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**TULSA DEVELOPMENT AUTHORITY**

**Acquisitions/Relocations**

**MEETING DATE: 7 JUL 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 – 153 total parcels

- 24 parcels actively being processed for acquisition consideration due to owner interest.
  - Five properties appraisals of three owners reviewed by COT review appraiser.
  - 21 titles are confirmed on remaining parcels.
  - 7 titles are being confirmed.
- 23 parcels under City ownership.
- 106 parcels not being processed due to either 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 interested owner parcels: \$1,380,085.00.
- Request Resolution approval of Just Compensation offer for properties shown on attachment.
- TDA Review appraiser Request for Qualifications notice for general real estate transactions published. Deadline is end of business day, Tuesday, 5 July, 2016.

Required Action: Approve Resolution (attached) for Just Compensation offer for identified properties (exhibit A)

# Exhibit A



## Proposed Properties for Acquisitions

<u>Owner</u>	<u>Address</u>	<u>Legal</u>	<u>Just Compensation</u>
Richard L. Thomas	1015/1019 E 5 PL S	Central Park Place Addition LT 10 & 11, BLK 6	\$22,400.00
David M Messer And Dan Davis Dan Davis	717/719 S St Louis	Park Dale Amd. LTs 21 & 22 BLK 3	\$70,000.00
Jeffrey R. Harvey	823 S St Louis	Park Dale Amd. LTs 19 & 20 BLK 6	\$90,000.00

# 1015-1019 E 5 PL S



FRONT VIEW OF  
SUBJECT PROPERTY

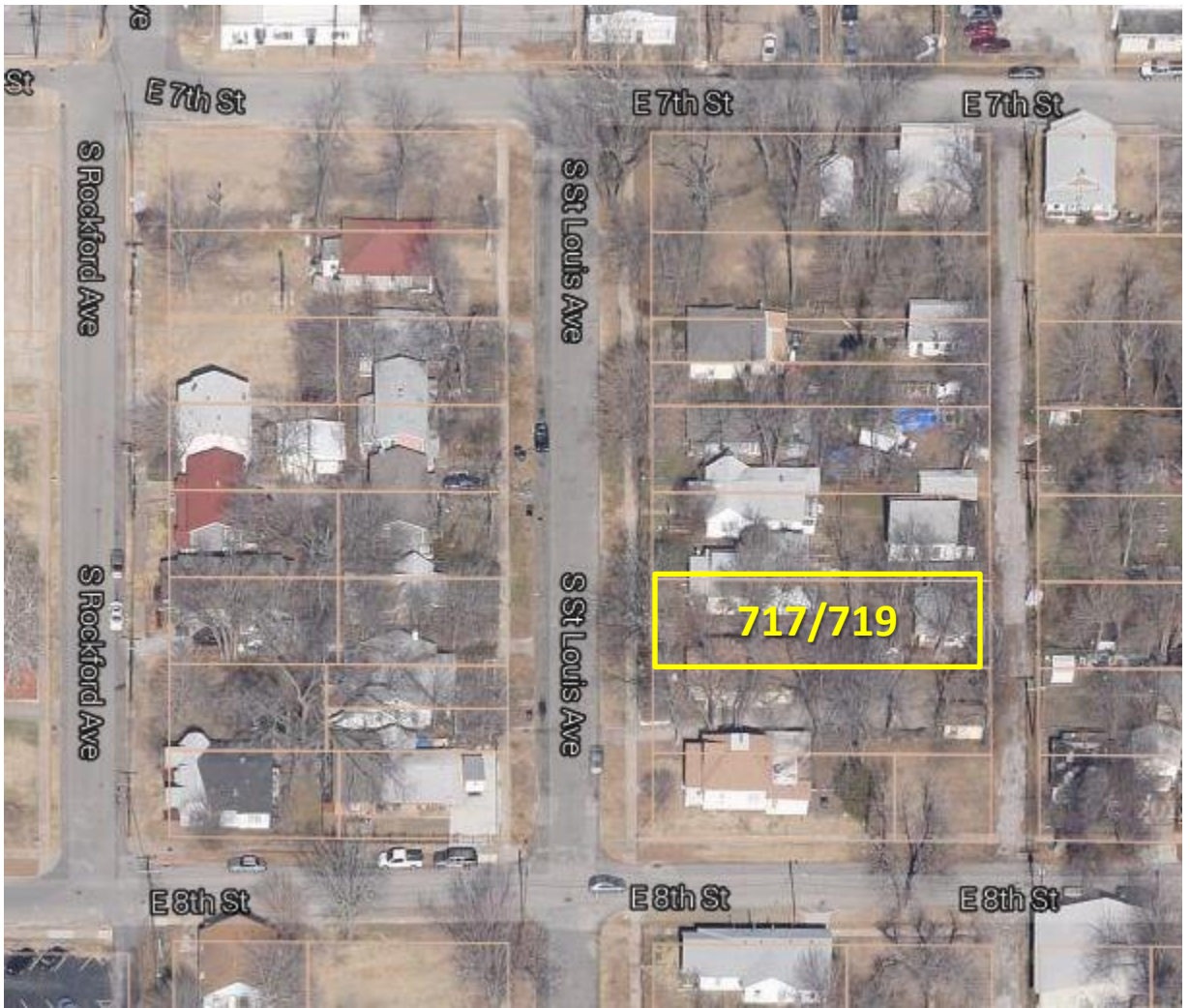
Appraised Date: April 15, 2016



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: April 15, 2016

# 717-719 S ST LOUIS



FRONT VIEW OF  
SUBJECT PROPERTY

# 823 S ST LOUIS



FRONT VIEW OF  
SUBJECT PROPERTY

RESOLUTION \_\_\_\_\_

A RESOLUTION APPROVING JUST COMPENSATION OFFER, NEGOTIATIONS, AND ACQUISITION UPON CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO LOCATED IN THE ELM CREEK / 6TH ST INFILL PROJECT PLAN, WITHIN THE CITY OF TULSA, TAKING NECESSARY STEOPS TO ACQUIRE ABSOLUTE FEE SIMPLE TITLE TO SAID LAND FOR PUBLIC PURPOSE OF CARRYING OUT THE ELM CREEK / 6<sup>TH</sup> ST INFILL PROJECT PLAN

WHEREAS, that certain real property have been identified for acquisition by the City of Tulsa (the "City"), located in the 6<sup>th</sup> Street Infill Project area; and

WHEREAS, the Sixth Street Infill Plan was developed by and for the property owners, business owners, and residents of the Sixth Street neighborhood with assistance from the City of Tulsa Parks Department, the former Urban Development Division and Stormwater Management Division of the Public Works and Development Department; and

WHEREAS, per The ELM CREEK / 6<sup>TH</sup> STREET INFILL PLAN, this plan area was designated as a redevelopment site with a planned flood control; and

WHEREAS, the City has determined that it is in the best interest of the City for the Tulsa Development Authority (TDA) to act on behalf of the City on acquisition, relocation, and maintenance efforts per the ELM CREEK / 6Tth STREET Special Projects Agreement between TDA and the City; and

WHEREAS, TDA has identified certain properties whose owners have expressed interest to enter into negotiations with TDA per exhibit "A".

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

Section 1. The Executive Director, Legal Counsel, and supporting City staff, are hereby authorized and directed to engage in negotiations with interested parties to acquire absolute fee simple title to the property described on Exhibit "A" attached hereto in the name of Tulsa Development Authority through voluntary proceedings.

Section 2. This resolution shall take effect immediately.

PASSED AND ADOPTED this 7<sup>th</sup> day of July, 2016.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

Approved as to legal form and adequacy:

\_\_\_\_\_  
Jot Hartley

ADOPTED by the Council \_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman of the Council

ADOPTED as an emergency measure \_\_\_\_\_.

\_\_\_\_\_  
Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_, at \_\_\_\_\_  
Date Time

Dewey F. Bartlett, Jr., Mayor

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

APPROVED by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_  
Date

at \_\_\_\_\_.  
Time

\_\_\_\_\_  
Dewey F. Bartlett Jr., Mayor

(Seal)

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney



Exhibit A  
Legal Description

EAST LYNN Addition