

RESOLUTION NO. 6653

**RESOLUTION APPROVING CONTRACT FOR SALE OF LAND  
FOR PRIVATE REDEVELOPMENT WITH STEPHON CHAPPELL  
AND ANITA CHAPPELL FOR THE PURCHASE OF THE  
REAL PROPERTY DESCRIBED ON  
EXHIBIT "A" ATTACHED HERETO**

**WHEREAS**, the Tulsa Development Authority, in carrying out its authorized programs has become the owner of the real estate located at 213 and 221 East Queen Street, Tulsa, Oklahoma, and more particularly described on Exhibit "A" attached hereto; and,

**WHEREAS**, the Purchaser purchased lots (2125/2127 North Peoria Ave Tulsa, Ok 74106) in a prior Contract for Sale of land dated May 3, 2018 for the appraised value of Ten Thousand and 00/100 dollars (\$10,000.00). The TDA Board of Commissioners has agreed to deduct this amount from the appraised value of the current lots being sold upon re-conveyance of fee simple title to the two lots at 2125/2127 North Peoria by Purchaser to Seller (TDA) free and clear of any liens or encumbrances; and,

**WHEREAS**, the Seller has agreed to deduct the amount of Ten Thousand and 00/100 dollars (\$10,000.00) from the current appraised value of Fourteen Thousand and 00/100 dollars for lots located at 213 and 221 East Queen, reducing the cash amount to be paid by Purchaser to Seller in the amount of Four Thousand and No/100 Dollars (\$4,000.00); and,

**WHEREAS**, TDA and STEPHON CHAPPELL and ANITA CHAPPELL have reached an agreement upon a Contract for Sale of Land for Private Redevelopment ("Contract") for the purchase and redevelopment of said real estate for residential use, which Contract is incorporated herein by reference; and,

**WHEREAS**, the Tulsa Development Authority believes that it would be in the best interest of it, the City of Tulsa and the general public to cause the land to be sold to STEPHON CHAPPELL for residential use redevelopment for the sum of \$4,000.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** That the Tulsa Development Authority does hereby agree to and approve the Contract for Sale of Land for Private Redevelopment for the sale of the real estate described on Exhibit "A" to STEPHON CHAPPELL and ANITA CHAPPELL at a total sales price of \$4,000.00.

**Section 2.** That upon receipt of the full sales price by TDA, the Chairman of TDA is authorized to execute a conveyance of said real estate by Special Warranty Deed to STEPHON CHAPPELL and ANITA CHAPPELL.

**Section 3.** This Resolution shall take effect immediately.

**PASSED and ADOPTED** this 5th day of March, 2020.

Approved as to legal form and adequacy:

**TULSA DEVELOPMENT AUTHORITY**

  
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Jot Hartley, General Counsel  
The Hartley Law Firm

By:   
\_\_\_\_\_  
Nancy Lynn Roberts, Chairwoman

**EXHIBIT "A"**

**E/2 of Lot Fourteen (14), and ALL of Lot Fifteen (15), Block Four (4) in the DICKASON GOODMAN ADDITION, City of Tulsa, Tulsa County, State of Oklahoma, According to the recorded Plat thereof.**

**A/K/A 221 E. Queen Street**

**Disposition # 06040**

**Lot Thirteen (13), W/2 of Lot Fourteen (14), Block Four (4) of the DICKASON GOODMAN ADDITION, City of Tulsa, Tulsa County, State of Oklahoma, According to the recorded Plat thereof.**

**A/K/A 213 East Queen Street**

**Disposition # 06020**