

RESOLUTION NO. 6284

**RESOLUTION AUTHORIZING NEGOTIATIONS FOR THE SALE
AND REDEVELOPMENT OF TDA OWNED LAND LOCATED
AT 744 EAST PINE STREET, TULSA, OKLAHOMA**

WHEREAS, the TDA Board of Commissioners has previously issued an RFP for the sale and redevelopment of TDA owned real property located at 744 East Pine Street, Tulsa, in accordance with TDA's policies; and,

WHEREAS, the TDA has not accepted responses to the said RFP for the sale and redevelopment of said real property and continues to hold such real estate for redevelopment; and,

WHEREAS, Rupe Helmer Group, Inc. has submitted an inquiry and proposal for its purchase and redevelopment of said real property; and,

WHEREAS, the TDA Executive Director has recommended that the TDA Board authorize the TDA Chairman, TDA Executive Director and General Counsel to enter into negotiations with representative of Rupe Helmer Group, Inc. for a Redevelopment Agreement for the sale and redevelopment of said real property in accordance with TDA policies for the disposition of real property and in accordance with the Greenwood Heritage Neighborhoods Sector Plan/Unity Heritage Neighborhoods Sector Plan in which said real property is located, the Urban Renewal Plan for said Sector, the City of Tulsa Master Plan (PlaniTulsa), The City of Tulsa Comprehensive Plan, as amended; and,

WHEREAS, the TDA Board of Commissioners has determined that it should approve such negotiations for the sale and redevelopment of said real property in accordance with TDA policies.

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 authorize the TDA Chairman, TDA Executive Director and the TDA General Counsel to enter into negotiations with Rupe Helmer Group, Inc. for the TDA owned real property located at 744 East Pine Street, Tulsa, Oklahoma, in accordance with TDA policies for the disposition of real property, in accordance with the Greenwood Heritage Neighborhoods Sector Plan/Unity Heritage Neighborhoods Sector Plan in which said real property is located, the Urban Renewal Plan for said Sector, the City of Tulsa Master Plan (PlaniTulsa), and the City of Tulsa Comprehensive Plan, as amended.

Section 2. That this authorization to negotiate for the sale and redevelopment of the real estate herein described is contingent and conditioned upon the prior receipt by the Tulsa Development Authority of the written acknowledgement and agreement by the appropriate officer/manager of Rupe Helmer Group, Inc., on behalf of itself, and its owners, officers, managers, members and successors:

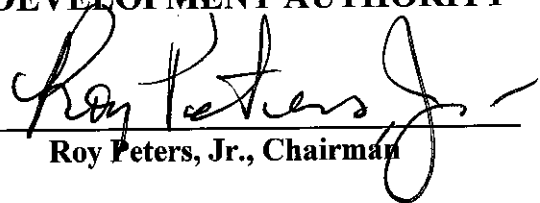
- (1) That no Redevelopment Agreement or other contract with Tulsa Development Authority for the sale and redevelopment of the said real estate shall be in effect unless and until it shall have been approved by a majority vote of the Tulsa Development Authority Board of Commissioners in a public meeting; and,
- (2) That either party (i.e. TDA or Rupe Helmer Group, Inc.) shall have the right to terminate the negotiations at any time without cause and without any further liability to the other, including within such exclusion of liability, without limitation, any costs, fees or other expenses incurred by either party in the course of preparation for and/or participation in such negotiations.

Section 3. This Resolution shall take effect immediately.

PASSED and **ADOPTED** this 3rd day of November, 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