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**TULSA DEVELOPMENT AUTHORITY  
STAFF REPORT**

**MEETING DATE:** February 7, 2019  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Contract with Lelia M. Brown located in the Dunbar Addition of the City of Tulsa, Tulsa Oklahoma  
**LOCATION:** 570 E. Queen Street  
Tulsa, Oklahoma 74106

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**Background:**      **Owner:** Tulsa Development Authority  
                         **Developer:** Lelia M. Brown  
                         **Location:** 570 E. Queen Street  
                         **Size of Tract:** 0.26 acres / 11,200 sq. ft.  
                         **Number of Lots:** 1 Lot  
                         **Development Area:** Dunbar Addition  
                         **Fair Market Value** \$12,500.00  
                         **Executive Director:** O.C. Walker

**Relevant Info:** Tulsa Development Authority (TDA) received a letter of intent to purchase property located at 570 E. Queen Avenue Tulsa, Oklahoma 74106, for the construction of a single-family dwelling unit as approved under the current Comprehensive Plan and Zoning Ordinances.

TDA's current appraised value of \$12,500.00 was made on August 28, 2014. It was recommended by the past Realtor-Associate for TDA to proceed with the use of this appraisal, with board approval, since TDA is more concerned with the redevelopment of the Dunbar area. This property was a blight to the entire community before it was purchased by TDA because it was being used as a drug house.

The purpose of this request is for the Board of Commissioners to approve a Resolution authorizing the sale of this property to Lelia Brown for the construction of a single-family dwelling unit at the current appraised value of \$12,500.00.

**Attachments:** Email dated January 28, 2019 - Intent to Purchase and build a single-family home.

**Recommendations:** Based on the Redevelopment Plans, Comprehensive Plan, Zoning Ordinance, location of the property and surrounding land use, Staff recommends approval as presented.

**Reviewed By:** O.C. Walker, Executive Director

**From:** [O.C. Walker](#)  
**To:** [Carol Young](#)  
**Subject:** FW: 570 E Queen St  
**Date:** Wednesday, November 14, 2018 11:14:08 AM

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Hello Carol,

This is the letter of interest for the property located at 570 East Queen.

Please start a file.

Thank you,

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**From:** Lelia Brown [REDACTED]  
**Sent:** Tuesday, November 13, 2018 9:01 PM  
**To:** O.C. Walker <ocwalker@tulsadevelopmentauthority.org>  
**Subject:** 570 E Queen St

Mr. O C Walker:

I, Lelia M. Brown, am notifying you that I am committed to the purchase the property located at 570 E Queen St for the purpose of redevelopment.

Sincerely,

*Lelia M. Brown*