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**TULSA DEVELOPMENT AUTHORITY**

**Acquisitions/Relocations**

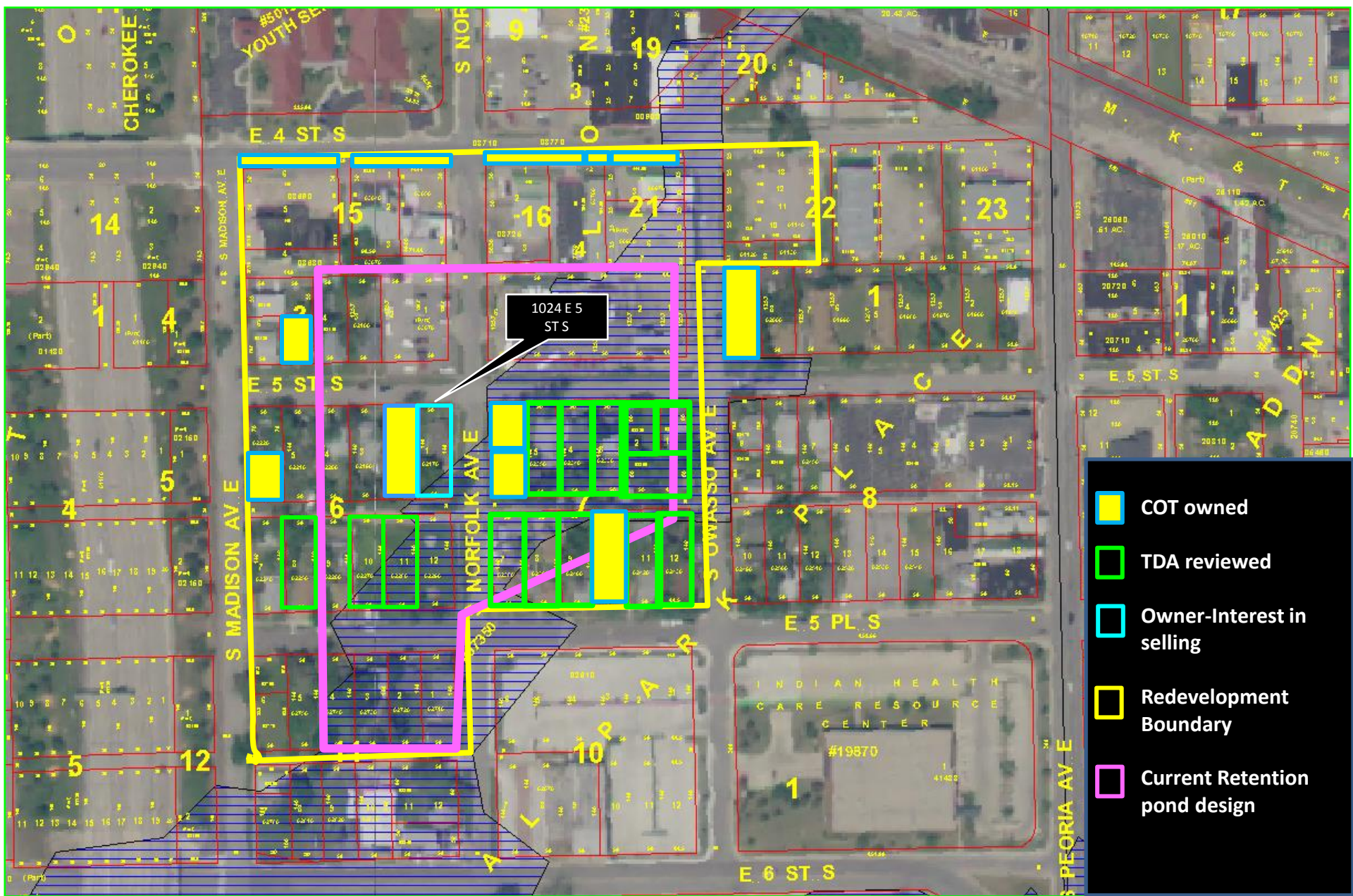
**MEETING DATE: 5 MAY 2016**  
**TO: EXEC. DIR., CHAIRMAN & BOARD**  
**MEMBERS**  
**FROM: ROGER ACEBO – COT P&D**

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RE: 6<sup>th</sup> St. Infill Acquisition/Relocation Plan

- 11 owners total have indicated their desire to sell 14 properties located in plan area.
  - Three of these properties are being appraised.
  - Titles are being confirmed on remaining parcels.
  - Five additional owners have indicated their interest to sell (acquisition master schedule attached).
- Property appraisals are required to be reviewed by a qualified review appraiser per Section 6.5 of the City's Real Property Acquisition Policies and Procedures, which this project falls under. (Resolution is attached).
- Expenditures for this project shall be paid out of previously identified and associated City sales:
  - Improve Our Tulsa (6014-5451101-040522-148150) - \$4,035,000.00
  - 2008 Street Package – 063106 - \$1,327,657.00.

