

RESOLUTION NO. 6394

**RESOLUTION APPROVING CONTRACT FOR SALE OF LAND
FOR PRIVATE REDEVELOPMENT WITH ROSS GROUP DEVELOPMENT, LLC,
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, the Board of Commissioners of the Tulsa Development Authority (TDA) has previously selected the response to the Request for Proposals (RFP) submitted by THE ROSS GROUP DEVELOPMENT, LLC (Ross Group or Redeveloper), 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; and,

WHEREAS, the Redeveloper and the City of Tulsa have successfully negotiated the terms of a Contract for Sale of Land for Private Redevelopment (the "Redevelopment Contract") substantially in the form attached hereto, for the redevelopment of the Property; and,

WHEREAS, the Board of Commissioners of the Tulsa Development Authority (TDA) has determined 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) approve the Contract for Sale of Land for Private Redevelopment (the "Redevelopment Contract") and authorize the Chairman of TDA to execute the said Redevelopment Contract substantially in the form attached hereto, for the redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, that:

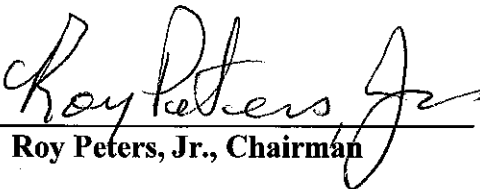
Section 1. That the Tulsa Development Authority, does hereby approve a Contract for Sale of Land for Private Redevelopment (“Redevelopment Contract”) with ROSS GROUP DEVELOPMENT, LLC (“Redeveloper”), substantially in the form presented to the TDA Board of Commissioners and attached hereto, for the redevelopment of the real estate, described on Attachment A hereto (the “Property”), for an urban mixed-use project that may include office, retail and/or residential use development, subject to all terms and conditions set forth therein, in accordance with the provisions of the Special Project Agreement between City and TDA dated March 12, 2015, the Downtown Development and Redevelopment Fund approved as a part of the Improve Our Tulsa capital improvement funding package on November 12, 2013, the 2010 Tulsa Comprehensive Plan (“PlaniTulsa”), the Downtown Area Master Plan, the Urban Renewal Plan for the area in which said real estate is situated and applicable codes of the City of Tulsa.

Section 2. That the Board of Commissioners of the Tulsa Development Authority does hereby approve and authorize the Chairman, upon the advice of TDA’s General Counsel, to execute said Redevelopment Contract substantially in the form attached hereto.


Section 3. This Resolution shall take effect immediately.

PASSED and ADOPTED this 2nd day of November, 2017.

TULSA DEVELOPMENT AUTHORITY

By: 
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:


Bob 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 #