RESOLUTION NO. 6748

A RESOLUTION APPROVING CONSTRUCTION PLANS AND SPECIFICATIONS SUBMITTED BY SUNSTONE CONSTRUCTION, LLC FOR THE PURCHASE AND REDEVELOPMENT OF TDA OWNED PROPERTY LOCATED AT 1213 NORTH BOSTON AVENUE, TULSA, OKLAHOMA.

WHEREAS, the TULSA DEVELOPMENT AUTHORITY ("Authority"), in carrying out its authorized programs has entered into a Contract for Sale of Land for Private Redevelopment dated December 7, 2017, (the "Contract") with SUNSTONE CONSTRUCTION, LLC, ("Redeveloper") for redevelopment of the real estate described on Schedule "A" attached hereto for a residential use project ("the Project") with off-street parking in accordance with the provisions of a Contract for Sale of Land for Private Redevelopment between Authority and Redeveloper, the 2010 Tulsa Comprehensive Plan ("PlaniTulsa"), the Downtown Area Master Plan, the Urban Renewal Plan for the area in which said real estate is situated and applicable codes of the City of Tulsa; and,

WHEREAS, Redeveloper has, in accordance with Section 5(b) submitted “Construction Documents” to the Authority for approval of its Construction Plans and Specifications pursuant to the terms and conditions of said Contract; and,

WHEREAS, the Board of Commissioners of the Tulsa Development Authority has determined that it is in the best interest of it, the City of Tulsa and the general public to approve the “Construction Documents” submitted by Redeveloper in the form of construction drawings, plans and specifications, presented to the TDA Board of Commissioners at its December 3rd, 2020 Board Meeting, which “Construction Documents” are incorporated herein by reference; subject to all terms and conditions set forth in said Contract.

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 “Construction Documents” submitted by Redeveloper in the form of construction drawings, plans and specifications, presented to the TDA Board of Commissioners at its December 3rd, 2020 Board Meeting which “Construction Documents” are incorporated herein by reference; subject to all terms and conditions set forth in said Contract.

Section 2. This Resolution shall take effect immediately.
PASSED and ADOPTED this 3rd day of December, 2020.

TULSA DEVELOPMENT AUTHORITY

By: __________________________
    Steve Mitchell, Vice Chairman

Approved as to legal form and adequacy:

__________________________
Jot Hartley

Jot Hartley, General Counsel
The Hartley Law Firm, PLLC
Schedule “A”

To Contract of Sale

Seller – Tulsa Development Authority
Buyer – Sunstone Construction, LLC
Dated December 7, 2017

Legal description:

Lot Four (4), Schlegel’s Subdivision of Lots Six (6) and Seven (7), Clarence Lloyd Addition to the City of Tulsa, Tulsa County, State of Oklahoma, According to the recorded Plat thereof.

A/K/A 1213 North Boston Avenue Disposition #11470