

RESOLUTION NO. 6244

**RESOLUTION TO APPROVE AND AUTHORIZING THE  
OFFER OF JUST COMPENSATION TO CERTAIN PROPERTY  
OWNERS FOR ACQUISITION OF REAL PROPERTY FOR  
THE ELM CREEK / 6<sup>TH</sup> STREET INFILL PROJECT**

**WHEREAS**, the Board of Commissioners has, at its August 14, 2014 board meeting (Resolution No. 5997), previously approved the execution of a Services Agreement, including Special Projects Agreement (Resolution No. 6138) with the City of Tulsa (City); and,

**WHEREAS**, as part of the 2006 Sales Tax Project, funds and 2014 Improve Our Tulsa Sales Project, funds were allocated for the ELM CREEK/6<sup>th</sup> STREET INFILL PROJECT. The Tulsa Development Authority (TDA) was selected by the City to negotiate the acquisition of certain parcels (through voluntary acquisition or the use of eminent domain powers where deemed necessary), the relocation of residents and businesses displaced and administration of the distribution of funding for such acquisition activities for parcels selected by the City of Tulsa and approved by the City of Tulsa pursuant to the terms and conditions of the Special Project Agreement; and,

**WHEREAS**, licensed and certified independent fee appraisers have provided to TDA their reports containing their opinions of the fair market value of certain real property, as hereinafter described, and the amount of Just Compensation due and owing to the owners of said real property, which reports have been reviewed by a qualified review appraiser in accordance with TDA and City of Tulsa Real Property Acquisition Policies and Procedures; and,

**WHEREAS**, the Board of Commissioners desires, based upon said appraisals, to establish the Just Compensation for the presentation of an offer to said property owners for the real property to be acquired as follows:

<b>Property Owner</b>	<b>Address</b>	<b>Just Compensation</b>
Leithner Family Trust	717/719 S. Rockford	\$74,000.00
Leithner Family Trust	718/720 S. St. Louis Ave.	\$79,500.00
Arthur Alltizer and Chad Alltizer	721 S. Troost Avenue	\$12,400.00
Terry and Patty Foster	812 S. St. Louis Ave.	\$38,000.00
Gary A. Clark	1007 E. 5 <sup>th</sup> Place	\$41,000.00
Milford Carter, Sr.	1024 E. 5 <sup>th</sup> Street	\$45,000.00
Evanston Properties, Inc.	116 E. 5 <sup>th</sup> Street	\$11,200.00
Jane Frances Dick	1120 E. 5 <sup>th</sup> Street	\$ 6,400.00
Angelica Rodrigues	1124 E. 5 <sup>th</sup> Street	\$49,000.00

**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 establish the Just Compensation for the presentation of an offer to the following named property owners for the real property to be acquired, described by street address, as follows:

<b>Property Owner</b>	<b>Address</b>	<b>Just Compensation</b>
Leithner Family Trust	717/719 S. Rockford	\$74,000.00
Leithner Family Trust	718/720 S. St. Louis Ave.	\$79,500.00
Arthur Alltizer and Chad Alltizer	721 S. Troost Avenue	\$12,400.00
Terry and Patty Foster	812 S. St. Louis Ave.	\$38,000.00
Gary A. Clark	1007 E. 5 <sup>th</sup> Place	\$41,000.00
Milford Carter, Sr.	1024 E. 5 <sup>th</sup> Street	\$45,000.00
Evanston Properties, Inc.	116 E. 5 <sup>th</sup> Street	\$11,200.00
Jane Frances Dick	1120 E. 5 <sup>th</sup> Street	\$ 6,400.00
Angelica Rodrigues	1124 E. 5 <sup>th</sup> Street	\$49,000.00

and does hereby approve and authorize the offer of said Just Compensation to said property owners listed above for the acquisition of said real property for the ELM CREEK/6<sup>th</sup> STREET INFILL PROJECT.

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

**PASSED and ADOPTED** this 4th day of August, 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