

RESOLUTION NO. 6513

**RESOLUTION APPROVING NON-BINDING NEGOTIATIONS  
WITH ALFRESCO GROUP FOR TERM SHEET AND PROPOSED  
TERMS OF A FINANCING ASSISTANCE AGREEMENT BETWEEN  
TDA AND ALFRESCO GROUP – NORTH TULSA TIF**

**WHEREAS**, the Tulsa Development Authority (TDA) is in the process of preparing and seeking approval of a Tax Increment Financing district (TIF) to be known as the North Tulsa TIF; and,

**WHEREAS**, Alfresco Group (“AG”) has requested that TDA enter into non-binding negotiations for a “Term Sheet” setting forth the proposed terms and conditions of a Finance Assistance Agreement between TDA and AG for funding from the North Tulsa TIF to assist in AG’s economic development activities upon AG’s Property located in Sections 23 and 24, Township 20 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma; 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, General Counsel and Special TIF Counsel to enter into non-binding negotiations with representatives of Alfresco Group for a “Term Sheet” setting forth the proposed terms and conditions of a Finance Assistance Agreement between TDA and AG for funding from the North Tulsa TIF to assist in AG’s economic development activities upon AG’s Property located in Sections 23 and 24, Township 20 North, Range 12 East of the Indian Meridian, Tulsa County, Oklahoma.

**Section 2.** That this authorization to negotiate a Term Sheet 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 Alfresco Group on behalf of itself, and its owners, officers, managers, members and successors:

- (1) That no Term Sheet, nor Financing Assistance Agreement related thereto, from TDA, shall be in effect unless and until it shall have been approved and executed by the Chairman of the Board of Commissioners of the TDA; and,
- (2) That either party (i.e. TDA or Alfresco Group) 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 6th day of December, 2018.

**TULSA DEVELOPMENT AUTHORITY**

By:  \_\_\_\_\_  
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy:

  
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Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC