

RESOLUTION NO. 6582

**RESOLUTION – SELECTION OF DT SPECIALIZED SERVICES  
INCORPORATED AND APPROVAL OF NEGOTIATIONS FOR  
A STRUCTURAL DEMOLITION AND LOT CLEARANCE ON TDA OWNED  
PROPERTY LOCATED BETWEEN QUINCY AND ROCKFORD AVENUES, AND  
BETWEEN 7<sup>TH</sup> AND 8<sup>TH</sup> STREETS– LAURA DESTER SITE,  
AND 727 SOUTH TROOST, TULSA, OKLAHOMA**

**WHEREAS**, the Tulsa Development Authority (TDA) is the owner of certain real property located between Quincy and Rockford Avenues and between 7<sup>th</sup> and 8<sup>th</sup> Streets, Tulsa, Oklahoma, also known as the Laura Dester Site, and the real property located at 727 South Troost, (collectively, the “Property”); and,

**WHEREAS**, TDA has released a Request for Proposals for the structural demolition of the buildings and improvements located on the Property and lot clearance of the Property in accordance with the TDA land acquisition and disposition policies and procedures, City of Tulsa demolition policies and procedures and statutory and regulatory requirements applicable thereto; and,

**WHEREAS**, TDA received three responses to said RFP and the TDA Executive Director has recommended the selection of DT Specialized Services Incorporated’s bid of \$171,796.00 as the lowest and best bid for the requested services; and,

**WHEREAS**, the Board of Commissioners of the TDA has determined that it is in the best interests of TDA, the City of Tulsa and its citizens to approve the selection of DT Specialized Services Incorporated’s bid of \$171,796.00 as the lowest and best bid for the requested services and to approve negotiations with DT Specialized Services Incorporated for a contract with TDA for the structural demolition of the buildings and improvements located on the Property and lot clearance of the Property in accordance with the TDA land acquisition and disposition policies and procedures, City of Tulsa demolition policies and procedures and statutory and regulatory requirements applicable thereto.

**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 (TDA) does hereby approve the selection of DT Specialized Services Incorporated’s bid of \$171,796.00 as the lowest and best bid for the requested services and approves negotiations with DT Specialized Services Incorporated for a contract with TDA for the structural demolition of the

buildings and improvements located on the Property and lot clearance of the Property in accordance with the TDA land acquisition and disposition policies and procedures, City of Tulsa demolition policies and procedures and statutory and regulatory requirements applicable thereto.

**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(s) of DT Specialized Services Incorporated, 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 DT Specialized Services Incorporated) 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 11th day of July, 2019.

**TULSA DEVELOPMENT AUTHORITY**

By:   
Roy Peters, Jr., Chairman

Approved as to legal form and adequacy

  
Jot Hartley, General Counsel  
The Hartley Law Firm, PLLC