TULSA DEVELOPMENT AUTHORITY BOARD MEETING
STAFF REPORT

MEETING DATE: June 4, 2020
TO: Chairman and Board Members
FROM: Office of Tulsa Development Authority
SUBJECT:

Background:
- Owner: City of Tulsa
- Developer: City of Tulsa
- Engineer: City of Tulsa - Asset Management Department
- Location: 1643 North Greenwood Avenue, Tulsa, Oklahoma
- Size of Tract: 0.08 acres/3,500 sq. ft
- Number of Lots: 1 Lot
- Development Area: N 25 S 90 LT 10 BLK 2
- Fair Market Value: $500
- Executive Director: Nancy Lynn Roberts

Relevant Info:
This is a request for TDA Board of Commissioners to approve a Resolution approving a Special Warranty Deed for the transfer of TDA owned land to the City of Tulsa located at 1643 North Greenwood Avenue, Tulsa, Oklahoma.

TDA transferred a vacant, residential property to the City of Tulsa in October of 2019 by Special Warranty Deed (RES 6601). The goal for the property is to combine these narrow lots to create two large lots to surplus. According to City of Tulsa Legal Counsel, a correction of the deeds will complete this effort.

Parcel # 11825-02-25-06460

Attachments:
1) Special Warranty Deed
2) Tulsa County Property Search – 1643 North Greenwood Avenue

Recommendations:
Staff recommends this item be approved as presented

Reviewed By: Nancy Lynn Roberts
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the TULSA DEVELOPMENT AUTHORITY, formerly known as the Tulsa Urban Renewal Authority, a public body corporate, located in the City of Tulsa, Tulsa County, State of Oklahoma, hereinafter referred to as Grantor and/or TDA, as a donation for City of Tulsa use only, and in consideration of the public improvements to be constructed upon the following described real estate and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell by donation and convey unto the CITY OF TULSA, of 175 E. 2nd Street, Tulsa, OK 74103, hereinafter referred to as Grantee, its successors and assigns, all of the following lands described herein, situated in the County of Tulsa, State of Oklahoma, more particularly described as follows, to-wit:

A TRACT OF LAND THAT IS PART OF THE NORTH 50 FEET OF THE SOUTH 90 FEET OF LOT TEN (10), BLOCK TWO (2), DUNBAR ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 377, AND


This conveyance is subject to all rights-of-way, easements, leases, deed and plat restrictions, partitions, severances, encumbrances, licenses, reservations and exceptions which are of record as of the date first above written, and to all rights of persons in possession, and to physical conditions, encroachments and possessory rights which would be evident from an inspection of the Property.

Together with all the hereditaments and appurtenances thereunto belonging, and with all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property.

"The property is transferred "AS IS", and Grantor makes no warranty that any of the property is safe or suitable for any purpose or use. The property may be unsuitable for any use for reasons, including, but not limited to, rough, unnatural and unstable surfaces, inadequate subjacent or lateral support, circumstances relating to the environmental quality of the property, or other conditions arising out of the prior use of the property. Grantee shall take title to the property subject to
all rights-of-way, easements, mineral reservations, leases and exceptions which are of record vested in third persons as of the date of this Special Warranty Deed between Grantor and Grantee, and to physical conditions, encroachments and possessory rights which would be evident from an inspection of the property."

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, forever, subject to the terms, conditions, reservations and exceptions set forth herein with special covenant of warranty as set forth herein. Grantor assigns to Grantee all warranties made by prior Grantors, if any.

The Grantor, for itself, and for its successors, does represent, warranty, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done, or suffered to be done, anything whereby Grantor's title in said Property hereby granted is, or has been, in any manner encumbered, except as herein recited; and that Grantor will warrant and forever defend Grantor's title in the Property against all persons lawfully claiming or to claim the same, by, through or under Grantor and against none else. The Grantor does not warrant title generally.

IN WITNESS WHEREOF, the name of the Grantor is hereunto affixed by the Chairman of the Board of Commissioners this ___ day of ___ , 2019.

TULSA DEVELOPMENT AUTHORITY,
formerly Tulsa Urban Renewal Authority

By: Nancy Lynn Roberts, Chairwoman

NO DOCUMENTARY STAMPS REQUIRED: TAX EXEMPT - O.S. 68-3202(11)
ACKNOWLEDGEMENT

STATE OF OKLAHOMA )
) ss:
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public, in and for said County and State on this 8th day of October, 2019, personally appeared Nancy Lynn Roberts, Chairwoman of the Board of Commissioners of the Tulsa Development Authority, formerly the Tulsa Urban Renewal Authority, to me known to be the identical person who executed the within and foregoing instrument on behalf of the Tulsa Development Authority, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of the Tulsa Development Authority for the uses and purposes therein set forth.

Given under my hand and seal of office the date and year above written.

