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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 Leroy H. Alfred for property located in the Dirty Butter-Heritage Hills Area, Tulsa, Oklahoma  
1960 North Hartford Avenue

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**Background:**

<b>Owner</b>	Tulsa Development Authority
<b>Developer:</b>	Leroy H. Alfred
<b>Location:</b>	1960 North Hartford Avenue
<b>Size of Tract:</b>	0.50 acres / 21,931 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. 6608, approving the Termination and Cancellation of the previous Contract to redevelop property located at 1960 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 Leroy H. Alfred to construct a single-family dwelling on TDA owned property located at 1960 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:** E-mail of Intent dated 11/18/2019  
Offer to Purchase, dated 12/9/2019

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

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

## Carol Young

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**From:** leroy.alfred@cox.net  
**Sent:** Monday, November 18, 2019 11:12 AM  
**To:** Carol Young  
**Cc:** leroy.alfred@cox.net  
**Subject:** Wish to purchase property

I wish to purchase the property at 1916 E. Hartford Ave.(corner of Tecumseh and Hartford Avenue). The express purpose is to build a single dwelling home.

Thanks,

Leroy H. Alfred

## OFFER TO PURCHASE

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

OFFER:

1. I/We LEROY H. ALFRED, 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: 1960 North Hartford Avenue, Tulsa, OK 74106**

**Legal Description: Lot Two (2) 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.

- (b) In instances when a parcel is not yet ready for conveyance pending title work, demolition or other delay, the Tulsa Development Authority will give notice in writing to the Buyer of availability of the property when ready for ownership.
- (c) Buyer will complete the purchase and pay the purchase price within 30 days after the receipt of notice of availability from the Authority or such other date as may be mutually agreed upon.
- (d) If the offer includes more than one property, the Buyer will complete the purchase of           N/A           properties within            days after the receipt of the notice of availability, or such other date as may be mutually agreed upon. Buyer will complete the purchase of all properties within            days after receipt of the notice of availability, or such other date as may be mutually agreed upon. (Disregard this item if offer is for one property only.)

5. Buyer understands and agrees that:

- (a) The Tulsa Development Authority shall furnish Buyer a complete Abstract of Title to said lands/properties which reflect marketable title.
- (b) Taxes and special assessments, if any, due on or before the closing date shall be paid by the Tulsa Development Authority.

6 Buyer agrees to enter into a formal Contract For Sale of Land For Private Ownership with the Tulsa Development Authority on the form prescribed by the Authority.

7. The undersigned certifies that he/she has examined and is familiar with the Contract for Sale of Land for Private Ownership, the form "Special Warranty Deed"; the Land Use Controls and Restrictions contained in the Urban Renewal Plan and provisions governing the use and redevelopment of the land located within the Extension Sector, and in the case of a structure(s) to be rehabilitated, is familiar with the Rehabilitation Requirements and Standards applicable to said Project.

Date

12-9-19

BUYER:

Leroy H. Alfred  
Leroy H. Alfred