

RESOLUTION NO. 6316

**RESOLUTION SELECTING RESPONSE OF THE ROSS GROUP CONSTRUCTION CORPORATION TO THE REQUEST FOR PROPOSALS (RFP) AND AUTHORIZE NEGOTIATIONS FOR REDEVELOPMENT CONTRACT FOR THE SALE AND REDEVELOPMENT OF TDA OWNED PROPERTY LOCATED AT THE NORTHWEST CORNER OF EAST ARCHER STREET AND NORTH ELGIN AVENUE, TULSA, OKLAHOMA – BLOCK 44**

**WHEREAS**, the Tulsa Development Authority (TDA) is the owner of certain real property located at the northwest corner of East Archer Street and North Elgin Avenue, Tulsa, Oklahoma, (the “Property”) as more particularly described on Attachment “A” attached hereto; and,

**WHEREAS**, TDA has previously issued a Request for Proposals pursuant to TDA Resolution No. 6272 (September 1, 2016) and TDA Resolution No. 6276 (October 6, 2016) and has received responses thereto; and,

**WHEREAS**, it has been determined by the Board of Commissioners of the Tulsa Development Authority (TDA) that is in the best interest of the TDA, the City of Tulsa and the citizens of the City that the Tulsa Development Authority (TDA) select the response to the Request for Proposals (RFP) submitted by THE ROSS GROUP CONSTRUCTION CORPORATION (Ross Group), and further authorize negotiations between TDA and Ross Group for a Redevelopment Contract for the sale and redevelopment of the Property, in accordance with the land disposition policies and procedures of the TDA, 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, the terms of the TDA Request for Proposals and the Ross Group Response to the TDA Request for Proposals; and upon the further condition that the said Redevelopment Contract incorporate specific actions to be taken by the Ross Group in the redevelopment of the Property to recognize or reflect cultural issues and history relating to the Greenwood District and to provide a location for a visible bust or plaque in commemoration of former TDA General Counsel, Darven Brown.

**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 (TDA) hereby selects the response to the Request for Proposals (RFP) submitted by THE ROSS GROUP CONSTRUCTION CORPORATION (Ross Group).

**Section 2.** The Board of Commissioners of the Tulsa Development Authority (TDA) does hereby authorize negotiations between TDA and Ross Group for a Redevelopment Contract for the sale and redevelopment of the Property, in accordance with the land disposition policies and procedures of the TDA, 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, the terms of the TDA Request for Proposals and the Ross Group Response to the

TDA Request for Proposals; and upon the further condition that the said Redevelopment Contract incorporate specific actions to be taken by the Ross Group in the redevelopment of the Property to recognize or reflect cultural issues and history relating to the Greenwood District and to provide a location for a visible bust or plaque in commemoration of former TDA General Counsel, Darven Brown.

**Section 3.** All previous Resolutions and/or Request for Proposals (RFPs) pertaining to the redevelopment of the Property in conflict with this Resolution are hereby amended and superceded by the terms of this Resolution.

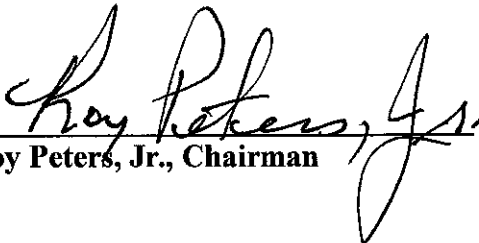
**Section 4.** That this authorization to negotiate for the sale and redevelopment of the real estate herein described is contingent and conditioned upon the prior receipt by the Tulsa Development Authority of the written acknowledgement and agreement by the appropriate officer/manager of Ross Group, 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 Ross Group) 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 5.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 2nd day of February, 2017.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy

  
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Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

**Attachment "A"**

**Lots 1, 2, and 3, Block 44, Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.**

**Project Name: Parcel # \_\_\_\_\_**

**A/K/A ADDRESS:**

**TDA Disposition # \_\_\_\_\_**

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