

RESOLUTION NO. 6441

RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH BLUE DOME ANCHOR II, LLC FOR THE SALE OF LAND FOR PRIVATE REDEVELOPMENT OF TDA OWNED LAND LOCATED IN BLOCK 83 AND A PART OF BLOCK 82, CITY OF TULSA, OKLAHOMA

WHEREAS, the TDA Board of Commissioners has previously approved a Contract for Sale of Land for Private Redevelopment (the “Contract”) with **BLUE DOME ANCHOR II, LLC**, (“**Blue Dome**”) dated December 12, 2013 for the rehabilitation of the Hartford Building and construction of a new building, upon certain real property all as more particularly described on Attachment A hereto (the “Property”), known as the Hartford Building Project (the “Project”), as more particularly described in said Contract, in accordance with TDA’s policies; and,

WHEREAS, Blue Dome, LLC has requested approval of a First Amendment to Contract for Sale of Land for Private Redevelopment (the “Contract”) in the form attached hereto, to enable the down payment assistance provided by TDA to be in a form acceptable to first mortgage lenders for occupant-owned residential property; and,

WHEREAS, Blue Dome and Hartford Crossing, LLC, as a partial assignee of the Contract, have requested an amendment of certain provisions of said Contract in order to make the Second Phase of the Project compatible with the specifications and timing of the Hartford Crossing Project as described in the Redevelopment Agreement between TDA and Hartford Crossing, LLC, dated May 4, 2018 (the “Redevelopment Agreement”); and,

WHEREAS, the Board of Commissioners of TDA, having duly considered the facts and circumstances has determined that it should approve such First Amendment to the Contract for the Sale and Private Redevelopment of said Property, in the form attached hereto, as requested by BLUE DOME ANCHOR II, LLC and Hartford Crossing, LLC, as the Developers and 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 approve such First Amendment to the Contract for the Sale and Private Redevelopment of said Property, in the form attached hereto, as requested by BLUE DOME ANCHOR II, LLC and Hartford Crossing, LLC as the Developers and in accordance with TDA policies.

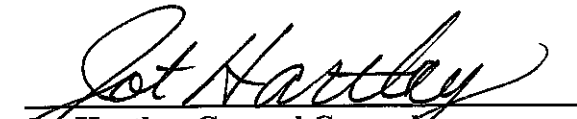
Section 2. The TDA Chairman is hereby authorized to execute the said First Amendment to the Contract on behalf of TDA.

Section 3. This Resolution shall take effect immediately.


PASSED and ADOPTED this 3rd day of May, 2018.

Approved as to legal form and adequacy:

TULSA DEVELOPMENT AUTHORITY



Jot Hartley, General Counsel
The Hartley Law Firm, PLLC

By: 

Roy Peters, Jr., Chairman

ATTACHMENT "A"

Schedule "A"

To Contract of Sale

Seller – Tulsa Development Authority

Buyer – Blue Dome Anchor, LLC

Dated December 12, 2013

LEGAL DESCRIPTION

TRACT 1: All of Block 83, and a part of vacated alley and part of vacated Hartford Avenue more particularly described as follows:

A part of Lot 1, all of Lots 2 & 3, and a part of Lots 4, 5 & 6, Block 83, ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, according to the Official Plat thereof; and that vacated portion of Hartford Avenue, lying NE of and adjacent to Lots 1, 2 & 3 of Block 83, and that vacated portion of the alley in Block 83, of the ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, and a part of the Street right-of-way of East 1st Street lying North of Block 83, of the ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, and that portion of the Street right-of-way of East 2nd Street lying South of Block 83, of the ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, according to the Official Plat thereof, and being described by metes and bounds as follows to-witt:

COMMENCING at the NE corner of Lot 1, Block 83; thence N 66°45'00" E a distance of 22.00 feet to the Point of Beginning; thence S 23°15'00" E parallel to and 22.00 feet perpendicularly distant from the East line of Block 83 a distance of 301.20 feet; thence South 66°45'00" W parallel with and 1.20 feet perpendicularly distant South of the South line of Block 83, a distance of 242.81 feet; thence N 7°26'00" W a distance of 313.68 feet; thence N 66°45'00" E, parallel with and 0.60 feet perpendicularly distant North of the North line of Lot 1 a distance of

157.31 feet; thence S 23°15'00" E a distance of 0.60 feet to the Point of Beginning.

in the Original Town Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat thereof.

TRACT 2: A part of Block 82 more particularly described as follows:

All of Lot 5 and that part of Lots 6 & 7, Block 82, of the ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, according to the recorded plat thereof, more particularly described as follows: Beginning at the Northwesterly corner of said Lot 6; thence in a Southerly direction 140 feet to the Southwesterly corner thereof; thence in an Easterly direction along the Southerly line of said Lots 6 & 7 a distance of 200 feet to the SE corner of said Lot 7; thence in a Northerly direction and parallel to the West line of Lot 7 to the intersection of the East line of said Lot to the Southerly line of the Missouri, Kansas and Oklahoma railroad Right-of-way; thence in a Northwesterly direction along the Southerly line of said Right-of-way to the Northerly line of Lot 6 at a point 70.52 feet distant from the Northwesterly corner thereof, thence in a Westerly direction along the Northerly line of said Lot a distance of 70.52 feet to the Northwesterly corner thereof, the point and place of beginning.

AND

Also the Northerly 10 feet of the vacated alley lying immediatly South and within the Easterly and Westerly extended lines of Lots 5 & 6 & 7 in Block 82, ORIGINAL TOWN, now CITY of TULSA, Tulsa County, State of Oklahoma, according to the official plat thereof.

All in the Original Town Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the recorded plat thereof.