

RESOLUTION NO. 6096

**A RESOLUTION APPROVING REVISED 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 (TDA), 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 proposed 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 the revised Construction Documents and Specifications submitted to the TDA Board of Commissioners at its May 7<sup>th</sup>, 2015 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 revised Construction Documents and Specifications submitted by One Place Hospitality, LLC to facilitate the construction of a nine (9) story building for hotel (with not less than 125 guest rooms, together with use of first floor for food service and additional first floor 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 May 7, 2015 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 revised Construction Documents and Specifications submitted One Place Hospitality, LLC to facilitate the construction of a nine (9) story building for hotel (with not less than 125 guest rooms, together with use of first floor for food service and additional first floor 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 May 7, 2015 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** at a special meeting of the Board of Commissioners of the Tulsa Development Authority this 14th day May, 2015.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Julius Pegues, Chairman

**Approved as to legal form and adequacy:**

  
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.**