

Resolution

Version 2.3 released on 8/3/21

Use for all types of Resolutions

**CITY COUNCIL USE ONLY**

Date Received: _____
 Committee Date: _____
 1st Agenda Date: _____

Tracking #: _____
 Committee: _____
 Hearing Date: _____
 2nd Agenda Date: _____

CITY CLERK USE ONLY

☐ Scanned Date: 03.30.2020
☐ Posted Item #: 2203.00592

*All department items requiring Council approval must be submitted through the Mayor's Office.***Primary Details****Board Approval**

Department: Mayor's Office
 Contact Name: Jack Blair

Resolution Type: Improvement District

Amount: _____ Case Number: _____

Description (Subject): Resolution creating Kendall Whittier Improvement District No. 1

Section: _____ Township: _____

Lot: _____ Block: _____

Other Board Name

Email: jblair@cityoftulsa.org

Owner-Grantor: _____

TMAPC Number: _____

Bid/Project Number: _____

Range: _____

Address: _____

City Council Approval

☒ Yes ☐ No

Phone: 918-597-5199

Council District: _____

Addition: _____

Budget

Funding Source(s): _____

TOTAL:**Approvals**

Department: _____
 Legal: _____
 Board: _____
 Mayor: _____
 Other: _____

Date: 3.24.22
 Date: 3-24-22
 Date: MAR 30 2022
 Date: _____

Policy Statement

Background Information

This Resolution creates the Kendall Whittier Improvement District consisting of certain parcels of real property located along the Lewis Avenue corridor between East Archer Street and East 6th Street South and along East Admiral Boulevard between Yorktown Avenue and Birmingham Avenue. The purpose of the District is to provide improvements and services set forth in 11 O.S. Sections 39-103 and 39-103.1.

The Tulsa Planning Office (TPO) has conducted outreach and engaged property owners and other stakeholders. TPO has received a petition with signatures indicating that the owners of 62% of the parcels within the proposed district approve of the proposed district. Notice of a Public Hearing on April 20, 2022 before the City Council will be published pursuant to the Oklahoma Improvement District Act 11 O. S. Section 39-101 et seq. and mailed to the property owners within the proposed District in accordance with Oklahoma law.

Summation of the Requested Action

Requested is approval of the Resolution creating Kendall Whittier Improvement District, upon and after a **Public Hearing** set for the 5:00 pm Regular Meeting of the Tulsa City Council on April 20, 2022.

Emergency Clause?

☒ Yes

☐ No

Reason for Emergency Clause

Approval with emergency will facilitate the commencement of the Kendall Whittier Improvement District on July 1, 2022.

Processing Information for City Clerk's Office

Post Execution Processing

☐ Mail vendor copy (add'l signature copies attached)

☐ Must be filed with other governmental entity

☐ Add'l governmental entity approval(s) required

Additional Routing and Processing Details

Please provide a copy of the published Resolution to Samantha Extance (sextance@incog.org) and Audrey Blank (ablank@cityoftulsa.org)

(Published in the Tulsa World,
_____.)

RESOLUTION _____

A RESOLUTION CREATING KENDALL WHITTIER IMPROVEMENT DISTRICT NO. 1 WITHIN THE GEOGRAPHICAL LIMITS OF THE CITY OF TULSA, CONSISTING OF CERTAIN PARCELS OF REAL PROPERTY GENERALLY LOCATED ALONG THE LEWIS AVENUE CORRIDOR BETWEEN EAST ARCHER STREET AND EAST 6TH STREET SOUTH AND ALONG EAST ADMIRAL BOULEVARD BETWEEN YORKTOWN AVENUE AND BIRMINGHAM AVENUE FOR THE PURPOSE OF PROVIDING IMPROVEMENTS AND SERVICES SET FORTH IN 11 O.S. SECTION 39-103 AND 39-103.1(A); DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Resolution No. 20173, an assessment plat, a schedule showing the estimated maximum benefit for each parcel and stating the equitable basis for determining such benefit have been prepared and filed with the City and received by the City Council of the City of Tulsa; and

WHEREAS, the City Council of the City of Tulsa on April 20, 2022 held a public hearing on the proposed creation of the Kendall Whittier Improvement District No. 1 (the "District") after notice of said public hearing was mailed and published as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. That Kendall Whittier Improvement District No. 1 is hereby created and have shall exist until the 30th day of June 2027 provided that Kendall Whittier Improvement District No. 1 may be terminated as set forth in 11 O.S. Section 39-103.1(F).

