

# Resolution

Version 2.7 released on 7/1/25

PWD 121607



### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
Committee Date: \_\_\_\_\_  
1st Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
Committee: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
2nd Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned      Date: 11.19.2025  
 Posted      Item #: 2511.02947

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

## Primary Details

### Board Approval

### Other Board Name

### City Council Approval

Yes     No

Department  
Public Works

Contact Name  
Michelle L. Lester MLL  
10/3/25

Email  
Mlester@cityoftulsa.org

Phone  
918-596-7266

Resolution Type  
Condemnation

Owner-Grantor  
Full Gospel Family Outreach Ministries, Inc.

Amount      Case Number

TMAPC Number      Council District  
1

Description (Subject)  
5601 N Martin Luther King Jr. Blvd

Bld/Project Number  
153120-C1-8

Section      Township  
12      20

Range      Addition  
12      VALLEY VIEW ACRES THIRD  
ADDN

Lot      Block

Address  
5601 N Martin Luther King Jr Blvd

## Budget

### Funding Source(s)

2531F00015.Flood Imp.Flood.5600.56003303-541101:

TOTAL: \$0.00

## Approvals

Department: \_\_\_\_\_  
Legal: Erica Grayson  
Board: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
Other: \_\_\_\_\_

Date: 10.08.25  
Date: 11-7-25  
Date: NOV 19 2025  
Date: \_\_\_\_\_

## Policy Statement

### Background Information

Project no.: 153120-C1-8  
Project Name: 56th St N & MLK Jr Blvd Sidewalk Improvements  
Owner: Full Gospel Family Outreach Ministries, Inc. Parcel: 1A

The Public Works Department advises that an existing public necessity requires stormwater improvements in the vicinity of 56th St. N. and MLK Jr. Blvd. The project requires a Drainage Storm Sewer Easement on the property located at 5601 N Martin Luther King Jr Blvd. Efforts to obtain the easement for \$8,750.00 could not be completed due to title issues.

PDZ KPD 10/15/25 MSL MSL 10/6/25 kmr

### Summation of the Requested Action

Approve the Resolution

### Emergency Clause?

Yes  
 No

### Reason for Emergency Clause

2511-PP2-0532

**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**

Courtney Jones, 6-9549

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(Published in the Tulsa Daily Commerce  
and Legal News,

\_\_\_\_\_, 20\_\_)

Resolution No. \_\_\_\_\_

### RESOLUTION

A RESOLUTION DECLARING THE PUBLIC NECESSITY FOR THE TAKING, APPROPRIATION, AND CONDEMNATION OF CERTAIN TRACTS OF LAND IN TULSA COUNTY, STATE OF OKLAHOMA, FOR **PROJECT NO. 153120-C1-8 56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS** PURPOSES IN CONNECTION WITH THE CONSTRUCTION OF ADDITIONS AND EXTENSIONS TO THE CITY OF TULSA; AUTHORIZING AND DIRECTING PROPER OFFICIALS OF THE CITY OF TULSA TO INSTITUTE PROCEEDINGS TO CONDEMN SAID LANDS; AND DECLARING AN EMERGENCY.

WHEREAS, there has been created a construction project designated as Project No. **153120-C1-8 56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS**;

WHEREAS, employees and agents of the City of Tulsa have been unable to acquire certain tracts of land necessary for the construction of **56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS** project at its fair market value; and

WHEREAS, the public health, safety and welfare necessitate that **56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS** project be constructed as an extension and improvement to the City of Tulsa.

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

Section 1. It is hereby declared to be necessary for the public health, safety and convenience of the City of Tulsa to acquire each and all of the following rights, title and interests: (1) Drainage Easement over, across, through and under the property, (2) the right to excavate, dredge, cut away and remove, excavated material from the property, (3) title to any excavated materials, and (4) the right to place or relocate dredged or excavated material, all on lands situated in the County of Tulsa, State of Oklahoma, which are more particularly identified as follows:

OWNER: **FULL GOSPEL FAMILY OUTREACH MINISTRIES, INC.**

PROPERTY:

ADDRESS: **5601 N. MARTIN LUTHER KING JR. BLVD**

SEE EXHIBIT "A" as to nature and description of taking

in order to provide Stormwater Drainage Easement on which to construct **56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS** for the use of the inhabitants of the City of Tulsa, Project No. **153120-C1-8 56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS**, together with the right of ingress and egress to and from the property, for the purpose of installing, constructing, erecting, maintaining, relaying, and reconstructing of **56<sup>th</sup> ST N. & MLK JR BLVD SIDEWALK IMPROVEMENTS** project.

