
TULSA DEVELOPMENT AUTHORITY

Acquisitions/Relocations

MEETING DATE: September 1, 2016
TO: Executive Director, Chairman and Board Members
FROM: Roger Acebo – COT Planning & Development

RE: 6th St. Infill Acquisition/Relocation Plan – 153 total parcels.

- Acquisition of properties are considered voluntary in nature.
- There are not enough available funding to purchase all 153 parcels in the two locations (West Pond / East Pond concept); therefore, acquisitions are occurring as property owners express interest through responses from direct mailings and/or telephone contact.
- 23 properties are under City ownership at the two locations.
- 24 properties are actively being processed for acquisition consideration due to owner interest.
- 106 properties not being processed due lack of full funding, not ready to sell, or apparent lack of interest.
- Expenditures for this project shall be paid out of previously identified and associated City sales tax:
 - Improve Our Tulsa (6014-5451101-040522-148150) balance - \$974,150.00
 - 2006 Street Package (063106) balance - \$1,325,178.00
 - Current estimated acquisition costs of the 24 interested owner parcels: \$1,380,085.00.

Required Action: Approve Just Compensation for the following (shown on Exhibit A):

Property Owner	Address	Just Compensation
Arthur Alltizer	727 South Troost Avenue (Commercial)	\$120,000.00
Henry E. Lyday	1539 E. 8 th Street	\$8,000.00

EXHIBIT A

727 South Troost Avenue

Subject Photos



West Elevation of Residence/Office



West Elevation of Shop/Warehouse

EXHIBIT A

1539 E. 8th Street



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

RESOLUTION NO. _____

**RESOLUTION TO APPROVE AND AUTHORIZING THE
OFFER OF JUST COMPENSATION TO CERTAIN PROPERTY
OWNERS FOR ACQUISITION OF REAL PROPERTY FOR
THE ELM CREEK / 6TH STREET INFILL PROJECT**

WHEREAS, the Board of Commissioners has, at its August 14, 2014 board meeting (Resolution No. 5997), previously approved the execution of a Services Agreement, including Special Projects Agreement (Resolution No. 6138) with the City of Tulsa (City): and,

WHEREAS, as part of the 2006 Sales Tax Project, funds and 2014 Improve Our Tulsa Sales Project, funds were allocated for the ELM CREEK/6th STREET INFILL PROJECT. The Tulsa Development Authority (TDA) was selected by the City to negotiate the acquisition of certain parcels (through voluntary acquisition or the use of eminent domain powers were deemed necessary), the relocation of residents and businesses displaced and administration of the distribution of funding for such acquisition activities for parcels selected by the City of Tulsa and approved by the City of Tulsa pursuant to the terms and conditions of the Special Project Agreement; and,

WHEREAS, licensed and certified independent fee appraisers have provided to TDA their reports containing their opinions of the fair market value of certain real property, as herein described, and the amount of Just Compensation due and owing to the owners of said real property, which reports have been reviewed by a qualified review appraiser in accordance with TDA and City of Tulsa Real Property Acquisition Policies and Procedures; and,

WHEREAS, the Board of Commissioners desires, based on said appraisals, to establish the Just Compensation for the presentation of an offer to said property owners for the real property to be acquired as follows:

Property Owner	Address	Just Compensation
Arthur Alltizer	727 South Troost Avenue (Commercial)	\$120,000.00
Henry E. Lyday	1539 E. 8 th Street	\$8,000.00

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

Section 1. The Board of Commissioners of the Tulsa Development Authority does hereby establish the Just Compensation for the presentation of an offer to the following named property owners for the real property to be acquired, described by street address, as follows:

Property Owner	Address	Just Compensation
Arthur Alltizer	727 South Troost Avenue (Commercial)	\$120,000.00
Henry E. Lyday	1539 E. 8 th Street	\$8,000.00

and does hereby approved and authorize the offer of said Just Compensation to said property owners listed above for the acquisition of said real property for the ELM CREEK/6th STREET INFILL PROJECT.

Section 2. This Resolution shall take effect immediately.

PASSED and ADOPTED this 1st day of September, 2016.

TULSA DEVELOPMENT AUTHORITY

By:

Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:

Jot Hartley, General Counsel
The Hartley Law Firm, PLLC