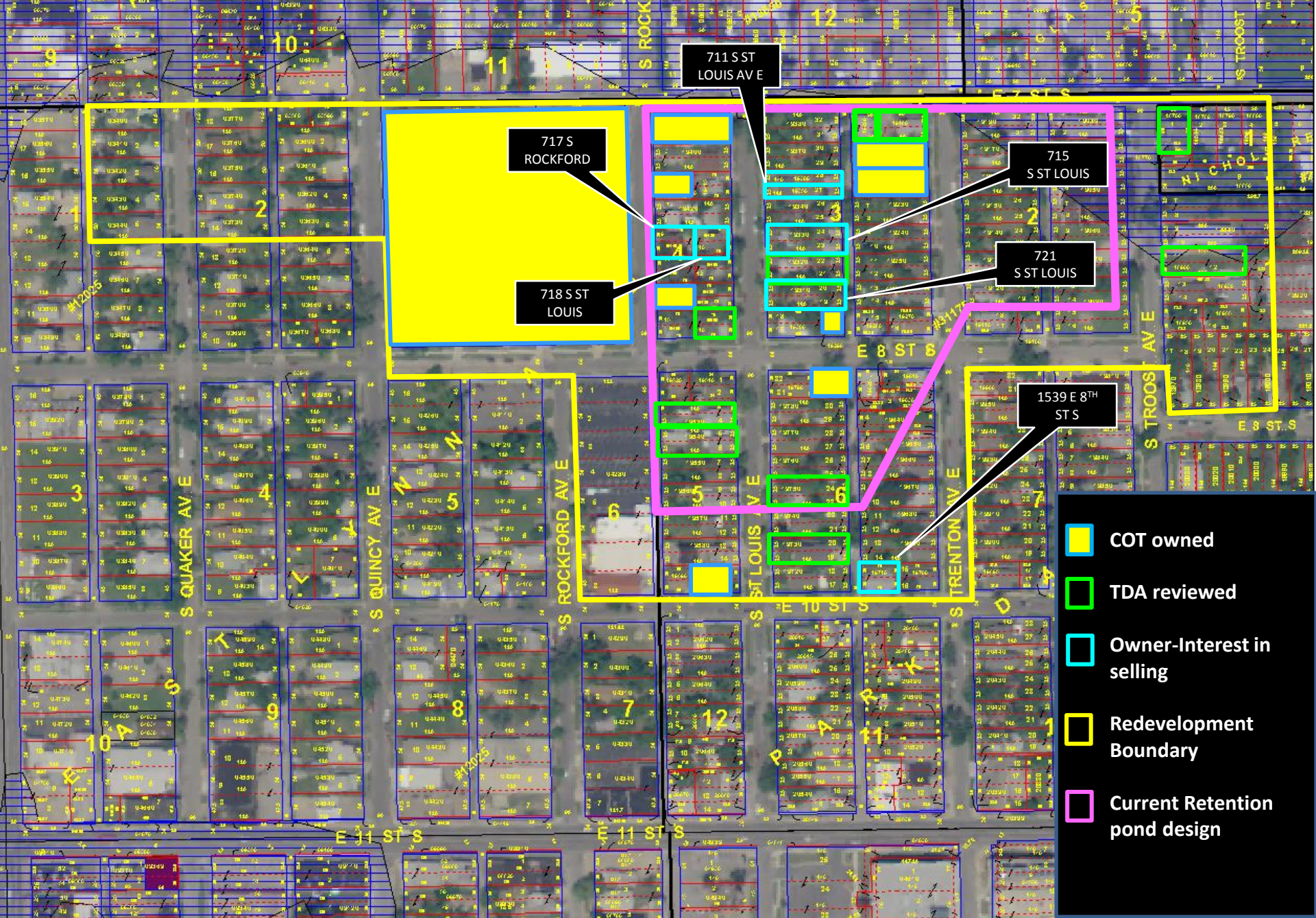
Required Action: Approve Resolution to issue an RFP for a qualified Review Appraiser.