Section 2. It is hereby found and determined that these rights, title and interests cannot be acquired by negotiation or purchase at their fair market value and for that reason, upon the recommendation of the Mayor and City Council, the City Attorney of the City of Tulsa is authorized and directed to institute the necessary legal proceedings to acquire the rights, title and interests identified in Section 1 of this Resolution, by the exercise of the power of eminent domain, and to take such further action as may be convenient or necessary to acquire the identified property interests.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, 202 \_\_\_\_.

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Phil Lakin, Council Chair

OFFICE OF THE MAYOR

Received by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_m.

\_\_\_\_\_  
Monroe Nichols IV, Mayor

\_\_\_\_\_  
By: Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_m.

\_\_\_\_\_  
Monroe Nichols IV, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO SUBSTANCE:

\_\_\_\_\_  
Director

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVISION RECORD

Parcel No.: 1A

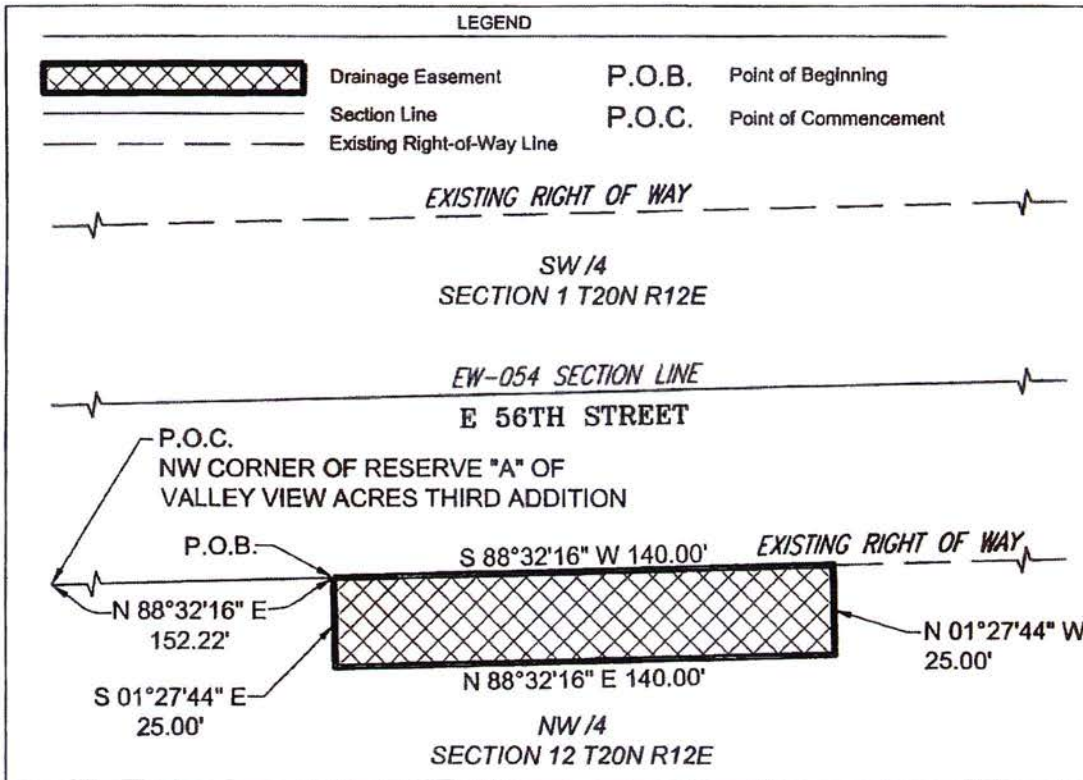
Parcel Type:

- Right-of-Way \_\_\_\_\_
- Perm. Easement   x   \_\_\_\_\_
- Temp. Easement \_\_\_\_\_
- Other \_\_\_\_\_