Section 2. That the boundaries of the proposed Kendall Whittier Improvement District No. 1 are depicted on attached **Exhibit A** and a list of each property to be included within the District is attached as **Exhibit B**.

Section 3. That pursuant to 11 O.S. Section 39-103.1(A), Kendall Whittier Improvement District No. 1 is created for the purpose of providing or causing to be provided any maintenance, cleaning, security, upkeep, marketing, management or other services which confer special benefits upon property within the District. Services to be provided within the District include, and are generally described, as follows:

- Administration and management of the district services and improvements
- Maintenance of landscaping throughout the district
- Trash removal throughout the district
- Security services throughout the district
- Signage to promote the district
- Capital maintenance of the public parking facility located at the Southeast Corner of South Lewis Avenue and East Admiral Boulevard
- Capital improvements throughout the district such as: the improvement or maintenance of street lighting and street lighting systems and the improvement of any street, parking, other facility by landscaping or planting of trees, shrubs, and other plant materials.

Section 4. That the proposed method of assessment levied against each property within Kendall Whittier Improvement District No. 1 shall be determined on the following equitable basis:

Proposed Method of Assessment

Service	Calculated by	Rate
Administration and Management	Per parcel	\$96.23
Landscaping and Trash Removal	Parcel linear foot of frontage	\$1.88
Security	Per parcel	\$48.61
Beautification*	Parcel linear foot of frontage	\$2.07
Lighting*	Parcel linear foot of frontage	\$0.18
Parking lot*	Parcel linear foot of frontage	\$0.26

*Only assessed against parcels receiving the benefit as depicted on Exhibit A

Section 5. That City staff shall prepare and file with the City Clerk an assessment roll containing the information required by 11 O.S. Section 39-110.

Section 6. That following the filing of the documents set forth in Section 5, the City Clerk is hereby directed to mail and publish notice of a public hearing as provided by 11 O.S. Section 39-110.

Section 7. An emergency is hereby declared to exist for the preservation of the public peace, health and safety, by reason whereof this Resolution shall take effect immediately upon its adoption, approval and publication.

ADOPTED by the Council _____
(Date)

Chair of the Council

ADOPTED as an emergency measure _____ (Date)

Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____.
Date Time

G.T. Bynum, Mayor

By: _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date
at _____.
Time

G.T. Bynum, Mayor

(Seal)

ATTEST:

City Clerk

APPROVED:

