
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: December 7, 2017
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Offer to Purchase from Sunstone Construction, LLC for a vacant lot owned by TDA

LOCATION: 1213 North Boston Avenue, Tulsa, OK 74106

Background: **Owner:** Tulsa Development Authority
 Developer: Sunstone Construction, LLC
 Location: 1213 North Boston Avenue
 Size of Tract: 0.15 acres / 6,325 Sq. Ft.
 Number of Lots: 1 Lot
 Development Area: Schlegel's Subdivision
 Fair Market Value \$4,500.00
 Executive Director: O.C. Walker

Relevant Info: This is a request for TDA Board of Commissioners to enter into a Redevelopment Agreement with Sunstone Construction; LLC to construct a single family dwelling on TDA owned property located at 1213 North Boston Ave, Tulsa, Oklahoma. On September 26, 2017, the TDA Office received a Letter of Interest to redevelop the subject property. As a result of the letter of interest, the TDA office ordered an appraisal. TDA received the appraisal on October 9, 2017 from Roberson & Company Realty Advisors, LLC. The established Fair-Market value is \$4,500.00 for the property. On October 12, 2017, Sunstone Construction, LLC executed the Offer to Purchase and provided a 5% deposit in the amount of \$225.00.

Should the TDA Board of Commissioners choose to enter into this Redevelopment Agreement, the potential builder will have to provide Construction Drawings and Specifications, together with proof of financing.

Attachments: Letter dated 9/26/2017 from Sunstone Construction, LLC
Offer to Purchase dated 10/12/2017

Recommendations: Staff recommends approval to enter into a "Contract for Sale" between TDA and Sunstone Construction, LLC for property located at 1213 North Boston Avenue.

Reviewed By: O.C. Walker

9/26/2017

To: Tulsa Development Authority

PO Box 480980

Tulsa, Oklahoma 74148-0980

Mr. O.C. Walker --Executive Director,

This is Bryan Zhu with Sunstone Construction LLC. Larry Brown and I met you at your office a few weeks ago, talked about the potential opportunities to do projects there in North Tulsa area close to downtown...

I am writing to you as you advised that Sunstone Construction is interested in purchasing the following properties for the purpose of building Single Family homes for sale: Price range – \$128 - \$139 K.

1. 1307 N. Boston Pl., Tulsa, OK

2. Subdivision: Schlegel's Sub L6-7, Clarence Lloyd Sub, Legal - Lot 4, Section 35 Township – 20, Range – 12, Parcel – 37275-02-35-11470

1213 N. BOSTON ST.

Thanks for your help and attention on this matter

Sincerely,

Bryan Zhu

Managing Partner

Sunstone Construction | (918)606-5987 | sunstoneok@gmail.com

OFFER TO PURCHASE

TO: Tulsa Development Authority, 1216 N. Lansing Ave, Suite D
Tulsa, OK 74106.

OFFER:

1. I/We SunStone Construction LLC, hereinafter referred to as "Buyer", offers to purchase and develop, subject to the terms set forth herein, the following described property owned by the Tulsa Development Authority:

ADDRESS & LEGAL DESCRIPTION

1213 North Boston Avenue Street Tulsa, OK 74106; Legal Description : Lot Four (4), Schlegel's Subdivision of Lots Six & Seven (6-7), Clarence Lloyd Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

2. Buyer offers to purchase the above described property for Four Thousand Five Hundred and No/100 Dollars (\$4,500.00).
3. Buyer submits herewith Two Hundred Twenty Five and No/100 Dollars (\$225.00) equivalent to five percent (.5%) of bid price as an earnest deposit. Deposit shall be cash, check, certified check, cashier's check, faithful performance surety bond, or pledge of negotiable bonds of the Federal government or any of its instrumentalities as market value.

Buyer reserves the right to withdraw the Offer to Purchase made hereby, provided that, in the event of withdrawal, Buyer may, at the option of the Tulsa Development Authority forfeit its earnest deposit, such forfeiture to be considered as liquidation of damages to the Tulsa Development Authority.

4. Buyer offers to pay for property in cash upon transfer of title thereto to the Buyer, subject to the following conditions:
 - (a) Earnest deposit will be retained by the Tulsa Development Authority pending full performance and completion of any proposed redevelopment by Buyer according to the terms and conditions hereof. If this purchase involves multiple properties, each will be conveyed to Buyer as payment in full is made on each individual property.
 - (b) In instances when a parcel is not yet ready for conveyance pending title work, demolition or other delay, the Tulsa Development

Authority will give notice in writing to the Buyer of availability of the property when ready for ownership.

- (c) Buyer will complete the purchase and pay the purchase price within 30 days after the receipt of notice of availability from the Authority or such other date as may be mutually agreed upon.
- (d) If the offer includes more than one property, the Buyer will complete the purchase of _____ N/A _____ properties within _____ days after the receipt of the notice of availability, or such other date as may be mutually agreed upon. Buyer will complete the purchase of all properties within _____ days after receipt of the notice of availability, or such other date as may be mutually agreed upon. (Disregard this item if offer is for one property only).

5. Buyer understands and agrees that:

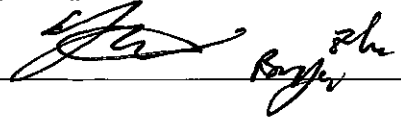
- (a) The Tulsa Development Authority shall furnish Buyer a complete abstract of title to said lands/properties which reflect marketable title.
- (b) Taxes and special assessments, if any, due on or before the closing date shall be paid by the Tulsa Development Authority.

6 Buyer agrees to enter into a formal Contract For Sale of Land For Private Ownership with the Tulsa Development Authority on the form prescribed by the Authority.

7. The undersigned certifies that he/she has examined and is familiar with the Contract for Sale of Land for Private Ownership, the form "Special Warranty Deed"; the Land Use Controls and Restrictions contained in the Urban Renewal Plan and provisions governing the use and redevelopment of the land located within the Extension Sector, and in the case of a structure(s) to be rehabilitated, is familiar with the Rehabilitation Requirements and Standards applicable to said Project.

BUYER:

10-12-2017
Date

 Buyer
SUNSTONE CONSTRUCTION