Existing Parcel Total Area	_____	S.F.	_____	Acres
Existing Statutory R/W	_____	S.F.	_____	Acres
New Permanent R/W	_____	3,500.00	S.F.	0.08 Acres
Permanent Easement	_____	S.F.	_____	Acres
Temporary Easement	_____	S.F.	_____	Acres

<u>Date</u>	<u>By</u>	<u>Description</u>
12-18-24	DMS	Creation of Drainage Easement Legal Description
1-31-25	DMS	Revision of R/W documents to correct add commas to square footage, add coordinates to the closure report, add seal and certification, and Date of last field visit to page 1 of Exhibit A, add legend and utility easements to page 2 of Exhibit A, and fixed margins on Exhibit A.

PARCEL NO. 1A

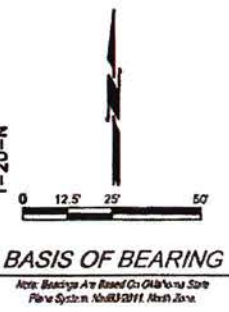
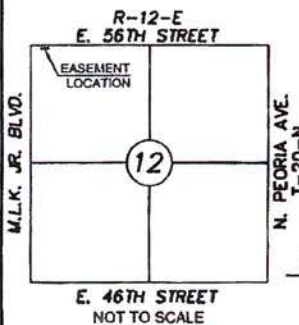


SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing represents the easement description, as shown hereon. It is not a Land or Boundary Survey.

*Darren M. Smith*

Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142




**CEC**

4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-26

DATE: 01/24/2025
CEC PROJECT #: 16093.08
TULSA TASK ORDER 8 SIDEWALK IMPROVEMENTS
PARCEL No. 1A

**DRAINAGE  
EASEMENT  
EXHIBIT "A"**

PARCEL NO. 1A

Parcel No. 1A

Drainage Easement

An Easement located in part of the NW/4 of Section 12, Township 20 North, Range 12 East, I.M., Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northwest corner of the RESERVE "A" block of VALLEY VIEW ACRES 3RD ADDITION, an addition to the City of Tulsa, Oklahoma, filed for record with the Tulsa County Clerk's Office;  
Thence N 88°32'16" E on the North line of said RESERVE "A" a distance of 152.22 feet to the Point of Beginning;  
Thence S 01°27'44" E on a line perpendicular to the North line of said RESERVE "A" a distance of 25.00 feet;  
Thence N 88°32'16" E on a line parallel to the North line of said Reserve "A" a distance of 140.00 feet;  
Thence N 01°27'44" W on a line perpendicular to the North line of said Reserve "A" a distance of 25.00 feet to a point on said North line of Reserve "A";  
Thence S 88°32'16" W on the North line of said Reserve "A" a distance of 140.00 feet to the Point of Beginning.

Containing 0.08 Acre (3,500.00 Sq. Ft.), more or less.

Date of last field visit: 09-13-2024

Basis of Bearing:  
Grid North as established by  
Oklahoma State Plane System,  
NAD 83 (2011), North zone



Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



This Description was prepared by:  
Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-18-2024

	<b>CEC</b>
	4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-26

DATE: 01/24/2025
CEC PROJECT #: 16093.08
TULSA TASK ORDER 8 SIDEWALK IMPROVEMENTS
PARCEL No. 1A
<b>DRAINAGE EASEMENT EXHIBIT "A"</b>

Project Expense Inquiry [City of Tulsa]

KM

Close Search Browse Output Print Display PDF Email Schedule Attach Reminder Alert Detail Amount View View Changes Employee Detail View Monthly Amount Detail Contract

Project Expense Inquiry [City of Tulsa]

Project string

Project *	2531 F00015	Stormwater Improvements Citywide	Description
Phase *	Flood Imp	Stormwater Improvements	
Task *	Flood	Flood Deterrent	Justification
Sub-Task *	5600	Stormwater Capital Projects	

Audits

Modified	04/02/2024
By	4934chavenar
Change Set	Current

Name *	Stormwater Improvements Citywi	
Short Name *	SSImprovCW	
Status	Active	*
Projected date range	07/01/2024	to 06/30/2034
Actual date range		to
Project Available Budget	Life to Date	
Actual overhead rate	0.00	%
Expense Type		