[Signature]
Notary Public

My commission expires: 20 Aug. 2023

My commission number: 03010982
RESOLUTION NO. 6601

RESOLUTION APPROVING TRANSFER OF TDA OWNED LAND TO THE CITY OF TULSA LOCATED AT 1643 NORTH GREENWOOD AVENUE, TULSA, OKLAHOMA

WHEREAS, certain staff members of the City of Tulsa (City), and the Tulsa Development Authority (TDA), have reviewed certain undeveloped land held in the name of the Tulsa Development Authority (TDA), said land described on Attachment A hereto; and,

WHEREAS, said staff members of the City and TDA have agreed, subject to approval of the TDA Board of Commissioners, to a conveyance of said land from TDA to the City, to permit said land to be combined with City, owned undeveloped land located on each side thereof; and,

WHEREAS, the Board of Commissioners of the TDA, has determined that it is in the best interest of the citizens of the City of Tulsa, the City of Tulsa and the TDA to approve said conveyance to the City without payment to TDA, the City having created and being the beneficiary of TDA.

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

Section 1. That the Board of Commissioners of the Tulsa Development Authority does hereby approve the conveyance of the land described on Attachment “A” hereto to the City without payment to TDA, the City having created TDA and it being the ultimate beneficiary of TDA.

Section 2. This Resolution shall take effect immediately.

PASSED and ADOPTED this 3rd day of October 2019.

TULSA DEVELOPMENT AUTHORITY

By: 

Nancy Lynn Roberts, Chairwoman

Approved as to legal form and adequacy:

Jot Hartley, General Counsel
ATTACHMENT "A"

LEGAL DESCRIPTION

The North 50 feet of the South 90 feet of Lot Ten (10), Block Two (2),
DUNBAR ADDITION to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded Plat No. 377.
ORDINANCE NO. 24790

AN ORDINANCE AMENDING ORDINANCE NO. 11815, REZONING A TRACT OF LAND LYING IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, FROM A CH, RS-3 (COMMERCIAL-HIGH, RESIDENTIAL SINGLE-FAMILY 3) CLASSIFICATION TO A CH (COMMERCIAL-HIGH) CLASSIFICATION WITH OPTIONAL DEVELOPMENT PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREBY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Ordinance No. 11815 be and the same is hereby amended, and the following described property, to wit:

E 52 S 135 BLK 2, KIRKMOORE SECOND ADDN: LT 7 BLK 3, BELLAIRE HOTS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

located East of the Northeast corner of East 30th Street South and South Harvard Avenue, Tulsa, Oklahoma, be and the same is hereby rezoned from a CH, RS-3 (Commercial-High, Residential Single-Family 3) classification to a CH (Commercial-High) classification, with Optional Development Plan.

Section 2. That this rezoning is enacted pursuant to a public hearing conducted by the Tulsa Metropolitan Area Planning Commission ("TMAPC") in Case No. 2-7550, as set forth within the record and minutes of the TMAPC meeting of October 16, 2019 and approved by the City Council on January 8, 2020.

Section 3. That this rezoning is subject to the development standards and conditions recommended by the TMAPC (the "Optional Development Plans") as set forth within the record and minutes of the TMAPC meeting of October 16, 2019 and approved by the City Council on January 8, 2020.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

Section 5. That because the rezoning hereby enacted is essential to the proper and orderly growth and development of the City of Tulsa and the area contiguous thereto, an emergency is hereby declared to exist for the preservation of the public peace, health, and safety, by reason whereof this ordinance shall take effect immediately upon its passage, approval, and publication.

ADOPTED by the Council this 15th Day of January 2020

Ben Kimbro, Chair of the Council

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this 22nd Day of January 2020

G. T. Bynum, Mayor

ATTEST: Melissa C. Stice, City Clerk

APPROVED: David E. O'Meallie, City Attorney
Property Search

Disclaimer

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The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

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Quick Facts

Account # R11825022506460
Parcel # 11825-02-25-06460
Situs address TULSA 74106
Owner name CITY OF TULSA
Fair cash (market) value $500
Last year’s taxes $0
Legal description Subdivision: DUNBAR ADDN
Legal: N 25 S 90 LT 10 BLK 2
Section: 25 Township: 20 Range: 12
Zoning RES SINGLE-FAMILY HIGHER DENSITY DIST [RS4]
Land area† 0.08 acres / 3,500 sq ft

General Information

Situs address TULSA 74106
Owner name CITY OF TULSA
Owner mailing address 175 E 2ND ST STE 260
TULSA, OK 74103202
Land area† 0.08 acres / 3,500 sq ft
Tax rate T-1A [TULSA]
Legal description Subdivision: DUNBAR ADDN
Legal: N 25 S 90 LT 10 BLK 2
Section: 25 Township: 20 Range: 12
Zoning RES SINGLE-FAMILY HIGHER DENSITY DIST [RS4]

Values

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<td>Improvements</td>
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Tax Information

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* Estimated from 2019 millage rates

Tax detail (2019 millages)

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* Multiple parcel sale

Images

Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.

Click to view this area on the Google Maps web page in a new window

John A. Wright — Tulsa County Assessor
Tulsa County Administration Building, Room 215 | 500 S. Denver | Tulsa, OK 74103
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org
Office hours: 8:00–5:00 Monday–Friday (excluding holidays)