

RESOLUTION NO. 6607

**RESOLUTION APPROVING AMENDMENT OF TDA POLICIES
AND PROCEDURES – SECTION 20. REAL ESTATE SALES AND
LEASING AND AMENDMENT OF TDA LAND DISPOSITION
PROCEDURES MANUAL FOR THE IMPOSITION OF LIMITATIONS
UPON THE DEVELOPMENT, LEASING OR CONVEYANCE OF TDA
OWNED PROPERTY LOCATED NORTH OF THE NORTH BOUNDARY OF
THE INNER DISPERSAL LOOP AS DEPICTED ON EXHIBIT A HERETO**

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 as generally depicted and designated as TDA, TDA 1, and TDA 2 on Exhibit A hereto attached (the Subject Properties); and,

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 portions of the Subject Properties identified as TDA 1 and TDA 2 on Exhibit A (the City Subject Properties; the balance of the Subject Properties to be referred to herein as the TDA Subject Properties); and,

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); and,

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

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, for TDA to refrain from developing, leasing or conveying the TDA Subject Properties until such time as the Master Plan has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan; and,

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

WHEREAS, the TDA POLICIES AND PROCEDURES – SECTION 20. REAL ESTATE SALES AND LEASING and the TDA LAND DISPOSITION PROCEDURES MANUAL should be amended and supplemented to provide that TDA will refrain from developing, leasing or conveying the TDA Subject Properties until such time as the Master Plan has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan, subject to appropriate temporary uses pending such adoption and approval as approved by the TDA Board of Commissioners.

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 adopt and approve an amendment and supplement to TDA Policies and Procedures – Section 20. Real Estate Sales and Leasing and an amendment of TDA Land Disposition Procedures Manual to provide that TDA will refrain from developing, leasing or conveying the TDA Subject Properties as depicted on Exhibit A hereto, until such time as the Master Plan has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan, subject to appropriate temporary uses pending such adoption and approval as approved by the TDA Board of Commissioners.

Section 2. That notwithstanding the foregoing, appropriate temporary use, including special events, of one or more of the TDA Subject Properties may be authorized by Resolution of the TDA Board of Commissioners, 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 TDA Subject Properties shall be subject to all applicable city regulations.

Section 3. That TDA Policies and Procedures – Section 20. Real Estate Sales and Leasing and the TDA Land Disposition Manual shall be amended and supplemented by the addition of a new Subsection 20.19 and a new Section 10, respectively, to provide as follows:

TDA will refrain from developing, leasing or conveying the properties situated generally north of the north boundary of the Inner Dispersal Loop (Interstate 244) (more fully described in Resolution No. 6607 as the TDA Subject Properties), until such time as the Master Plan as described in said Resolution has been developed, adopted and approved as a part of the Tulsa Comprehensive Plan, subject to appropriate temporary uses pending such adoption and approval as approved by the TDA Board of Commissioners.

Section 4. This Resolution shall take effect immediately.

PASSED and ADOPTED this 7th day of November, 2019.

TULSA DEVELOPMENT AUTHORITY

By: 
Steve Mitchell, Vice Chairman

Approved as to legal form and adequacy:


Jot Hartley, General Counsel
The Hartley Law Firm, PLLC

EXHIBIT A

TDA:

TDA 1:

TDA 2: