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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** April 7, 2016  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Request to withdraw the offers to purchase from Michael Smith for properties located in the Dirty Butter Area, Tulsa Oklahoma  
**LOCATION:** 1960 N. Hartford Avenue  
2020 N Hartford Avenue

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**Background:**

<b>Owner:</b>	Tulsa Development Authority
<b>Developer:</b>	Michael Smith
<b>Engineer:</b>	Kenneth Robinson – Custom Homes for Pine Place Development
<b>Location:</b>	1960 North Hartford Avenue 2020 North Hartford;
<b>Size of Tract:</b>	0.66 Acres & 0.50 Acres
<b>Number of Lots:</b>	2 Lots
<b>Development Area:</b>	Dirty Butter-Heritage Hills Subdivision
<b>Fair Market Value</b>	\$12,000.00 (1960) and \$11,500.00 (2020) = \$23,500.00
<b>Executive Director:</b>	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 said Plat No. 6504. TDA held a property lot draw for properties that had been marketed advertised as vacant lots for Redevelopment of Single-Family Dwellings. The properties listed as 1960 N. Hartford Avenue and 2020 N. Hartford Avenue was awarded to Michael Smith for redevelopment.

The developer has failed to enter into a formal “Contract for Sale.” The following steps were taken requesting completion of this agreement:

- Several telephone calls were made from July, 2014 through April, 2015.
- 1<sup>st</sup> Certified Letter sent on January 11, 2016 giving a dead-line of February 8, 2016 to respond.
- 2<sup>nd</sup> and final Certified Letter sent on February 10, 2016 withdrawing offer to purchase and forfeiture of earnest deposits.

**Recommendations:** Staff recommends withdrawing the offers to purchase between TDA and Michael Smith for properties located at 1960 North Hartford Avenue and 2020 North Hartford Avenue, with forfeiture of Good Faith Deposits.

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