City Attorney

ADB

Exhibit A

Boundaries of Kendall Whittier Improvement District No. 1

Kendall Whittier Improvement District

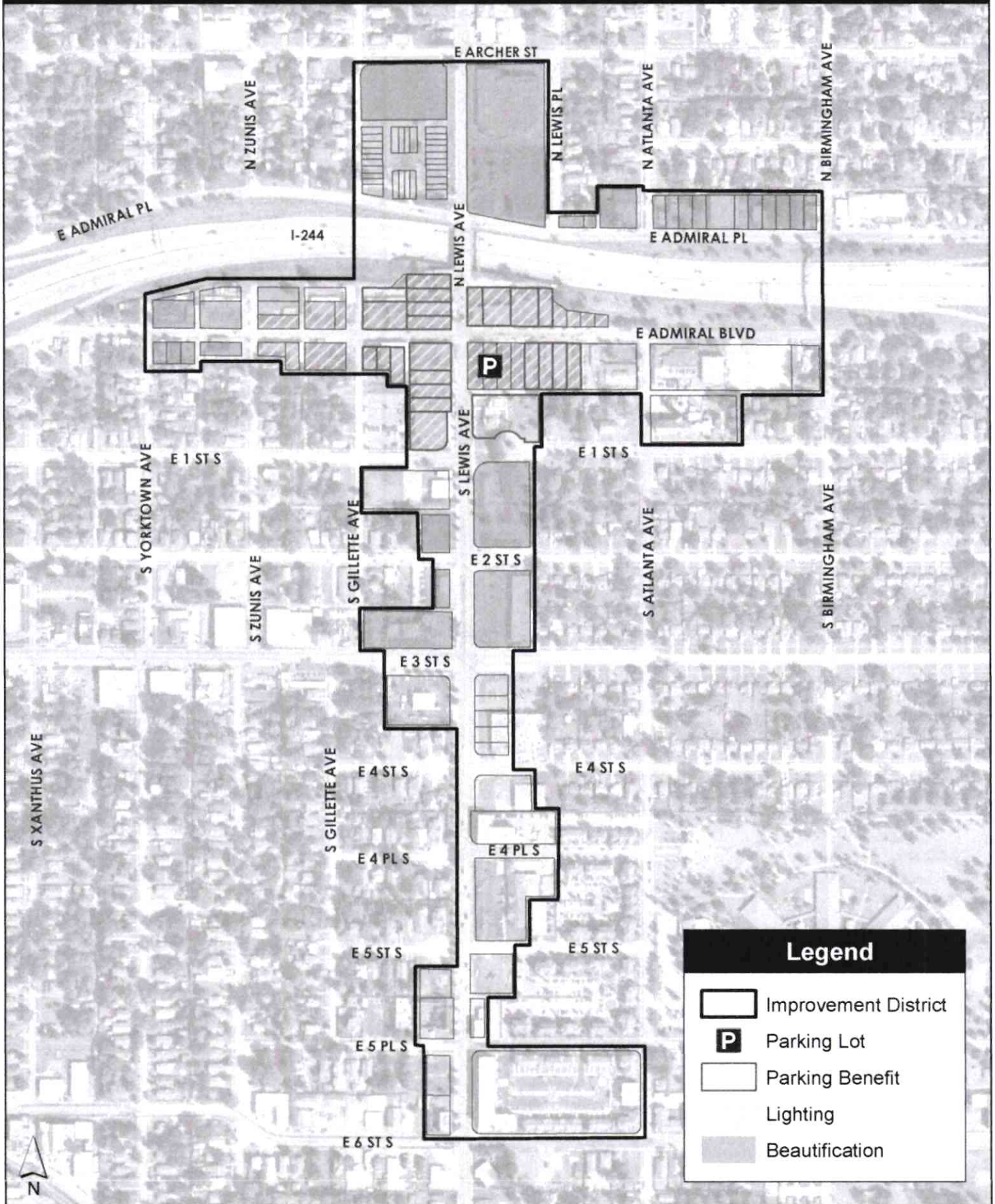


Exhibit B

List of each property included in the District

PROPERTY ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME AND ADDRESS	Contact	
204 S LEWIS AV E	LT 1 LESS E10 THEREOF BLK 8	202 BUILDING PARTNERSHIP 3324 E 46TH ST TULSA, OK 74135	Emily Stewart	
2403 E ADMIRAL BV N	LTS 14 & 15 BLK 4	Odd24, LLC 1228 E. 21ST ST TULSA, OK 74114	Aaron Post	
302 S LEWIS AV E	LOT 1BLOCK 1	302 SOUTH LEWIS BUILDING LLC 302 S LEWIS AVE TULSA, OK 74104	Joseph Massad	
2224 E ADMIRAL BV S	LTS 1 & 2 BLK 21	AXUM COMPANY LLC 1611 S. UTICA AVE. #145 TULSA, OK 74104	Paul Johnson	
2420 E ADMIRAL BV S	LT 8 BLK 5	ANAYA, FRANCISCO & SIGRID C/O MEXICAN BAKERY OF TULSA INC 11685 E 21ST ST TULSA, OK 74129	Jennifer Anaya	
2425 E ADMIRAL PL S	PRT LT 19 BEG SWC TH E50 N60 NW TO WL 595 POB BLK 4	ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	Derek Mordhorst	
2427 E ADMIRAL PL S	PT LT 20 BLK 4 BEG SWC TH E50 N54 NW TO W L 560 TO BEG	ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	Derek Mordhorst	
2326 E ADMIRAL BV S	LTS 1 2 BLK 22	ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	Derek Mordhorst	
2428 E ADMIRAL BV S	LT 6 BLK 5	ASPEN LAND & EXPLORATION COMPANY PO BOX 4328 TULSA, OK 74159	Derek Mordhorst	
401 S LEWIS AV E	W25 LT 8 & ALL LTS 9 & 10 LESS BEG SWC LT 10 TH N140 E220 S12 W178 TH ON CRV LF TO PT TH S106 W20 POB BLK 7	ASPEN SQUARE INC PO BOX 1527 FARMINGTON, AR 72730		
