

RESOLUTION NO. 6436

**RESOLUTION AUTHORIZING NEGOTIATION OF
REDEVELOPMENT AGREEMENT WITH CAPITAL HOMES
RESIDENTIAL GROUP, LLC FOR THE ACQUISITION AND
REDEVELOPMENT OF PRIVATELY OWNED LAND LOCATED
AT 1109 NORTH MAIN STREET, TULSA, OKLAHOMA**

WHEREAS, the Tulsa Development Authority is an urban renewal authority created by the City of Tulsa, in accordance with the urban development statutes of the State of Oklahoma; and,

WHEREAS, the TDA is authorized, pursuant to the statutes of the State of Oklahoma to acquire real estate and re-convey such real estate to private third parties for redevelopment; and,

WHEREAS, CAPITAL HOMES RESIDENTIAL GROUP, LLC has submitted a proposal for the purchase and redevelopment of certain real property located at 1109 North Main Street in Tulsa, Oklahoma (the "Property"); and,

WHEREAS, the TDA Executive Director has recommended that the TDA Board authorize the TDA Chairman, TDA Executive Director and General Counsel to enter into negotiations with representatives of CAPITAL HOMES RESIDENTIAL GROUP, LLC for a Redevelopment Agreement for the acquisition, re-sale and redevelopment of said Property in accordance with TDA policies for the acquisition, disposition and redevelopment of real property, in accordance with the Greenwood Heritage Neighborhoods Sector Plan/Unity Heritage Neighborhoods Sector Plan in which said real property is located, the Urban Renewal Plan for said Sector, the City of Tulsa Master Plan (PlaniTulsa), the City of Tulsa Comprehensive Plan, as amended, and the written proposal submitted this date by CAPITAL HOMES RESIDENTIAL GROUP, LLC to the TDA Board of Commissioners; and,

WHEREAS, the TDA Board of Commissioners has determined that it should approve such negotiations for the acquisition, re-sale and redevelopment of said Property in accordance with TDA policies.

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 authorize the TDA Chairman, TDA Executive Director and the TDA General Counsel to enter into negotiations with representatives of CAPITAL HOMES RESIDENTIAL GROUP, LLC for a Redevelopment Agreement for the acquisition, re-sale and redevelopment of certain real property certain real property located at 1109 North Main Street in Tulsa, Oklahoma (the "Property") in accordance with TDA policies for the disposition and redevelopment of said real property, in accordance with the Greenwood Heritage Neighborhoods Sector Plan/Unity Heritage

Neighborhoods Sector Plan in which said real property is located, the Urban Renewal Plan for said Sector, the City of Tulsa Master Plan (PlaniTulsa), the City of Tulsa Comprehensive Plan, as amended, and the written proposal submitted this date by CAPITAL HOMES RESIDENTIAL GROUP, LLC to the TDA Board of Commissioners.

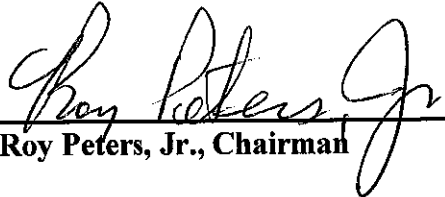
Section 2. That this authorization to negotiate for the sale and redevelopment of the real estate herein described is contingent and conditioned upon the prior receipt by the Tulsa Development Authority of the written acknowledgement and agreement by the appropriate officer/manager of CAPITAL HOMES RESIDENTIAL GROUP, LLC, on behalf of himself/herself/itself, and its owners, officers, managers, members and successors:

- (1) That no Redevelopment Agreement or other contract with Tulsa Development Authority for the sale and redevelopment of the said real estate shall be in effect unless and until it shall have been approved by a majority vote of the Tulsa Development Authority Board of Commissioners in a public meeting; and,
- (2) That either party (i.e. TDA or CAPITAL HOMES RESIDENTIAL GROUP, LLC) shall have the right to terminate the negotiations at any time without cause and without any further liability to the other, including within such exclusion of liability, without limitation, any costs, fees or other expenses incurred by either party in the course of preparation for and/or participation in such negotiations.

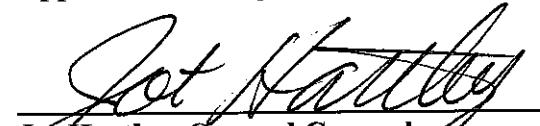
Section 3. This Resolution shall take effect immediately.

PASSED and ADOPTED this 5th day of April, 2018.

TULSA DEVELOPMENT AUTHORITY

By: 
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:


Jot Hartley, General Counsel
The Hartley Law Firm, PLLC