
TULSA DEVELOPMENT AUTHORITY

Acquisitions/Relocations/Redevelopment

MEETING DATE: 01 JUN 2017

**TO: EXEC. DIR., CHAIRMAN & BOARD
MEMBERS**

FROM: ROGER ACEBO – COT Planning &Development

RE: 6th St. Infill Acquisition/Relocation Plan

- Acquisitions are being conducted as voluntary in nature.
- All acquired properties will eventually be incorporated into a flood management design or future redevelopment project by TDA on behalf of the City.
- 153 total parcels are identified in plan area. Of these:
 - 119 parcels are not being processed either due to lack of full funding, not ready to sell, or apparent lack of interest.
 - 23 parcels are under City ownership at the West pond and East pond locations.
 - 1 additional property owners have shown interest in selling.
 - 10 parcels have now been acquired by TDA.
 - 1 home to be scheduled for demolition.
 - Of 6 tenants in acquired properties:
 - 5 have been relocated.
- Required Action: Approve Just Compensation for the following (shown on Exhibit A):

Property Owner	Address	Just Compensation
Wiltom Enterprises	414 S. Owasso Ave E.	\$825,000.00

EXHIBIT A

1415 e. 8TH St.



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
Wiltom Enterprises	414 S. Owasso Ave E.	\$TBD

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
Wiltom Enterprises	414 S. Owasso Ave E.	\$TBD

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 June, 2017.

TULSA DEVELOPMENT AUTHORITY

By:

**_____
Roy Peters, Jr., Chairman**

Approved as to legal form and adequacy:

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