2546 E ADMIRAL BV S	LTS 1 2 BLK 6	BAGGIANI, SANDRO STEPHANO 5540 E 107TH ST TULSA, OK 74137		
2533 E ADMIRAL PL N	LT 21 BLK 3	BARLOW, ARTHUR J AND MILDRED L 2533 E ADMIRAL PL TULSA, OK 74110		
2113 E ADMIRAL BV N	LTS 6 & 7 BLK 3	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	J. Ron Edwards	
2302 E ADMIRAL BV S	W50 OF LT 15 & S35 W50 OF LT 16 BLK 22	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	J. Ron Edwards	
2308 E ADMIRAL BV S	W50 E100 OF LT 15 & W50 E100 LESS N15 E100 OF LT 16 BLK 22	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	J. Ron Edwards	
2310 E ADMIRAL BV S	E50 EA LTS 14 15 E50 LESS N15 LT 16 BLK 22	BOULEVARD PROPERTY DEVELOPMENT LLC 24530 S 4098 RD CLAREMORE, OK 74019	J. Ron Edwards	
2519 E ADMIRAL PL N	LT 17 & 18 BLK 3	CAL OAK LLC 2519 E ADMIRAL PL TULSA, OK 74110		
10 S LEWIS AV E	LT 3 BLK 22	CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	Robert Babcock	
14 S LEWIS AV E	LT 4 BLK 22	CIRCLE CINEMA FOUNDATION 8 S LEWIS AVE TULSA, OK 74104	Robert Babcock	
2321 E 3 ST S	LTS 7 THRU 10 & ALL VAC ALLEY BLK 8 WAKEFIELD & LTS 1 & 2 & ALL VAC ALLEY BLK 5	COMMUNITY HEALTH CONNECTION, INC C/O JIM MCCARTHY 9912 E 21ST ST TULSA, OK 74129	W. James McCarthy	
2410 E ADMIRAL BV S	LT 9 BLK 5	COPPER, GARY L 209 S GARY AVE TULSA, OK 74104		
2104 E ADMIRAL BV S	W50 N30 OF LT 15 & W50 OF LT 16 BLK 20	DEL RIO, ANA M 2104 E ADMIRAL BLVD TULSA, OK 74110		
2112 E ADMIRAL BV S	E 50 N 30 OF LT 15 & E 50 LT 16 BLK 20	DEL RIO, ANA M & JUAN C GARFIO 11 S YORKTOWN AVE TULSA, OK 74104		

