
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: November 7, 2019
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT: Contract with Kuma Roberts and Floyd Roberts
for property located in the Dirty Butter-Heritage
Hills Area, Tulsa Oklahoma

LOCATION: 1980 North Hartford Avenue

Background:

Owner:	Kuma Roberts and Floyd Roberts
Developer:	Tulsa Development Authority
Location:	1980 North Hartford Avenue
Size of Tract:	0.50 acres / 21,932 sq. ft
Number of Lots:	1 Lot
Development Area:	Dirty Butter-Heritage Hills Subdivision
Fair Market Value	\$12,000.00
Executive Director:	O.C. Walker

Relevant Info: The TDA Board of Commissioners reviewed and approved Resolution No. 6368, approving the Redevelopment Contract and Resolution No. 6413, approving Construction Plans that were submitted by Kuma Roberts and Floyd Roberts. Mr. and Mrs. Roberts closed on the subject property on March 1, 2018. On September 6, 2018, a First Amendment to the Contract was approved by Resolution No. 6475, granting an extension to commence construction on February 28, 2019 to February 28, 2020. On February 7, 2019, a Second Amendment to the Contract was approved by Resolution No. 6526 granting an extension to commence construction on February 28, 2020 to February 28, 2021.

Mr. and Mrs. Roberts are now requesting to terminate their Contract and deed the property back to TDA due to a death in the family.

TDA Staff met with Mr. Roberts on October 22, 2019, to discuss a fair and reasonable repurchase amount. He has agreed with our suggested amount of \$8,500.00.

This is a request for TDA to repurchase the land at a reduced cost of \$8,500.00. The original purchase price was \$12,000.00. TDA has maintained the property since December 2015. According to the Redevelopment Contract, the Earnest Deposit amount of \$600.00 is forfeited.

Attachments: -Request to Terminate Contract

Recommendations: Staff recommends this item be approved as presented

Reviewed By: **O.C. Walker**

October 17, 2019

TO WHOM IT CONCERNS:

We, Floyd & Kuma Roberts wish to terminate our contract with the Tulsa Development Authority to redevelop 1960 N Hartford Ave Tulsa, Ok 74106.



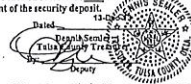
Floyd Roberts

LEGEND

- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- B/L BUILDING LINE
- LWA LIMITS OF NO ACCESS
- SF SQUARE FEET
- 5607 STREET ADDRESS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- C1 CURVE NUMBER
- MINIMUM FINISHED FLOOR ELEVATION
- SET IRON PIN AND CAP
- FOUND IRON PIN
- SEWERS/STORM
- BUILDING LINE
- UTILITY EASEMENT

CERTIFICATE

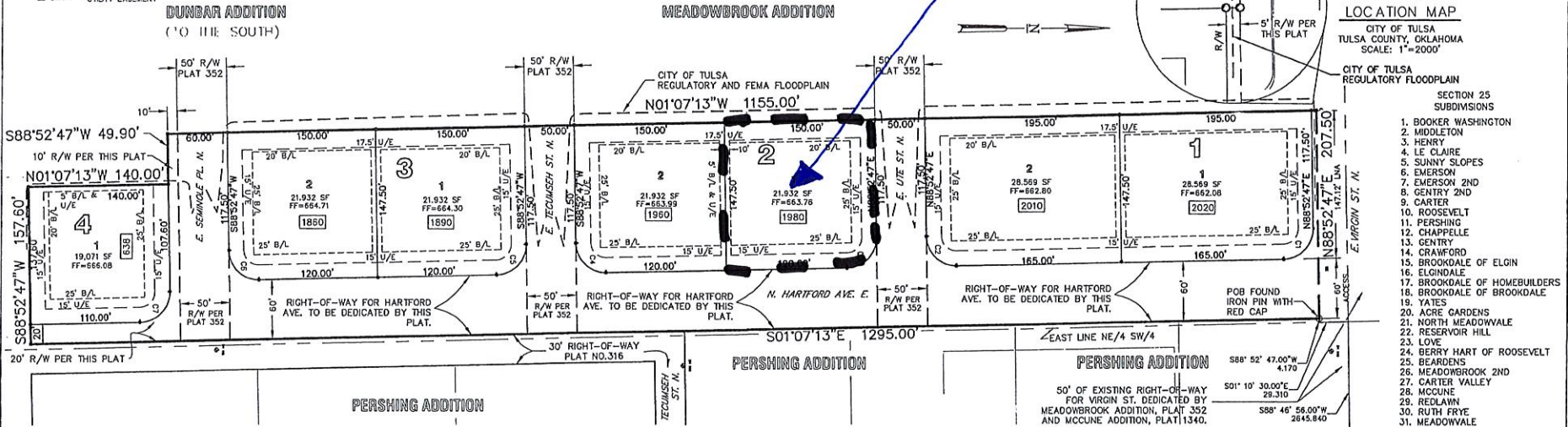
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per tract receipt on. Exempt to be applied to 20 _____ taxes. This certificate is NOT to be construed as payment of 20 _____ taxes to full but to give in order that this plat may be filed on record. 20 _____ taxes and to record the amount of the security deposit.



DIRTY BUTTER-HERITAGE HILLS EXTENSION

A RE-SUBDIVISION OF LOTS 1-4 AND 33-36, BLOCK 1 AND LOTS 1-4 AND 39-42, BLOCK 7 AND LOTS 1-4 AND 39-42, BLOCK 8 AND LOTS 1-4, BLOCK 12 MEADOWBROOK ADDITION, AN ADDITION TO THE CITY OF TULSA IN PART NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA.

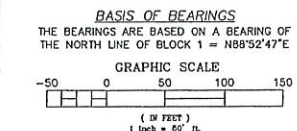
Roberts



- SECTION 25 SUBDIVISIONS**
1. BOOKER WASHINGTON
 2. MIDDLETON
 3. HENRY
 4. LE CLAIRE
 5. SUNNY SLOPES
 6. EMERSON
 7. EMERSON 2ND
 8. GENTRY 2ND
 9. CARTER
 10. ROOSEVELT
 11. PERSHING
 12. CHAPPELLE
 13. GENTRY
 14. CRAWFORD
 15. BROOKDALE OF ELGIN
 16. ELGINDALE
 17. BROOKDALE OF HOMEBUILDERS
 18. BROOKDALE OF BROOKDALE
 19. YATES
 20. ACRE GARDENS
 21. NORTH MEADOWVALE
 22. RESERVOIR HILL
 23. LOVE
 24. BERRY HART OF ROOSEVELT
 25. BEARDENS
 26. MEADOWBROOK 2ND
 27. CARTER VALLEY
 28. MCCUNE
 29. RECLAWN
 30. RUTH FRYE
 31. MEADOWVALE
 32. HANLIN
 33. CASS
 34. MEADOWBROOK
 35. DICKSON GOODMAN
 36. STROBEL
 37. INVESTOR
 38. HADSON
 39. DUNBAR
 40. HERITAGE HILLS III
 41. MIDLAND VALLEY RAILROAD
 42. OGAN'S CIRCLE
 43. LIBERTY 2ND

CAVEAT/DISCLAIMER
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

SIDEWALK NOTE:
 INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO CONSTRUCT SIDEWALKS IF SIDEWALKS ARE NOT CONSTRUCTED BY THE DEVELOPER.



PLAT NO. _____

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on SEP 9 2013

Susan Miller
 TMAPC/NCOS OFFICIAL

This approval is void if this plat is not filed in the Office of the County Clerk on or before SEP 9 2013

David P. Smith
 CITY ENGINEER

APPROVED by the Council of the City of Tulsa, Oklahoma.
David P. Smith
 Chairman

Alvin J. Smith
 Mayor

Attest: City Clerk - Deputy
Pathey
 Approved: City Attorney *W. H. Smith*

LEGAL DESCRIPTION:

A RE-SUBDIVISION OF LOTS 1-4 AND 33-36, BLOCK 1 AND LOTS 1-4 AND 39-42, BLOCK 7 AND LOTS 1-4 AND 39-42, BLOCK 8 AND LOTS 1-4, BLOCK 12 MEADOWBROOK ADDITION, AN ADDITION TO THE CITY OF TULSA IN PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 12 EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N 01°09'58" W ALONG THE EAST LINE OF SAID SECTION 25 FOR A DISTANCE OF 2644.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SE/4) OF SAID SECTION 25; THENCE S 88°46'56" W ALONG THE NORTH LINE OF SAID SE/4 FOR A DISTANCE OF 2845.84 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 25; THENCE S 01°10'30" E ALONG THE EAST LINE OF SAID NE/4 SW/4 FOR A DISTANCE OF 29.31 FEET; THENCE S 88°52'47" W FOR A DISTANCE OF 4.17 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF MEADOWBROOK ADDITION AND THE POINT OF BEGINNING; THENCE S 01°07'13" E ALONG THE EAST LINE OF SAID ADDITION A DISTANCE OF 1295.00 FEET TO THE SOUTHEAST CORNER OF SAID ADDITION; THENCE S 88°52'47" W ALONG THE SOUTH LINE OF SAID ADDITION A DISTANCE OF 157.60 FEET; THENCE N 01°07'13" W A DISTANCE OF 140.00 FEET; THENCE S 88°52'47" W A DISTANCE OF 49.90 FEET; THENCE N 01°07'13" W A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID ADDITION; THENCE N 88°52'47" E ALONG SAID NORTH LINE A DISTANCE OF 207.50 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 261,726.50 SQUARE FEET OR 6.01 ACRES, MORE OR LESS.

MINIMUM GRADE NOTE:

THE MINIMUM GRADE FOR EACH LOT SHALL BE ONE FOOT ABOVE THE REGULATORY FLOODPLAIN ELEVATION AT THAT LOT.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA
C1	47.12	30.00	90°00'00"
C2	47.12	30.00	90°00'00"
C3	47.12	30.00	90°00'00"
C4	47.12	30.00	90°00'00"
C5	47.12	30.00	90°00'00"
C6	47.12	30.00	90°00'00"
C7	47.12	30.00	90°00'00"

15 LOTS
 4 BLOCKS
 6.17 ACRES
 NO RESERVES

OWNER
 CITY OF TULSA
 175 E. 2ND STREET
 TULSA, OKLAHOMA 74103
 PH (918) 576-5583

ENGINEER/LAND SURVEYOR
 BREISCH AND ASSOCIATES, INC.
 501 EAST ALLIANCE BOULEVARD
 SAND SPRINGS, OKLAHOMA 74063
 PH (918) 245-9533
 obates@breischcs.com
 CA #8 (EXPIRES 06-30-14)

RECEIVED
 OCT 2 4 2013
 Tulsa Metropolitan Area Planning Commission

DIRTY BUTTER-HERITAGE HILLS EXTENSION FINAL PLAT SHEET 1 OF 2

DATE OF PREPARATION: AUGUST 6, 2013

THIS MAP OR PLAT MEETS OR EXCEEDS THE OKLAHOMA BOARD TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING, REVISED MAY 11, 2007.