# TULSA DEVELOPMENT AUTHORITY BOARD MEETING
## STAFF REPORT

**MEETING DATE:** December 3, 2020  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** GreenArch, LLC

<table>
<thead>
<tr>
<th align="left">Background:</th>
<th>Owner</th>
<th>GreenArch, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td align="left">Developer:</td>
<td>Developer</td>
<td>GreenArch, LLC</td>
</tr>
<tr>
<td align="left">Engineer:</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td align="left">Location:</td>
<td>21 North Greenwood Avenue, Tulsa, Oklahoma</td>
<td></td>
</tr>
<tr>
<td align="left">Size of Tract:</td>
<td>2.16 acres</td>
<td></td>
</tr>
<tr>
<td align="left">Number of Lots:</td>
<td>1 Lot</td>
<td></td>
</tr>
<tr>
<td align="left">Development Area:</td>
<td>Lansing Business District</td>
<td></td>
</tr>
<tr>
<td align="left">Fair Market Value:</td>
<td>$387,200.00</td>
<td></td>
</tr>
</tbody>
</table>

**Relevant Info:**  
This action is to clean up title issues surrounding the subject tract via the execution of a Quit Claim Deed.

On March 7, 2019, the TDA Board of Commissioners approved Resolution No. 6541, approving the Construction Financial Documentation and Building Specifications for Block 53, Parcel 1.

On February 7, 2019, the TDA Board of Commissioners approved Resolution No. 6532, approving the Second Amendment and Restated Redevelopment Agreement between TDA and GreenArch, LLC - Block 53, Parcel 1. The purpose of this item was to establish a new timeline for the Closing of the purchase of Parcel 1 (Block 53 portion) of the property and new deadlines for the completion of certain redevelopment activities.

This item is purely administrative in nature.

**Attachments:**  
Letter from TDA - Intent to Execute Quit Claim Deed  
Site Overlay

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

**Reviewed By:** Casey Stowe
October 22, 2020

Dana L. Box  
Plans Examiner II  
City of Tulsa Development Services Department  
175 East 2nd St., Suite 455  
Tulsa, OK  74103  
danabox@cityoftulsa.org

Felicity Good  
INCOG  
2 West 2nd Street, Suite 800  
Tulsa, OK 74103  
fgood@incog.org

Re:  TDA intent to execute Quit Claim Deed to Tract 53 in favor of GreenArch, LLC

Ms. Box and Ms. Good:

Please be advised that the Chairwoman/Executive Director and General Counsel of the Tulsa Development Authority (TDA) have agreed, subject to TDA Board of Commissioners’ approval, to execute a Quit Claim Deed to the property depicted and identified as Tract 53 on the attached survey plat.

The next meeting of the TDA Board of Commissioners will take place on December 3rd, 2020, at which time the TDA Board will take action on the recommended action to execute and deliver the Quit Claim Deed to GreenArch, LLC.

Please contact the undersigned with any questions or comments. Thank you.

TULSA DEVELOPMENT AUTHORITY

______________________________________
NANCY LYNN ROBERTS, CHAIRWOMAN

______________________________________
JOT HARTLEY, GENERAL COUNSEL
The shaded area represents the part of the parking garage in the omitted tract.

This tract 53 is the one that was omitted and will be quitclaimed.