General Notes Comments

AP Retainage

Retained to date	0.00
Liquidated	0.00
Permanently withheld	0.00
Unsalvaged	0.00

Project String Balances

GL Accounts

	Project Year 2026	Project Year 2025	Project Year 2024	Project Year 2023
Original Budget	.00	600,000.00	.00	.00
Transfers - In	.00	13,741.97	.00	.00
Transfers - Out	.00	.00	.00	.00
Revised Budget	613,741.97	613,741.97	.00	.00
Actual (Memo)	.00	1,700.00	.00	.00
Encumbrances	56,975.50	.00	.00	.00
SOY Encumbrances	.00	.00	.00	.00
Requisitions	.00	.00	.00	.00
Inception to SOY	1,700.00	.00	.00	.00
Available	545,066.47	612,041.97	.00	.00
Percent Used	11.19	0.28	0.00	0.00

Add / Display reminder alerts on the current record

Project Expense Inquiry [City of Tulsa]

KM

Close Search Browser Output Print Display PDF Email Email Schedule Attach Reminder Alert Detail Amount View View Changes Employee Detail View Monthly Amount Open Contracts

Project Expense Inquiry [City of Tulsa]

Project string

Project *	2531F00015	Stormwater Improvements Citywide	Description
Phase *	Flood Imp	Stormwater Improvements	
Task *	Flood	Flood Detement	Justification
Sub-Task *	5600	Stormwater Capital Projects	

Audits

Modified	04/02/2024
By	4934chavener
Change Set	Current

Name *	Stormwater Improvements Citywi		
Short Name *	SSImprovCW		
Status	Active		
Projected date range	07/01/2024	to	06/30/2034
Actual date range		to	

Project Available Budget

Life to Date	
includes in budget check	
Actual overhead rate	0.00 %

Expense Type

General Notes  Comments

AP Retainage

Retained to date	0.00
Liquidated	0.00
Permanently withheld	0.00
Unrelayed	0.00

Project String Balances

GL Accounts

Default GL account

Fund	SubFund	Function	Department	Division	Section	Future	Future2
Org	Object	Project					
56003303	541101						

Budget GL account

Fund	SubFund	Function	Department	Division	Section	Future	Future2
Org	Object	Project					
56003303	541101						

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## CONDEMNATION PARCEL STATUS

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**DATE:** 9/17/2025

**PROJECT NUMBER:** 153120-C1-8

**PROJECT NAME:** 56<sup>th</sup> St N. & MLK Jr Blvd Sidewalk Improvements

**PARCEL NO.:** 1A

**OWNER NAME:** Full Gospel Family Outreach Ministries, Inc.

**PROPERTY ADDRESS:** 5601 N Martin Luther King Jr Blvd

**CITY FIRST OFFER:** \$1,260.00

**OWNER COUNTER:** \$5,000.00

**CITY COUNTER:** \$8,750.00 (independent appraisal)

**CITY FINAL OFFER:** \$8,750.00

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### REASONS FOR NON-ACCEPTANCE OF CITY'S OFFER:

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03/05/2025 First offer

04/02/2025 Counteroffer

04/02/2025 Notification that the property is subject to ongoing litigation (CJ-2022-1882)

04/18/2025 Quit-Claim Deed filed (related to the ongoing litigation)

May – July 2025 Obtained an independent appraisal and a title opinion, due to concerns that the litigation creates title issues that may require condemnation

July – September 2025 Extensive discussions and attempts to obtain a signed easement and a Consent to Easement document from all interested parties

August 2025 Received signed easement paperwork from the property owner

9/22/2025 Attorney for the property owner conveyed (1) other interested party is unwilling to sign the Consent to Easement and (2) understands condemnation due to title issues will be required

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### REASON FOR CONDEMNATION:

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Project time constraints       Non-agreement between parties       Title Issues

Parcel is last one needed             Other (Please explain below)

**OTHER:** Please explain.

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### OTHER COMMENTS:

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2531F00015.Flood Imp.Flood.5600.56003303-541101

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