

# Resolution

Version 2.7 released on 7/1/25  
Use for all types of Resolutions



<b>CITY COUNCIL USE ONLY</b>		<b>CITY CLERK USE ONLY</b>	
Date Received: _____	Tracking #: _____	<input type="checkbox"/> Scanned	Date: <u>01.07.2026</u>
Committee Date: _____	Committee: _____	<input type="checkbox"/> Posted	Item #: <u>2601.00059</u>
1 <sup>st</sup> Agenda Date: _____	Hearing Date: _____		
	2 <sup>nd</sup> Agenda Date: _____		

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

## Primary Details

<b>Board Approval</b>		<b>Other Board Name</b>	<b>City Council Approval</b> <input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Department</b> Asset Management	<b>Contact Name</b> Roger Acebo	<b>Email</b> racebo@cityoftulsa.org	<b>Phone</b> 9185969866
<b>Resolution Type</b> Declaring Surplus Property and Transferring Title		<b>Owner-Grantor</b> City of Tulsa	
<b>Amount</b>	<b>Case Number</b>	<b>TMAPC Number</b>	<b>Council District</b>
<b>Description (Subject)</b> former Tulsa County Juvenile Detention Center		<b>Bid/Project Number</b>	
<b>Section</b> 3	<b>Township</b> 19	<b>Range</b> 12E	<b>Addition</b> part of W/2 of NW/4 of SE/4 of Sec 3 T19N R12E
<b>Lot</b>	<b>Block</b>	<b>Address</b> 315 S Gilcrease Museum Road	

## Budget

Funding Source(s)

E(2159TH0045.Capital.Bldgs.166) Homeless Shelter E(1665200-541104) CIP buildings:	\$500,000.00
<b>TOTAL:</b>	<b>\$500,000.00</b>

## Approvals

Department: _____	Date: <u>1-5-26</u>
Legal: _____	Date: <u>1-5-26</u>
Board: _____	Date: _____
Mayor: _____	Date: <u>JAN 07 2026</u>
Other: _____	Date: _____

*Handwritten signature: Audrey D Blank*

**Policy Statement**

**Background Information**

This newly acquired property from Tulsa County for \$500,000.00 shall be declared surplus and conveyed to the new nonprofit Harbor LLC, a Zarrow Foundation entity for no compensation, for use relating to the homeless community, including low-barrier shelter housing. Per proposed contract with the City, Harbor LLC agrees to invest approximately \$9,000,000.00 in renovations to the property. The following waivers of Articles within the Real Estate Disposition policy are noted:

Article 8. "Site required for a department or public entity" : *This property will not be used by any department or other public entity. It will be promptly conveyed to a non-profit entity that will specialize in housing for the homeless.*

Article 10.1 Determination of sealed bid or public auction: *This property will not be sold in a sealed bid or public auction.*

Article 10.2 Fair Market Value: *No consideration of fair market value shall be obtained by the City: per the proposed contract with the City, the non-profit entity is to spend approximately \$9,000,000.00 on renovations.*

Article 10.3 Public Notice: *The property to be surplused will not be offered to the public in a notice in a newspaper of general circulation; it will be conveyed to a non-profit entity that will specialize in housing for the homeless.*

Articles 10.5.A, 10.5 B, and 19: *Disposition will not be done by 10.5.A Sealed Bid method; 10.5.B Auction method; 19 Tulsa Development Authority , now known as Tulsa Authority for Economic Opportunity*

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**Summation of the Requested Action**

Request that Mayor and City Council approve declaration of surplus and conveyance of the property for the purposes described above.

**Emergency Clause?**

Yes

No

**Reason for Emergency Clause**

It is in the best interest of the City and its citizens that the transfer and renovation of the property for use as a low-barrier shelter commence as soon as possible and enacting this Resolution with emergency will facilitate deadlines related to funding and the renovation process.

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**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**

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(Published in the Tulsa World on

\_\_\_\_\_, 2026)

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY OWNED BY THE CITY OF TULSA TO HARBOR LLC, AN OKLAHOMA NOT-FOR-PROFIT LIMITED LIABILITY COMPANY FOR THE PURPOSE OF RENOVATING, MANAGING AND MAINTAINING SAID PROPERTY FOR USES RELATING TO THE HOMELESS COMMUNITY, INCLUDING USE AS A LOW-BARRIER SHELTER; DECLARING THAT HARBOR LLC HAS THE EXPERTISE TO CAUSE THE OPERATION AND PROGRAMMING OF SUCH A FACILITY THAT FURTHERS A PUBLIC PURPOSE; THAT IT IS IN THE BEST INTEREST OF THE CITY TO DECLARE THE PROPERTY SURPLUS AND CONVEY IT FOR THE INTENDED USES; REQUESTING THE ASSET MANAGEMENT DEPARTMENT TO EFFECT THE TRANSFER OF SAID PROPERTY; AND DECLARING AN EMERGENCY.

