

RESOLUTION NO. 6146

**A RESOLUTION ACCEPTING CITY OF TULSA (DOWNTOWN DEVELOPMENT AND REDEVELOPMENT FUND COMMITTEE) REQUEST TO NEGOTIATE AND ADMINISTER A REDEVELOPMENT AGREEMENT WITH FIRST PLACE, LLC FOR THE REDEVELOPMENT OF THE REAL PROPERTY LOCATED AT 419 SOUTH MAIN STREET, TULSA, OKLAHOMA**

**WHEREAS**, the Tulsa Development Authority (“Authority”), has been selected by the City of Tulsa (City) to administer the distribution of the \$4 million Downtown Development and Redevelopment Fund in the form of redevelopment/development loans for selected projects, monitor construction of such projects and collect repayment of the loaned funds; and,

**WHEREAS**, the City, through its Downtown Development and Redevelopment Fund Committee, in carrying out its authorized programs has selected FIRST PLACE, LLC, the owner of the real estate located at 419 South Main Street, Tulsa, Oklahoma, to receive a One Million Seven Hundred Thousand Dollar (\$1,700,000.00) loan from said Fund for redevelopment of said real estate for a mixed-use parking garage and retail/commercial use development in accordance with the provisions of the Downtown Development and Redevelopment Fund, approved as part of the Improve Our Tulsa capital improvement funding package on November 12, 2013, the 2010 Tulsa Comprehensive Plan (“PlaniTulsa”), the Downtown Area Master Plan, the Urban Renewal Plan for the area in which said real estate is situated and applicable codes of the City of Tulsa; and,

**WHEREAS**, the City has, pursuant to the Special Projects Agreement between the City and TDA, requested that TDA negotiate and administer a Redevelopment Agreement with FIRST PLACE, LLC (“Developer”), incorporating certain terms and conditions to be specified by the City, for the redevelopment of said real estate for a mixed-use parking garage and retail/commercial use development; and,

**WHEREAS**, the Board of Commissioners of the Tulsa Development Authority has determined that it is in the best interest of it, the City of Tulsa and the general public to accept responsibility for the negotiation and administration of a Redevelopment Agreement with Developer, incorporating certain terms and conditions to be specified by the City, for the redevelopment of said real estate for a mixed-use parking garage and retail/commercial use development and related amenities in accordance with the provisions of the Special Project Agreement between City and TDA dated March 12, 2015, the Downtown Development and Redevelopment Fund, approved as part of the Improve Our Tulsa capital improvement funding package on November 12, 2013, the 2010 Tulsa Comprehensive Plan (“PlaniTulsa”), the Downtown Area Master Plan, the Urban Renewal Plan for the area in which said real estate is situated and applicable codes of the City of Tulsa.

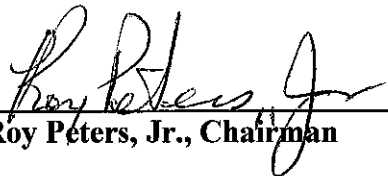
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** That the Tulsa Development Authority, does hereby approve and accept the request from the City of Tulsa for the TDA to negotiate and administer a Redevelopment Agreement with FIRST PLACE, LLC (“Developer”), incorporating certain terms and conditions to be specified by the City, for the redevelopment of the real estate located at 419 South Main Street, Tulsa, Oklahoma, for a mixed-use parking garage and retail/commercial use development, subject to all terms and conditions set forth therein, in accordance with the provisions of the Special Project Agreement between City and TDA dated March 12, 2015, the Downtown Development and Redevelopment Fund, approved as part of the Improve Our Tulsa capital improvement funding package on November 12, 2013, the 2010 Tulsa Comprehensive Plan (“PlaniTulsa”), the Downtown Area Master Plan, the Urban Renewal Plan for the area in which said real estate is situated and applicable codes of the City of Tulsa.

**Section 2.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 1st day of October, 2015.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Roy Peters, Jr., Chairman

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

  
Jot Hartley, General Counsel