Property: 1410 North Utica Ave.

Current Owner: Pastor Melvin Cooper – World Won Development, Inc.

Purchased w/CDBG funds: $50,000.00

Current Situation: In 2009, World Won Development Center, Inc. (World Won) was awarded a HUD Community Development Block Grant (CDBG) in the amount of $50,000.00 to acquire the Old Mother Tucker building located at 1410 North Utica Avenue. World Won intended to utilize the property to implement a re-entry program for individuals released from penal institutions.

Between 2010 and 2011, due to vagrants entering the building, it was partially burned. As construction plans were underway, the building was again set on fire because of vagrants. Over the past several years, World Won has been unable to rehabilitate the property to achieve its original objective.

Officially, the City of Tulsa has abated the property four (4) times for nuisance violations since 2012. Total abatement cost was $1,848.58. With the addition of County interest and fees ($2,145.38), the total increased to $3,993.96. As of today, WIN has secured and mowed the property on several occasions.

In 2017, the property was subject to the County land sale due to unpaid property taxes, fees, and abatement cost. World Won was urged to satisfy/pay all property and fees owed to the County. They were further advised that once paid, the City would waive its abatement cost and would be interested in reclaiming the property. Consequently, all taxes and fees were paid, and the City waived the abatement cost.

As a first step, World Won, agreed to ensure the property was free from all taxes and unencumbered in anyway until an agreement on a repayment plan or property transfer could be reached.

During this same time, it was recommended that the City seek control of the property by accepting a deed prepared by World Won. This recommendation was forwarded to the City’s Real Estate Oversight Committee (REOC), reviewed, and a method of disposition determined. The REOC accepted the deed and property transfer, with the provision that the structure be demolished.

To mitigate the risk of losing the property and owing HUD $50,000.00, the property must be used for the benefit of low and moderate income individuals in
compliance with HUD’s national objectives; and, it must support the City’s redevelopment efforts in the Crutchfield Neighborhood area.

There have been several organizations interested in the redevelopment potential of this site, but none have come to fruition. However, over the past several months, Prison Discipleship, headed by Reverend C. Steven Bradshaw (Founder/CEO) who has assisted prison inmates in the eastern Oklahoma area for the past thirty-six years, expressed an interest in fulfilling the original intent behind the purchase of the building.

Proposal: Working in collaboration with World Won and Prison Discipleship; it is recommended that once the City has officially accepted the deed from World Won that the property be transferred to Prison Discipleship via Tulsa Development Authority (TDA) for reconstruction and implementation of a re-entry programs for individuals released from prisons.

It is also recommended that if the transfer of the property to Prison Discipleship is acceptable, a new agreement between the City and Prison Discipleship be entered into for implementing and operating a re-entry programs for individuals released from prisons consistent with the original intent of World Won program, “Fitting Back In program”, as set forth in the 2009 Agreement and in accordance with the terms and conditions set forth in Exhibit A of that Agreement.

Request for Action: Request the Tulsa Development Authority move to assist the City of Tulsa, once the deed for the property located at 1410 N. Utica Ave has been transferred in its conveyance to Prison Discipleship for reconstruction of the building and implementation of a re-entry program for individuals released from prison.