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## TULSA DEVELOPMENT AUTHORITY BOARD MEETING STAFF REPORT

**MEETING DATE:** January 9, 2020  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** Contract with Darrin Guillory and Angela Guillory for property located in the Dirty Butter-Heritage Hills Area, Tulsa, Oklahoma  
1980 North Hartford Avenue

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**Background:**

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

**Relevant Info:** The TDA Board of Commissioner's reviewed and approved Resolution No. 6609, approving the Termination and Cancellation of the previous Contract to redevelop property located at 1980 N. Hartford Avenue, Tulsa, Ok 74106.

This is a request for the TDA Board of Commissioners to enter into a Contract for Sale of Land for Private Redevelopment with Darrin Guillory and Angela Guillory to construct a single-family dwelling on TDA owned property located at 1980 N Hartford Avenue, Tulsa, Oklahoma.

On March 13, 2014, the TDA Board of Commissioners reviewed and approved Resolution No. 5935, authorizing negotiations for the sale and redevelopment of the Dirty Butter-Heritage Hills extension for lots located in the vicinity of North Hartford Avenue and East Virgin Street, Tulsa, Oklahoma. TDA received an appraisal on September 27, 2013 from Integra Reality Resources. The established Fair Market value was \$12,000.00 for this property. On December 9, 2019, the Offer to Purchase was executed and a deposit of \$600.00 representing the required 5% was provided.

Should the TDA Board of Commissioners choose to enter into this Redevelopment Agreement, the potential Home Owner will have to provide Construction Drawings and Specifications, together with proof of financing.

**Attachments:** Letter of Intent dated 12/10/2019  
Offer to Purchase, dated 12//2019

**Recommendations:** Staff recommends this item be approved as presented.

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

Darrin and Angela Guillory  
701 W. 101<sup>st</sup> Pl. S #527  
Jenks, Oklahoma 74037

RECEIVED  
DEC 10 2019  
BY: .....

December 10, 2019

Tulsa Development Authority  
1216 N. Lansing Ave. Suite D  
Tulsa, Oklahoma 74106

To Whom It May Concern:

We, Darrin and Angela Guillory, located at 701 W 101<sup>st</sup> Pl S #527 Jenks, OK 74037 declare our intention to purchase the TDA lot located at 1980 N. Hartford Ave. Tulsa, Oklahoma 74106. We propose a purchase price of \$12,000.00.

If granted the opportunity to purchase this property our intention will be to build a single family home.

We understand that this letter of intent is a starting point for further negotiations and we look forward to working with you on this proposal. We may be contacted at [REDACTED] or [REDACTED]

Sincerely,  
*Angela P. Guillory*  
Darrin and Angela Guillory

## OFFER TO PURCHASE

TO: Tulsa Development Authority  
1216 N. Lansing Ave, Suite D  
Tulsa, OK 74106

### OFFER:

1. I/We Darrin and Angela Guillory, hereinafter referred to as "Buyer", offers to purchase and develop, subject to the terms set forth herein, the following described property owned by the Tulsa Development Authority:

### ADDRESS & LEGAL DESCRIPTION

**Address: 1980 North Hartford Avenue, Tulsa, OK 74106**

**Legal Description: Lot One (1) of Block Two (2) in DIRTY BUTTER-HERITAGE HILLS EXTENSION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, According to the recorded Plat thereof, (Plat #6504).**

2. Buyer offers to purchase the above described property for Twelve Thousand and No/100 Dollars (\$12,000.00).
3. Buyer submits herewith Six Hundred and No/100 Dollars (\$600.00) equivalent to five percent (5%) of bid price as an earnest deposit. Deposit shall be cash, check, certified check, cashier's check, faithful performance surety bond, or pledge of negotiable bonds of the Federal government or any of its instrumentalities as market value.

Buyer reserves the right to withdraw the Offer to Purchase made hereby, provided that, in the event of withdrawal, Buyer may, at the option of the Tulsa Development Authority forfeit its earnest deposit, such forfeiture to be considered as liquidation of damages to the Tulsa Development Authority.

4. Buyer offers to pay for property in cash upon transfer of title thereto to the Buyer, subject to the following conditions:
  - (a) Earnest deposit will be retained by the Tulsa Development Authority pending full performance and completion of any proposed redevelopment by Buyer according to the terms and conditions hereof. If this purchase involves multiple properties, each will be conveyed to Buyer as payment in full is made on each individual property.