AD'B

2431 E ADMIRAL PL N	W90 LT 13 BLK 1	DIAZ, DIONICIO D AND CECILIA 1223 S 129TH EAST AVE TULSA, OK 74108		
2435 E ADMIRAL PL N	E42.2 LT 13 & E43 S1 LT 14 BLK 1	DIAZ, DIONICIO D AND CECILIA 1223 S 129TH EAST AVE TULSA, OK 74108		
2105 E ADMIRAL BV N	LTS 8 & 9 BLK 3	DUPREE, JAMES W 2105 E ADMIRAL BLVD TULSA, OK 74110		
2421 E ADMIRAL BV N	LT 18 BLK 4 LESS A TRI BEG NEC TH S2-93 NW 19.4 E19.17 BG HGWY	DYGERT, MARBELLA VILLEGAS & ANGELICA PAREDES 3745 E 30TH ST TULSA, OK 74114	Angelica Paredes	
2429 E ADMIRAL PL S	PT LT 21 BLK 4 BEG SW COR N54 E50.38 TO E LINE S48 TO SE COR W TO SW COR TH TO PT BEG	DYGERT, MARBELLA VILLEGAS & ANGELICA PAREDES 3745 E 30TH ST TULSA, OK 74114	Angelica Paredes	
2205 E ADMIRAL BV N	LT 8 BLK 2	EDWARDS, RON & MONA TRUST 15516 E 79TH ST N OWASSO, OK 74055	James Edwards	
584 S LEWIS AV E	ALL LT 27 & LT 28 LESS E15 BLK 4	ELECTRICAL WORKERS UNION 584 S LEWIS TULSA, OK 74104		
22 S LEWIS AV E	LTS 6 7 & 8 LESS BEG SWC LT 8 TH E150 N150 W16 S100 CRV RT TO PT 11.5N SL LT 8 W TO WL LT 8 S11.5 POB BLK 22	ENDEAVOR HOLDINGS LLC 2128 E 31ST PL TULSA, OK 74105		
501 S LEWIS AV E	LTS 43 THRU 48 INCL BLK 6	FAB LAB TULSA INC 710 S LEWIS AVE TULSA, OK 74104	Nathan Pritchett	
2529 E ADMIRAL PL N	LT 20 BLK 3	GLOWACKI, DANIEL & APRIL 21661 E 46 ST BROKEN ARROW, OK 74014		
111 S LEWIS AV E	PRT LTS 8 THRU 17 BEG 12S NEC W/2 LT 8 TH S312 W178 CRV RT 34.5 N234 CRV RT 88 E144 POB BLK 2	HEC HOLDINGS LLC 4520 S HARVARD AVE STE 235 TULSA, OK 74135	Monte Harrel	
2439 E ADMIRAL PL N	LTS 10 THRU 12 BLK 1	HOUSING AUTHORITY OF THE CITY OF TULSA 415 E INDEPENDENCE ST TULSA, OK 74106		
2212 E ADMIRAL BV N	E50 OF EA LTS 15 16 BLK 21	LEWIS, MARK & LAURA FAMILY TRUST 2212 E ADMIRAL BLVD TULSA, OK 74110	Mark Lewis	
2415 E ADMIRAL BV N	LTS 16 17 BLK 4	M AND M PROPERTIES L L C PO BOX 35652 TULSA, OK 74153	John Muselmann	
116 S LEWIS AV	LTS 11 & 12 BLK 1	TURNER HUDSON ENTERPRISES, LLC P.O. BOX 52594 TULSA, OK 74152	Jodi Hudson	
445 S LEWIS AV E	LT 1 BLK 1	AMERICAN HERITAGE BANK PO BOX 50000 TULSA, OK 74150	Elizabeth Horkey	
2415 E ADMIRAL PL N	ALL LTS 1 THRU 11 & PRT LTS 12 THRU 14 & ALL LTS 15 THRU 24 BEG NEC LT 1 TH S595 NWLY272.46 NW14.19 N540 E279 POB BLK 1	PEREZ, ANTONIO & EUGENIA 6925 E 106TH ST N OWASSO, OK 74055		
2431 E ADMIRAL BV S	PT LT 22 BLK 4 BEG SWC TH E50 N42 NW 50.38 S48 TO BEG	POLK, JOHN D AND NANCY M 5035 S 195TH EAST PL BROKEN ARROW, OK 74014		
20 S LEWIS AV E	LT 5 BLK 22	RED BRICK CAPITAL MANAGEMENT LLC PO BOX 580785 TULSA, OK 74158		
2507 E ADMIRAL PL N	LT 14 BLK 3	RUIZ RENTAL PROPERTIES LLC 2507 E ADMIRAL PL TULSA, OK 74110		
2515 E ADMIRAL PL N	LT 15 BLK 3	RUIZ RENTAL PROPERTIES LLC 2507 E ADMIRAL PL TULSA, OK 74110		
2517 E ADMIRAL PL N	LT 16 BLK 3	SJT INVESTMENTS LLC 2519 E ADMIRAL PL TULSA, OK 74110		
2527 E ADMIRAL PL N	LT 19 BLK 3	SJT INVESTMENTS LLC 2519 E ADMIRAL PL TULSA, OK 74110		
2539 E ADMIRAL PL N	LT 22 BLK 3	SMITH, THERESE C REVOCABLE TRUST C/O THERESE C SMITH TTEE 3351 E 4TH ST TULSA, OK 74112		
2543 E ADMIRAL PL N	LT 23 BLK 3	SMITH, THERESE C REVOCABLE TRUST C/O THERESE C SMITH TTEE 3351 E 4TH ST TULSA, OK 74112		

ADD

2501 E ADMIRAL PL N	LT 13 BLK 3	STURNER, CHARLES R 648 S QUINCY AVE TULSA, OK 74120		
2545 E ADMIRAL PL N	LT 24 BLK 3	SUNRISE PROPERTY MGMT LLC C/O THERESE SMITH 3351 E 4TH ST TULSA, OK 74112		
519 S LEWIS AV E	LTS 49 50 BLK 6	TCF REAL ESTATE LLC 7030 S YALE AVE STE 600 TULSA, OK 74136		
301 S LEWIS AV E	LTS 10 & 11 LESS BEG SWC LT 11 TH N115 E140 S30 W98 TH ON CRV LF TO PT TH S63 W20 POB BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765		
301 S LEWIS AV E	LT 12 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765		
301 S LEWIS AV E	LT 13 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765		
301 S LEWIS AV E	LT 14 LESS W20 THEREOF BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765		
301 S LEWIS AV E	LT 15 LESS BEG SWC LT 15 TH N57.5 E20 S23.5 TO PT TH ON CRV LF TO PT TH E98 S12 W140 POB BLK 6	THIRD AND PEORIA LTD LLC C/O WAREHOUSE MARKET #462 PO BOX 48 SPRINGDALE, AR 72765		
2426 E ADMIRAL BV S	LT 7 BLK 5	TOWNER, DONALD A 2424 E ADMIRAL BLVD TULSA, OK 74110		
2202 E ADMIRAL BV S	W100 OF LT 16 BLK 21	TULSA GIRLS ART SCHOOL PROJECT INC 2202 E ADMIRAL BLVD TULSA, OK 74110	Adrienne Duffy	
215 S LEWIS AV E	LTS 8 THRU 16 LESS BEG NEC LT 8 TH W220 S290.4 E42 TH ON CRV RT TO PT TH N250.4 TH ON CRV RT TO PT TH E178 N12 POB BLK 3	TULSA INVESTMENT GROUP II LLC PO BOX 52808 TULSA, OK 74152		
2405 E 4 PL	LOT 1 BLK 1	UNIVERSITY OF TULSA ATT KEVAN C BUCK 800 S TUCKER DR TULSA, OK 74104	Matt Warren	
555 S LEWIS AV E	LOT 1 BLOCK 1	WEST PARK PHASE II LLC C/O BYRON BURKE 1712 S MADISON AVE TULSA, OK 74120	Josh Miller	
2351 E ADMIRAL CT N	LOT 1 BLOCK 5	WHITTIER HEIGHTS LP 5330 E 31ST ST STE 800 TULSA, OK 74135	Sarah Tirrell	
2124 E ADMIRAL BV S	LT 1 BLK 20	J.P. HEWITT 8909 S YALE AVE TULSA, OK 74137	JP Hewitt	
2219 E ADMIRAL BV	W110 LTS 6 & 7 BLK 2	Z3M LLC 6 N LEWIS AVE TULSA, OK 74110	Tim Ziegler	
1 N LEWIS AV E	LT 13 BLK 4	Z3M LLC 6 N LEWIS AVE TULSA, OK 74110	Tim Ziegler	
2225 E ADMIRAL BV	E40 OF LT 6 & E40 OF LT 7 BLK 2	ZIEGLER, D E ART CRAFT SUPPLY INC 6 N LEWIS AVE TULSA, OK 74110	Tim Ziegler	
2303 E ADMIRAL BV S	LTS 8 & 9 & W10 VAC ALLEY ADJ ON E BLK 1	ZIEGLER, D E ART CRAFT SUPPLY INC 6 N LEWIS AVE TULSA, OK 74110	Tim Ziegler	
9 N GILLETTE AV E	LT 10 & W10 VAC ALLEY ADJ ON E BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	Tim Ziegler	
14 N LEWIS AV E	LT 4 & E10 VAC ALLEY ADJ ON W LESS ES THEREOF FOR ST BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	Tim Ziegler	
12 N LEWIS AV E	LT 5 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	Tim Ziegler	
8 N LEWIS AV E	LT 6 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	Tim Ziegler	

2325 E ADMIRAL BV	LT 7 & E10 VAC ALLEY ADJ ON W BLK 1	ZIEGLER, DANIEL E AND BARBARA D TRUST 4130 E 31ST ST APT 2001 TULSA, OK 74135	Tim Ziegler	
-------------------	--	---	-------------	--