
**TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT**

MEETING DATE: November 7, 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: On October 3, 2019, this item was tabled to allow TDA’s General Counsel to review the Resolution and incorporate additional language. The additional language will incorporate a Resolution amending the TDA Land Disposition Procedures and Imposition of Limitations upon the development, Leasing or Conveyance of TDA owned property, located north of the north boundary of the Inner Dispersal Loop.

This is a request to the TDA Board of Commissioner’s to approve a Resolution incorporating Restrictive Language for TDA owned land north of the Inner Dispersal Loop (IDL), formally UCT land, at various locations. The restrictions would remain with 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

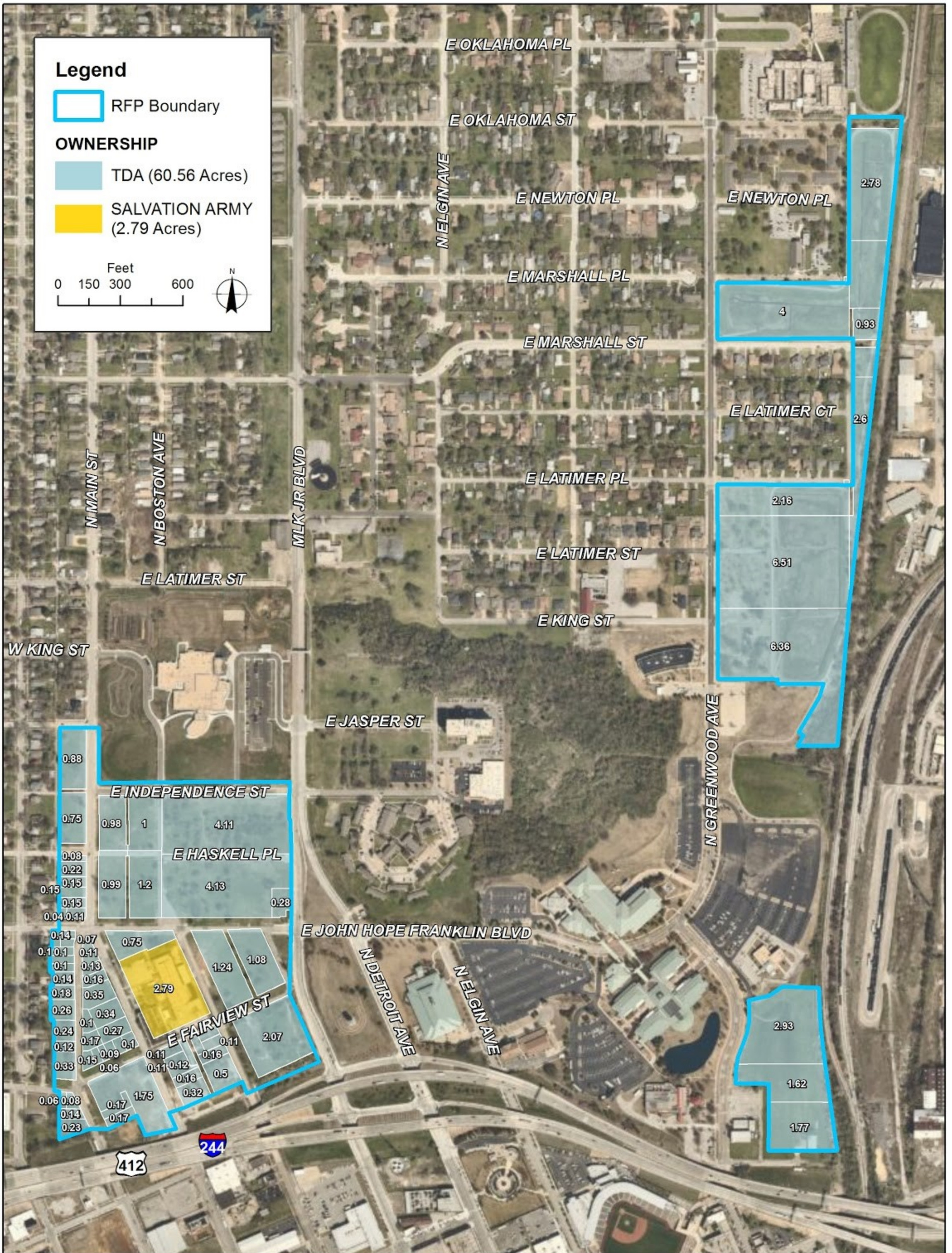
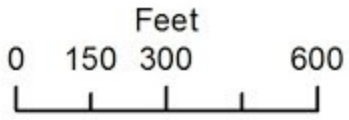
Legend

 RFP Boundary

OWNERSHIP

 TDA (60.56 Acres)

 SALVATION ARMY (2.79 Acres)



RESOLUTION NO. _____

A RESOLUTION APPROVING AMENDMENT OF TDA POLICIES AND PROCEDURES – SECTION 20. REAL ESTATE SALES AND LEASING AND AMENDMENT OF TDA LAND DISPOSITION PROCEDURES MANUAL ~~TDA LAND DISPOSITION PROCEDURES AND 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~~

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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 ~~TDA Land Disposition Procedures~~ 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.

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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 ~~TDA's Land Disposition Procedures~~ 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.

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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 Procedures Manual of the TDA 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. _____ 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.

Nancy Roberts, Chairman

Approved as to legal form and adequacy

Jot Hartley, General Counsel
The Hartley Law Firm, PLLC