

RESOLUTION NO. 6341

**RESOLUTION APPROVING CONTRACT WITH CAPITAL HOMES, LLC FOR THE SALE OF LAND FOR PRIVATE REDEVELOPMENT OF TDA OWNED LAND LOCATED ON EAST LATIMER STREET, BETWEEN NORTH BOSTON AVENUE AND NORTH MAIN STREET, TULSA, OKLAHOMA**

**WHEREAS**, the TDA Board of Commissioners has previously issued an RFP for the sale and redevelopment of TDA owned real property consisting of approximately 95,732 sq. ft. or 2.2 acres, located on East Latimer Street, between North Boston Avenue and North Main Street, Tulsa, Oklahoma (the "Property"), as more particularly described on Attachment A hereto, in accordance with TDA's policies; and,

**WHEREAS**, the TDA Board of Commissioners selected the response of Capital Homes, LLC to the said RFP and authorized negotiations with Capital Homes, LLC for a Contract for Sale of Land for Private Redevelopment (the "Contract") for the sale and redevelopment of said Property; and,

**WHEREAS**, the TDA and Capital Homes, LLC have successfully negotiated said Contract and TDA's Executive Director has recommended that the TDA Board of Commissioners approve the Contract with Capital Homes, LLC, in the form attached hereto, for the sale and redevelopment of the 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 the terms of the Capital Homes, LLC, Response to the TDA Request for Proposals and the Capital Homes, LLC, Revised Response to the TDA Request for Proposals; and,

**WHEREAS**, the TDA Board of Commissioners has determined that it should approve such Contract for the sale and redevelopment of said Property, in the form attached hereto and 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 Board of Commissioners to approve the Contract with Capital Homes, LLC, in the form attached hereto, for the sale and redevelopment of the 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 the terms of the Capital Homes, LLC, Response to the TDA Request for Proposals, and the Capital Homes, LLC, Revised Response to the TDA Request for Proposals and the terms of the Response from Capital Homes, LLC to the TDA Request for Proposals, and the Revised Response from Capital Homes, LLC, to the TDA Request for Proposals.

**Section 2.** That the TDA Chairman is hereby authorized to execute the Contract on behalf of TDA.

**Section 3.** This resolution shall take effect immediately.


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

- Tract 1: Lots 7 and 8, Block 18, Burgess Hill Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof;
- Tract 2: Lots 5, 6 and 7, Block 8, Pouders & Pomeroy Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof;
- Tract 3: Lots 1 through 6, Block 18, Burgess Hill Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof; and Lots 3 through 7, Block 4, Pouders & Pomeroy Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof;