

RESOLUTION NO. 6235

**RESOLUTION APPROVING LEASE AGREEMENT BETWEEN UNIVERSITY
CENTER AT TULSA AUTHORITY AND THE
TULSA PUBLIC SCHOOLS FOR PROPERTY LOCATED AT
909 NORTH BOSTON AVENUE, TULSA, OKLAHOMA**

WHEREAS, the Board of Commissioners of the Tulsa Development Authority (TDA) has previously conveyed certain real property to University Center At Tulsa Authority (UCT), subject to the terms and conditions of that certain Redevelopment Agreement for University Center at Tulsa dated June 30, 1986 (Redevelopment Agreement); and,

WHEREAS, UCT desires to lease a portion of the TDA conveyed lands to Tulsa Public Schools (TPS) for expansion of Emerson Elementary School and associated uses pursuant to the terms of a proposed lease agreement (Lease) and schematic plan as presented to the TDA Board of Commissioners and discussed at TDA's July 12, 2016 Board meeting; and,

WHEREAS, UCT has requested that TDA approve the said Lease Agreement between UCT and TPS pursuant to the terms and conditions of the rights reserved to TDA under the Redevelopment Agreement; and,

WHEREAS, at the request of TPS so as to not unduly delay the commencement of construction, it has been determined to be in the best interest of the TDA, the City of Tulsa and its citizens that TDA approve the proposed Lease Agreement between UCT and TPS for the expansion of Emerson Elementary School and associated uses upon that certain real property as more particularly described upon Exhibit A attached hereto (the Subject Property); and,

WHEREAS, the Board of Commissioners of TDA has expressed to representatives of UCT and TPS the desire of TDA that UCT cooperate with TPS in the subsequent conveyance of title to the Subject Property by UCT to TPS with a right of reversion to UCT in the event that TPS would cease to use the Subject Property for educational purposes.

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 approve the proposed Lease Agreement between UCT and TPS for expansion of Emerson Elementary School and associated uses pursuant to the terms of a proposed lease agreement (Lease), as presented to the TDA Board of Commissioners and discussed at TDA's July 12, 2016 Board


meeting, upon that certain real property as more particularly described upon Exhibit A attached hereto (the Subject Property); **subject to the condition precedent** that TPS and UCT submit detailed plans and specifications, including the general layout, exterior appearance of the building and landscaping plans to the TDA Board of Commissioners for their separate review, acceptance and approval in accordance with Section 7(c) of the Lease Agreement.

Section 2. The TDA Board of Commissioners does hereby express the desire of TDA that UCT cooperate with TPS in the subsequent conveyance of title to the Subject Property by UCT to TPS with a right of reversion to UCT in the event that TPS would cease to use the Subject Property for educational purposes.

Section 3. This Resolution shall take effect immediately.

PASSED and ADOPTED this 12th day of July, 2016.

TULSA DEVELOPMENT AUTHORITY

By: 
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:


Jot Hartley, General Counsel
The Hartley Law Firm, PLLC

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 24, BLOCK 4, KIRKPATRICK HEIGHTS, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF;

AND

LOTS 1 THROUGH 6 AND LOTS 17 THROUGH 22, BLOCK 21; LESS THE SOUTH 29.50 FEET OF LOT 6 AND LOT 17, SECOND BURGESS HILL ADDITION, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF.

THIS TRACT OF LAND CONTAINS 228,812.56 SQUARE FEET (5.253 ACRES), MORE OR LESS.