1024 E 5 ST S

- COT owned
- TDA reviewed
- Owner-Interest in selling
- Redevelopment Boundary
- Current Retention pond design

NOTICE: Pursuant to Oklahoma Records Act, the foregoing information is considered to be "personal notes" and "working documents" in nature and thus are considered exempt from the Oklahoma Open Records Act. This information is being compiled for discussion prior to finalizing a decision or issuing a recommendation and is to be considered confidential. All recipients of this information are on notice that any violation of this confidentiality may make them subject to applicable laws. By acceptance of this document, all recipients also agree that neither they, or any entity legally associated with them, have any current or future financial interest in the listed information related to the project site. For more clarification on this notice, please contact the City of Tulsa's Legal department.



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**Acquisition Master Schedule**  
**ELM CREEK / 6<sup>TH</sup> STREET PROJECT**  
**5 May 2016**

Assessors Number	Parcel Address	Apparent Owner	Owner Address	Legal Description	Acquisition Lot Size and area (acreage)	Land Usage	Impr SF	# of Tenant Families	Estimated Appr Fee
31175-93-06-19310	721 S ST LOUIS AV E	CHIQUIN, JOSE FERNANDO & LIZETTE	721 SOUTH ST LOUIS, TULSA, OK 74120	PARK DALE AMD LTS 19 & 20 BLK 3	0.16	SFR	808	1	\$425.00
31175-93-06-19440	717 S ROCKFORD AV E	LEITHNER, FAMILY REV TRUST	1611 S ELWOOD AVE, TULSA, OK 74119-4207	PARK DALE AMD W/2 LTS 9 & 10 BLK 4	0.08	DUP	1,840	2	\$1,000.00
31175-93-06-19430	718 S ST LOUIS AV E	LEITHNER, FAMILY REV TRUST	1611 S ELWOOD AVE, TULSA, OK 74119-4207	PARK DALE AMD E 1/2 LTS 9 & 10 BLK 4	0.08	DUP	1,840	2	\$1,000.00
07350-92-01-02170	1024 E 5 ST S	CARTER, MILFORD J SR	4 E 24TH ST, TULSA, OK 74114	CENTRAL PARK PLACE ADDN LT 1 BLK 6	0.16	RES	1,040	1	\$750.00
31175-93-06-19280	1539 E 8 ST S	LYDAY, HENRY E	1539 E 8TH ST, TULSA, OK 74120	PARK DALE AMD W60.35 LT 15 & W60.36 LT 16 BLK 3	0.07	SFR	576	1	\$425.00
31175-93-06-19360	711 S ST LOUIS AV E	BEVENUE, BILLA DEAN & MELVIN JR	1738 E 60 PL , TULSA, OK 74115	PARK DALE AMD LT 28 BLK 3	0.08	SFR	528	1	\$425.00
31175-93-06-19350	711 S ST LOUIS AV E	BEVENUE, BILLA DEAN & MELVIN JR	1738 E 60 PL , TULSA, OK 74115	PARK DALE AMD LT 27 BLK 3	0.08	SFR	980	1	\$425.00
31175-93-06-19330	715 S ST LOUIS AV E	BEVENUE, BILLA DEAN & MELVIN JR	1738 E 60 PL , TULSA, OK 74115	PARK DALE AMD LTS 23 & 24 BLK 3	0.16	SFR (2 BIDGS)	1,880	2	\$425.00

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO APPROVE AND AUTHORIZING THE CONTRACTING  
OF A REVIEW APPRAISER FOR IMPLEMENTING  
THE ELM CREEK / 6<sup>TH</sup> STREET 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 a Special Project 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/6<sup>th</sup> STREET 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 where 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**, TDA was directed to utilize the City of Tulsa Real Property Acquisition Policies and Procedures, and as such, Section 6.5 states that, "Each appraisal shall be reviewed and approved by a qualified Review Appraiser prior to establishing 'just compensation' and presentation of an offer to an owner"; and,

**WHEREAS**, the City does not have the capacity to conduct appraisal reviews for the ELM CREEK/6<sup>th</sup> STREET PROJECT with existing staff; and,

**WHEREAS**, it is deemed necessary and prudent to have a Review Appraiser capability, either through employment or contract, for future TDA real estate activities.

**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 hereby authorizes the TDA Executive Director to issue a Request for Proposal for selection of a contracted qualified Review Appraiser, with guidance by the TDA counsel and approval of the Board Chairman, to be available for future TDA real estate activities.

**Section 2.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 5<sup>th</sup> day of May, 2016.

**Approved as to legal form and adequacy:**

**TULSA DEVELOPMENT AUTHORITY**

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**Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC**

**By:** \_\_\_\_\_  
**Roy Peters, Jr., Chairman**