**WHEREAS**, the City of Tulsa (“City”) is owner of real property located at 315 S Gilcrease Museum Road 74127 which is more particularly described as follows (the “Property”); and

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2 NW/4 SE/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 NW/4 SE/4; THENCE NORTH 1°14’04” WEST AND ALONG THE WEST LINE OF THE W/2 NW/4 SE/4, FOR A DISTANCE OF 563.52 FEET; THENCE NORTH 88°45’56” EAST, AND PERPENDICULAR TO SAID WEST LINE, FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTH GILCREASE MUSEUM ROAD (SOUTH 25<sup>TH</sup> WEST AVENUE), SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 1°14'04" WEST AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 346.16 FEET; THENCE SOUTH 76°40'04" EAST FOR A DISTANCE OF 559.80 FEET TO A POINT OF CURVATURE; THENCE ALONG A 950.00-FOOT-RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5°42'43", A CHORD BEARING AND DISTANCE OF SOUTH 73°48'43" EAST FOR 94.67 FEET, FOR AN ARC DISTANCE OF 94.71 FEET; THENCE SOUTH 1°15'32" EAST FOR A DISTANCE OF 278.80 FEET; THENCE SOUTH 88°44'28" WEST FOR A DISTANCE OF 18.90 FEET; THENCE SOUTH 1°15'32" EAST FOR A DISTANCE OF 57.56 FEET; THENCE NORTH 76°33'36" WEST FOR A DISTANCE OF 628.90 FEET; THENCE SOUTH 89°10'56" WEST FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 217,164 SQUARE FEET OR 4.985 ACRES.

**WHEREAS,** City has set a goal to end functional homelessness by the year 2030; and

**WHEREAS,** in the City of Tulsa there are not enough shelter beds and the City lacks the facilities, such as a low-barrier shelter, or the expertise to operate and program such facilities; and

**WHEREAS,** the Property was formerly used by Tulsa County for juvenile detention purposes but which use has been abandoned for some time; and

**WHEREAS,** City acquired the Property from the Board of County Commissioners of Tulsa County with the intent that it had the potential to be renovated for shelter use, which will further the City's goal to end functional homelessness by the year 2030; and

**WHEREAS,** such use of the Property as a low-barrier shelter furthers a public purpose; and

**WHEREAS** Harbor LLC states it is an Oklahoma limited liability company formed for not-for-profit purposes, including but not limited to providing services to unhoused persons in the City, and

**WHEREAS** Harbor LLC represents it has the expertise and financial ability to establish, manage and program a low-barrier shelter in the City; and

**WHEREAS**, Harbor LLC anticipates spending a minimum of Nine Million Dollars (\$9,000,000.00) to renovate the Property for use as a low-barrier shelter; and

**WHEREAS**, Harbor LLC anticipates spending approximately Two Million Five Hundred Thousand Dollars (\$2,500,000.00) annually to provide services related to the low-barrier shelter; and

**WHEREAS**, Harbor LLC desires to acquire from the City, and City desires to transfer the Property to Harbor LLC for a use such as a low-barrier shelter that furthers a public purpose; and

**WHEREAS**, the renovation of the Property by Harbor LLC for use as a low-barrier shelter and the provision of services related to the low-barrier shelter to further the City's goal to end functional homelessness by 2030 is adequate consideration for the transfer of title to the property to Harbor; and

**WHEREAS**, Section 1 of Article I of the Charter of the City of Tulsa (as Revised, effective May 8, 1990) provides for the sale or other management of public property as the interest of the City of Tulsa may require; and

**WHEREAS**, it is in the best interest of the City and its citizens for the Property to be declared surplus and to be transferred to Harbor LLC, a not-for-profit Oklahoma limited liability company.

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

Section 1: That the Property described herein that is owned by the City of Tulsa be, and the same hereby is declared to be surplus so that it may be conveyed to Harbor LLC for a use that furthers public purposes as described herein.

Section 2: That the Director of Asset Management Department or other designee of the Mayor is directed to continue discussions with Harbor LLC regarding conveyance of the Property and coordination of the closing of the transaction.

Section 3: That any conveyance of the Property shall be subject to all easements, encumbrances, restrictions, and other matters of record.

- Section 4: That any conveyance of the Property shall be made on an “as-is” basis and shall include a deed restriction limiting the use of the Property to those relating to the homeless community, including use as a low-barrier shelter.
- Section 5: That the Mayor is requested to execute the necessary Quit-Claim Deed to transfer the Property.
- Section 6: That the City Clerk be and is hereby authorized and requested to attest the signature of the Mayor to the above-described deed.
- Section 7: That it is in the best interest of the City and its citizens that the renovation of the Property and its use as a low-barrier shelter commence as soon as possible and an Emergency is declared to facilitate deadlines related to funding and the renovation process.
- Section 8: If any section, sentence, clause or phrase of this Resolution or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Resolution or any part thereof.
- Section 9: That 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 City Council \_\_\_\_\_  
(date)

\_\_\_\_\_  
Chair of the Council

**ADOPTED**, as an emergency measure, on this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair of the Council

OFFICE OF THE MAYOR

Received by the Mayor: \_\_\_\_\_  
(date)

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

**APPROVED** by the Mayor of the City of Tulsa, Oklahoma: \_\_\_\_\_

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

ATTEST:

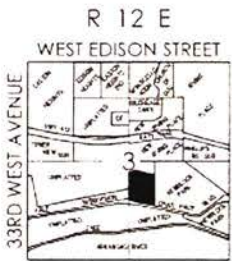
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney *ADB*

APPROVED AS TO SUBSTANCE:

\_\_\_\_\_  
Director, Asset Management Department



Tulsa County at Charles Page Boulevard  
North Tract Exhibit



Location Map

