

RESOLUTION NO. 6348

RESOLUTION TO DIRECT ISSUANCE OF NOTICE OF DEFAULT PURSUANT TO CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT WITH CARLAND GROUP LLC FOR CHEROKEE MEADOWS PROJECT LOCATED ON PROPERTY DESCRIBED AS LOT 5, GATEWAY PLAZA, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

WHEREAS, THE CARLAND GROUP, LLC is the purchaser and assignee of the rights, interest and obligations of Omega Alpha Development, LLC in and to a Contract for Private Redevelopment of Real Estate (“Contract”) with Tulsa Development Authority (TDA) dated November 11, 2008 (and modifying a Contract for Sale of Land for Private Redevelopment between TDA and Albertson’s Inc. dated and effective December 22, 2000), for the purchase and redevelopment of the real estate for an urban affordable housing residential project, subject to the terms, covenants and conditions of said Contract; and,

WHEREAS, the Carland Group, LLC submitted its redevelopment site schematic plans and specifications (the Cherokee Meadows project) to the Board of Commissioners of the Tulsa Development Authority which were reviewed and approved by the Board of Commissioners on April 10, 2014 (Resolution #5939); and,

WHEREAS, said Contract contained certain requirements for the redevelopment of said real estate by Carland Group, LLC. but it has not constructed the improvements for the Cherokee Meadows project in conformity with the approved redevelopment site schematic plans as required by said Contract (specifically by installing “Integral Curbs” across the driveway entrances to the residences occupied by senior citizen residents of Cherokee Meadows); and,

WHEREAS, the Board of Commissioners of the Tulsa Development Authority has determined that it is in the best interest of it, the City of Tulsa and the general public to cause a sixty (60) day **Notice of Default** (Section 15(c)(1)) to be issued to Carland Group, LLC for failure to construct the improvements for the Cherokee Meadows project in conformity with the approved redevelopment site schematic plans as required by said Contract (specifically by installing “Integral Curbs” across the driveway entrances to the residences occupied by senior citizen residents of Cherokee Meadows).

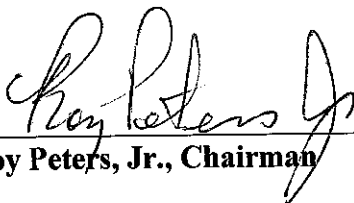
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:

Section 1. That the Board of Commissioners of the Tulsa Development Authority does hereby direct the TDA Executive Director and TDA General Counsel to issue a sixty (60) day **Notice of Default** (Section 15(c)(1) the Carland Group, LLC for failure to construct the improvements for the Cherokee Meadows project in conformity with the approved redevelopment site schematic plans as required by said Contract (specifically by installing "Integral Curbs" across the driveway entrances to the residences occupied by senior citizen residents of Cherokee Meadows).


Section 2. 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:


Jot Hartley, General Counsel
The Hartley Law Firm, PLLC