

RESOLUTION NO. 6446

**A RESOLUTION APPROVING NEGOTIATIONS FOR SIXTH  
AMENDMENT OF CONTRACT FOR SALE OF LAND FOR PRIVATE  
REDEVELOPMENT BETWEEN TDA AND ONE PLACE SE, LLC  
- LOT 5 AND PART OF LOT 6, BLOCK 102**

**WHEREAS**, the Tulsa Development Authority (TDA) has heretofore entered into a Contract For Sale of Land for Private Redevelopment, as previously amended by Amendments One through Five, (the "Contract") for the sale and redevelopment of certain real property described on Schedule A hereto (the "Property") with ONE PLACE SE, LLC ("Purchaser") and the prior resolutions of the TDA Board; and,

**WHEREAS**, Purchaser has requested that TDA enter into negotiations for a Sixth Amendment of the Contract to permit a sale and transfer of the Property, amend the minimum project redevelopment requirements and establish new deadlines for the commencement and completion of certain redevelopment activities upon the Property; and,

**WHEREAS**, the TDA Board of Commissioners has determined that it should approve and authorize such negotiations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** That the TDA Board of Commissioners does hereby authorize its Chairman, Executive Director and General Counsel to enter into negotiations with representatives of Purchaser for a Sixth Amendment of the Contract to permit a sale and transfer of the Property, amend the minimum project redevelopment requirements and establish new deadlines for the commencement and completion of certain redevelopment activities upon the Property.

**Section 2.** That this authorization to negotiate a Sixth Amendment of the Contract as 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 Purchaser on behalf of itself, and its owners, officers, managers, members and successors:

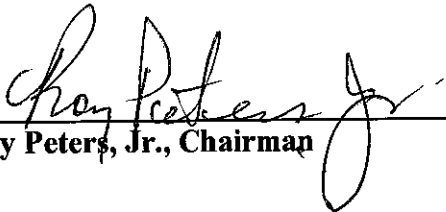
- (1) That no Amendment of the Agreement or other contract with Tulsa Development Authority for a Sixth Amendment of the Contract, including without limitation a permitted sale and transfer of the Property, revision of the minimum project redevelopment requirements and establishment of new deadlines for the commencement and completion of certain redevelopment activities upon the Property, 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 Purchaser) 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 3<sup>rd</sup> day of May, 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

**Schedule "A"**

**CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT**

**Seller – Tulsa Development Authority**

**Purchaser – One Place SE, LLC**

**LEGAL DESCRIPTION**

Lot 5, and the South 25 feet of Lot 6, and the West 10 feet of the vacated alley adjacent to Lot 5, and the West 10 feet of the vacated alley adjacent to the South 25 feet of Lot 6, Block 102 of the Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

**Project Name: Parcel #**

**A/K/A ADDRESS: 3<sup>rd</sup> and Denver, Tulsa, Oklahoma**

**TDA Disposition # \_\_\_\_\_**