Development LLC**.

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 Lot 8, Block 114 , in the Original Town Addition to the City of Tulsa, Tulsa

County, State of Oklahoma according to the recorded plat thereof and located at the Southeast corner of East 3rd Street and South Frankfort Avenue, Tulsa, Oklahoma, to **Nelson+Stowe Development LLC**, 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 2010 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 by the Board of Commissioners of the Tulsa Development Authority this 13th day of November, 2014.

TULSA DEVELOPMENT AUTHORITY

By:


Julius Pegues, Chairman

Approved as to legal form and adequacy:


Jot Hartley, General Counsel