

RESOLUTION NO. 6415

**A RESOLUTION APPROVING SECOND AMENDMENT OF  
AMENDED AND RESTATED REDEVELOPMENT AGREEMENT  
BETWEEN TDA AND GREENARCH, LLC – BLOCK 53**

**WHEREAS**, the Tulsa Development Authority (TDA) has heretofore entered into a Contract For Sale of Land for Private Redevelopment (“Redevelopment Agreement”) for the sale and redevelopment of certain real property described on Schedule A hereto (the “Property”) with GREENWOOD COMMUNITY DEVELOPMENT CORPORATION (“GCDC”) and the prior resolution of the TDA Board; and,

**WHEREAS**, GCDC has transferred and assigned all of its duties, obligations, rights and interests in and to said Redevelopment Agreement, as amended, for the purchase and redevelopment of the Property to GREENARCH, LLC (“GreenArch”) and the Board of Commissioners of TDA has approved such transfer and assignment by Resolution dated January 12, 2012 and further approved an Amended and Restated Redevelopment Agreement (the “Agreement”) with GreenArch covering the Property; and,

**WHEREAS**, the parties have previously approved a revised Amended and Restated Redevelopment Agreement which was approved by the TDA Board of Commissioners at its May, 2013 Board meeting and have approved a First Amendment to said Amended and Restated Redevelopment Agreement, dated June 13<sup>th</sup>, 2013; and,

**WHEREAS**, the TDA Board of Commissioners did, at its January 5<sup>th</sup>, 2017 board meeting approved further negotiations with GreenArch for the establishment of a new timeline for the redevelopment of Block 53 of the Property and new deadlines for the completion of certain redevelopment activities; and,

**WHEREAS**, the parties have successfully negotiated a new timeline for redevelopment and new deadlines for the completion of such redevelopment activities for the Property as more particularly set forth in a Second Amendment to said Amended and Restated Redevelopment Agreement with GreenArch, in the form attached hereto, and the TDA Board of Commissioners has determined that it should approve such Second Amendment.

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

**Section 1.** That the TDA Board of Commissioners does hereby approve a new timeline for redevelopment and new deadlines to be observed by the Redeveloper, GreenArch, for the completion of such redevelopment activities for the Property as more particularly set forth in a Second Amendment to said Amended and Restated Redevelopment Agreement, in the form attached hereto.

**Section 2.** That the Chairman of the TDA Board of Commissioners be and he is hereby authorized to execute said Second Amendment to Amended and Restated Redevelopment Agreement, in the form attached hereto.

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


**PASSED and ADOPTED** this 1st day of February, 2018.

**TULSA DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_

  
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:

  
\_\_\_\_\_  
Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC

**Schedule "A"**  
**AMENDED AND RESTATED CONTRACT**  
**FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT**  
**Seller – Tulsa Development Authority**  
**Purchaser – GreenArch, LLC**

**LEGAL DESCRIPTION**

**PARCEL 1:**

**TRACT 1**

ALL THAT PORTION OF THE FOLLOWING DESCRIBED MISSOURI, KANSAS AND TEXAS RAILROAD COMPANY RIGHT OF WAY LYING IN AND BEING A PART OF LOT THREE (3), BLOCK FIFTY-THREE (53), ORIGINAL TOWN NOW THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THREE (3); THENCE N 24°28'38" W, ALONG THE EASTERLY LINE OF A 20.00 FEET ALLEY A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE N 65°21'22" E, ALONG THE NORTH LINE OF SAID LOT THREE (3), A DISTANCE OF 7.15 FEET TO A POINT, SAID POINT BEING A STEEL RAIL MARKING SAID RAILROAD COMPANY'S NORTHERLY RIGHT OF WAY; THENCE S 67°13'38" E, ALONG SAID RIGHT OF WAY A DISTANCE OF 136.18 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT THREE (3); THENCE S 65°31'22" W, ALONG THE SOUTH LINE OF SAID LOT THREE (3), A DISTANCE OF 99.59 FEET TO THE POINT OF BEGINNING; **AND**

**TRACT 2**

A TRACT OF LAND THAT IS ALL OF THE VACATED ALLEYWAY LYING SOUTHERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE VACATED MISSOURI, KANSAS AND TEXAS RAILROAD, WITHIN BLOCK FIFTY-THREE (53), ORIGINAL TOWN NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. B THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT THREE (3), BLOCK FIFTY-THREE (53); THENCE NORTH 24°19'43" WEST ALONG THE WESTERLY LINE OF SAID LOT 3 AND THE WESTERLY LINE OF LOT TWO (2) FOR 107.68 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE VACATED MISSOURI, KANSAS AND TEXAS RAILROAD; THENCE NORTH 67°08'32" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 29.43 FEET TO A POINT ON THE EASTERLY LINE OF LOT FIVE (5), BLOCK 53; THENCE SOUTH 24°19'43" EAST ALONG THE EASTERLY LINE OF SAID LOT 5 AND THE EASTERLY LINE OF LOT FOUR (4), BLOCK 53 FOR 129.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 65°32'20" EAST ALONG AN EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 4 FOR 20.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; **AND**

**TRACT 3**

A TRACT OF LAND THAT IS ALL OF LOT FOUR (4) AND A PART OF LOTS FIVE (5) AND SIX (6), BLOCK FIFTY-THREE (53), ORIGINAL TOWN NOW CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. B THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 65°32'20" EAST ALONG THE NORTHERLY LINE OF SAID LOT 6 FOR 50.00 FEET; THENCE SOUTH 24°19'43" EAST AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 6 FOR 73.32 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE VACATED MISSOURI, KANSAS AND TEXAS RAILROAD; THENCE SOUTH 67°08'32" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 132.44 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTH 24°19'43" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 4 FOR 129.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 65°32'20" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 4 FOR 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 24°19'43" WEST ALONG THE WESTERLY LINE OF SAID LOTS 4, 5, AND 6 FOR 300.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

**PARCEL 2:**

LOTS 1, 2, 3, AND 4, AND VACATED ALLEY BETWEEN LOTS 3 AND 4; BLOCK 54, 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 #** \_\_\_\_\_