TULSA DEVELOPMENT AUTHORITY
Acquisitions/Relocations
MEETING DATE: 7 JUL 2016
TO: EXEC. DIR., CHAIRMAN & BOARD MEMBERS
FROM: ROGER ACEBO – COT P&D

RE: 6th St. Infill Acquisition/Relocation Plan – 153 total parcels

- 24 parcels actively being processed for acquisition consideration due to owner interest.
  - Five properties appraisals of three owners reviewed by COT review appraiser.
  - 21 titles are confirmed on remaining parcels.
  - 7 titles are being confirmed.
- 23 parcels under City ownership.
- 106 parcels not being processed due to either not ready to sell or apparent lack of interest.
- Expenditures for this project shall be paid out of previously identified and associated City sales tax:
  - Improve Our Tulsa (6014-5451101-040522-148150) balance - $974,150.00
  - 2006 Street Package (063106) balance - $1,325,178.00
  - Current estimated acquisition costs of interested owner parcels: $1,380,085.00.

- Request Resolution approval of Just Compensation offer for properties shown on attachment.

- TDA Review appraiser Request for Qualifications notice for general real estate transactions published. Deadline is end of business day, Tuesday, 5 July, 2016.

Required Action: Approve Resolution (attached) for Just Compensation offer for identified properties (exhibit A)
Proposed Properties for Acquisitions

<table>
<thead>
<tr>
<th>Owner</th>
<th>Address</th>
<th>Legal</th>
<th>Just Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard L. Thomas</td>
<td>1015/1019 E 5 Pl S</td>
<td>Central Park Place Addition LT 10 &amp; 11, BLK 6</td>
<td>$22,400.00</td>
</tr>
<tr>
<td>David M Messer</td>
<td>717/719 S St Louis</td>
<td>Park Dale Amd. LTs 21 &amp; 22 BLK 3</td>
<td>$70,000.00</td>
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<tr>
<td>And Dan Davis</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Dan Davis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jeffrey R. Harvey</td>
<td>823 S St Louis</td>
<td>Park Dale Amd. LTs 19 &amp; 20 BLK 6</td>
<td>$90,000.00</td>
</tr>
</tbody>
</table>
717-719 S ST LOUIS

FRONT VIEW OF
SUBJECT PROPERTY
RESOLUTION __________

A RESOLUTION APPROVING JUST COMPENSATION OFFER, NEGOTIATIONS, AND ACQUISITION UPON CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT “A” ATTACHED HERETO LOCATED IN THE ELM CREEK / 6TH ST INFILL PROJECT PLAN, WITHIN THE CITY OF TULSA, TAKING NECESSARY STEOPS TO ACQUIRE ABSOLUTE FEE SIMPLE TITLE TO SAID LAND FOR PUBLIC PURPOSE OF CARRYING OUT THE ELM CREEK / 6TH ST INFILL PROJECT PLAN

WHEREAS, that certain real property have been identified for acquisition by the City of Tulsa (the “City”), located in the 6th Street Infill Project area; and

WHEREAS, the Sixth Street Infill Plan was developed by and for the property owners, business owners, and residents of the Sixth Street neighborhood with assistance from the City of Tulsa Parks Department, the former Urban Development Division and Stormwater Management Division of the Public Works and Development Department; and

WHEREAS, per The ELM CREEK / 6TH STREET INFILL PLAN, this plan area was designated as a redevelopment site with a planned flood control; and

WHEREAS, the City has determined that it is in the best interest of the City for the Tulsa Development Authority (TDA) to act on behalf of the City on acquisition, relocation, and maintenance efforts per the ELM CREEK / 6Tth STREET Special Projects Agreement between TDA and the City; and

WHEREAS, TDA has identified certain properties whose owners have expressed interest to enter into negotiations with TDA per exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, that:

Section 1. The Executive Director, Legal Counsel, and supporting City staff, are hereby authorized and directed to engage in negotiations with interested parties to acquire absolute fee simple title to the property described on Exhibit “A” attached hereto in the name of Tulsa Development Authority through voluntary proceedings.

Section 2. This resolution shall take effect immediately.

PASSED AND ADOPTED this 7th day of July, 2016.
Chairman

ATTEST:

Secretary

Approved as to legal form and adequacy:

Jot Hartley

ADOPTED by the Council ______________________________.

Date

Chairman of the Council

ADOPTED as an emergency measure ______________________________.

Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _______________________________, at _______________________.

Date     Time

Dewey F. Bartlett, Jr., Mayor
By: ______________________________

Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: ____________________________

Date

at ___________.

Time

__________________________   ___________________________________

City Clerk       City Attorney

___________________________________

Dewey F. Bartlett Jr., Mayor

(Seal)

ATTEST:  APPROVED:

___________________________________  

City Clerk

___________________________________

City Attorney
Exhibit A
Legal Description

EAST LYNN Addition