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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** April 7, 2016  
**TO:** Chairman & Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Request to Terminate a Redevelopment Agreement with Lamont Hawkins for Property Located in the Dirty Butter Area, Tulsa, Oklahoma  
**LOCATION:** 1980 N. Hartford Avenue

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**Background:** **Owner:** Tulsa Development Authority  
**Developer:** Lamont Hawkins  
**Engineer:** New Image Homes, LLC  
**Location:** 1980 North Hartford Avenue  
**Size of Tract:** 0.50 Acres  
**Number of Lots:** 1 Lot  
**Development Area:** Dirty Butter – Heritage Hills Subdivision  
**Fair Market Value:** \$12,000.00  
**Executive Director:** O.C. Walker

**Relevant Info:** On April 10, 2014, the TDA Board of Commissioners reviewed and approved Resolution No. 5946 to proceed with the sale and redevelopment of seven (7) lots in a platted subdivision known as the Dirty Butter-Heritage Hills Extension, Plat No. 6504. On December 4, 2014, the TDA Board of Commissioners reviewed and approved Resolution No. 6039 to ratify the Deed of Dedication for Plat No. 6504.

TDA held a property lot draw for the properties that had been marketed and advertised for Single Family Dwelling and the property listed as 1980 N. Hartford was awarded to Michael Smith for redevelopment. On March 12, 2015, the TDA Board of Commissioners reviewed and approved Resolution No. 6060, authorizing the Partial Assignment from Michael Smith to Lamont Hawkins. On March 12, 2015, the TDA Board of Commissioners reviewed and approved Resolution No. 6066 authorizing approval of Construction Documents submitted by Lamont Hawkins. On April 14, 2015, TDA Board of Commissioners entered into a Contract for Sale of Real Estate for the total sum of \$12,000.00 and a \$600.00 Good Faith deposit was made.

March 7, 2016 the TDA Office received a letter from Attorney Mike Manning indicated that since the inception of this agreement, Mr. Hawkins and his family have experienced personal tragedies near the subject property. This request to terminate the agreement is not a matter of buyer's remorse and is not done in bad faith. It is unfortunate that events outside of their control require them to make this request to terminate this agreement and return of the earnest deposit in the amount of \$600.00.

**Attachments:** Letter from Mike Manning, Attorney at Law, dated March 7, 2016

**Recommendation:** Staff recommends terminating the Contract for Sale of Real Estate between TDA and Lamont Hawkins for property located at 1980 North Hartford Avenue, and a return of Good Faith Deposit less TDA expenses.

**Reviewed By:** **O.C. Walker**



*Manning Law Firm, PLLC*

MARCH 7, 2016

O.C. Walker II  
Executive Director  
1216 N. Lansing Avenue  
Tulsa, Oklahoma 74103

**RE: RETURN OF GOOD FAITH DEPOSIT IN RESOLUTION 6066**

Dear Mr. Walker:

This firm represents Mr. Lamont Hawkins. The purpose of this letter is to formally request a release from the agreement to purchase property located at 1980 North Hartford Ave, Tulsa OK and to request a return of the "good faith" deposit made when this agreement was entered into minus cost incurred by Tulsa Development Authority to form said agreement.

The reason for this request is that since the inception of this agreement, Mr. Hawkins and his family has suffered two separate and tragic deaths involving very close family members within and adjacent to the property listed above. The tragic deaths have caused severe emotional distress upon Mr. Hawkins, his family and especially his wife. Mrs. Hawkins is terrified to move to the area, fearing she would be constantly reminded of what happened to her very close family members.

This request is not a matter of buyer's remorse and is not done in bad faith. Mr. Hawkins and his family have made extensive plans to build and make this land their home. It is unfortunate that events outside of their control require them to make this request. We sincerely appreciate your consideration in this matter.

Sincerely,

Mike Manning OBA# 30308  
Attorney at Law

Cc: Mr. Jot Hartley, Attorney at Law  
P.O. Box 553  
Vinita, OK 74301