

RESOLUTION NO. 6097

**A RESOLUTION APPROVING NEW AND ADDITIONAL
REDEVELOPMENT CONTRACT WITH ONE PLACE
HOSPITALITY, LLC, FOR THE PURCHASE AND
REDEVELOPMENT OF THE REAL PROPERTY DESCRIBED
ON EXHIBIT "A" ATTACHED HERETO**

WHEREAS, the Tulsa Development Authority, in carrying out its authorized programs has become the owner of the real estate described on Exhibit "A" attached hereto (the "Property") , which Property should be sold and redeveloped in accordance with the provisions of the Urban Renewal Plan for the area in which it is situated; and,

WHEREAS, One Place, LLC, One Place Hospitality, LLC and TDA have successfully negotiated an amendment to the existing Redevelopment Contract with One Place, LLC and a companion additional and new stand-alone Redevelopment Contract with One Place Hospitality, LLC for the purchase and redevelopment of the Property, which amendment and additional redevelopment contract will aid One Place Hospitality, LLC in its ability to complete a successful redevelopment of the Property; 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 execution of said new and additional stand-alone Redevelopment Contract with One Place Hospitality, LLC, in the form attached hereto, 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 Chairman of 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, be and he is hereby authorized to execute a new and additional stand-alone Redevelopment Contract with One Place Hospitality, LLC, in the form attached hereto, for the purpose of redevelopment of the real estate described on Exhibit "A" for 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. The existing contract with One Place LLC, as further amended, shall continue to apply to Lot 5 and a portion of Lot 6 of Block 102 and vacated alley abutting same as more particularly described therein.

Section 3. This Resolution shall take effect immediately.

PASSED and **ADOPTED** 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.