
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT**

MEETING DATE: October 3, 2019
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Restrictive Language for TDA owned land located north of the Inner Dispersal Loop (IDL), for former UCT land at various locations

Background:

Owner	Tulsa Development Authority
Developer:	Tulsa Development Authority
Engineer:	N/A
Location:	Various Locations
Size of Tract:	52 acres
Number of Lots:	N/A
Development Area:	Greenwood – Unity Heritage District
Fair Market Value:	N/A
Executive Director:	O.C. Walker

Relevant Info: This is a request to the TDA Board of Commissioner to approve a Resolution incorporating Restrictive Language for TDA owned land north of the Inner Dispersal Loop (IDL), formally UCT land, and various locations. The restrictions would remain the TDA property until the master planning effort is complete.

The Resolution incorporates language that will be beneficial to the nearby community and to the City of Tulsa as a whole, and in keeping with the purpose of TDA to refrain from developing, leasing or conveying the property until the Master Plan has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan (PlaniTulsa).

Attachments: -Map of area
-Draft Resolution

Recommendations: Staff recommends this item be approved as presented

Reviewed By: O.C. Walker

For consideration to be included in TDA Resolution

- Recitals

Whereas, the Tulsa Development Authority (TDA) and the City of Tulsa (the City) have identified a need for land use planning pertaining to certain vacant properties located in the City of Tulsa owned or anticipated to be acquired by TDA, situated generally north of the north boundary of the Inner Dispersal Loop (Interstate 244) and depicted on Exhibit A hereto attached (the Subject Properties).

Whereas, pursuant to a settlement agreement entered into by the parties to Tulsa County District Court Case No. CV-2018-00127, titled University Center at Tulsa v. Tulsa Development Authority, (the Settlement Agreement) TDA has committed to convey to the City certain Subject Properties.

Whereas, the City anticipates issuing or has issued a Request for Proposals (RFP) to engage a Planning Consultant to prepare a Master Land Use Plan for the Subject Properties, including those properties to be conveyed to the City (the Master Plan).

Whereas, TDA recognizes the importance to the community of appropriate development of the Subject Properties and anticipates that the Master Plan will provide a framework and recommendations as necessary guidance for such development.

Whereas, in order to achieve appropriate development of the Subject Properties, it would be beneficial to the nearby community and to the City as a whole, and in keeping with the purposes of TDA, to refrain from developing, leasing or conveying the Subject Properties until such time as the Master Plan has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan.

Whereas, there may be instances in which it would be beneficial to devote one or more of the Subject Properties to an appropriate temporary use, pending the adoption of the Master Plan, and provision should be made for such appropriate temporary uses.

- Resolved

That, with the exception of those of the Subject Properties that are committed to be conveyed to the City pursuant to the Settlement Agreement, the Subject Properties shall not be developed, leased or conveyed or offered for development, lease or conveyance, until such time as the Master Plan has been adopted and approved as a part of the Tulsa Comprehensive Plan.

That notwithstanding the foregoing, appropriate temporary use, including special events, of one or more of the Subject Properties may be authorized by Resolution of the TDA Board, provided that any such temporary use, unless an earlier termination date shall be specified in the authorization for such use, shall be terminable by TDA upon the adoption and approval of the Master Plan as part of the Tulsa Comprehensive Plan; and further provided that any temporary use of the Subject Properties shall be subject to all applicable city regulations.

Legend

 RFP Boundary

OWNERSHIP

 TDA (60.56 Acres)

 SALVATION ARMY (2.79 Acres)

