Resolution

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

CITY COUNCIL USE ONLY			CITY CLERK USE ONLY
Date Received:	Tracking #:		
Committee Date:	Committee:	☐ Scanned	Date: 03.11.2026
1st Agenda Date:	Hearing Date:	☐ Posted	Item #: 2603.00596
	2nd Agenda Date:		

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
Asset Management

Contact Name
Roger Acebo

Email
racebo@cityoftulsa.org

Phone
9185969866

Resolution Type
Other

Owner-Grantor
City County Library Commission of Tulsa County

Amount
$1,400,000.00

Case Number

TMAPC Number

Council District

Description (Subject)
Rudisill Library

Bid/Project Number

Section
25

Township
30

Range
12

Addition
Dunbar & Roosevelt

Lot

Block

Address
1520 N. Hartford Ave. Tulsa 74106

Budget

Funding Source(s)

TOTAL:

Enter the funding source(s) using the appropriate Munis funding format: Org (Allocation Code)-Object-Amount (1001211-531401-$10.00) or Project String-Amount (144104.AbstrTitle5413102.6001-4043122-541102-$30,000.01)

Approvals

Department:	MV	**Date:** 02-12-2026
Legal:	JMS	**Date:** 03/04/2026
Board:		**Date:**
Mayor:		**Date:** MAR 25 2026
Other:		**Date:**

2025 KW 06417

Policy Statement

Background Information

Joint Resolution of the Tulsa City Council and the Board of County Commissioners of Tulsa County authorizing the sale and conveyance of the Tulsa City-County Library known as Rudisill Regional Library, located in Tulsa, to the Power Group Community Development Corporation for $1,400,000.

Legal description: LT 3 & Northerly 220' of LTS 4 & 5, BLK6 Dunbar Addition, ...and, Part of LT 1, 2, 3, & 4, BLK 9, Roosevelt Addition.

Provide background information on the requested action.

Summation of the Requested Action

Request Mayor and City Council approve the Joint Resolution.

Summarize the pertinent details of the requested action.

Emergency Clause?

○ Yes

● **No**

Reason for Emergency Clause

Explain why you are requesting that the City Council approve the action with an emergency clause.

Processing Information for City Clerk's Office

Post Execution Processing

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

☑ **Must be filed with other governmental entity**

☐ Addt'l governmental entity approval(s) required

Additional Routing and Processing Details

APPROVED
2/17/2026

Published in the *Tulsa World* on _____, 2026

JOINT RESOLUTION

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TULSA, OKLAHOMA, AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA, AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BY THE CITY-COUNTY LIBRARY COMMISSION OF TULSA COUNTY.

WHEREAS, the City-County Library Commission of Tulsa County ("TCCL"), has determined that certain real property owned by TCCL located in the City of Tulsa, Tulsa County, Oklahoma, is no longer needed for library purposes; such property is more particularly described on Exhibit "A", attached hereto and incorporated herein (the "Property"); and

WHEREAS, TCCL desires to sell and dispose of the Property pursuant to sealed bid to the highest bidder, Power Group Community Development Corporation, for the sum of $1,400,000 ("Sale Price"); and

WHEREAS, TCCL has had the Property appraised and the Sale Price is in excess of the appraised value; and

WHEREAS, pursuant to OKLA. STAT. tit. 65 § 158, TCCL is authorized to convey legal title to real property held in its name and TCCL's chairman is authorized to execute deeds and conveyances only after authorization by resolution of both the City Council of the City of Tulsa, Oklahoma, and the Board of County Commissioners of the County of Tulsa, Oklahoma.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TULSA, OKLAHOMA, AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA:

Section 1. That TCCL is hereby authorized to sell and dispose of the Property to Power Group Community Development Corporation for the Sale Price.

Section 2. That TCCL's chairman is hereby authorized to execute all deeds and conveyances required to consummate the sale of the Property as approved.

PASSED AND APPROVED this 17th day of February, 2026.

APPROVED as to form:

Assistant District Attorney

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA

By: _____

Kelly Dunkerley, Chairman

CMF# 20260275

ATTEST:



Michael Willis, County Clerk
(SEAL)

ADOPTED by the Council this _____ day of _____, 2026.

CITY COUNCIL OF THE CITY OF TULSA, OKLAHOMA

By: _____
Karen Gilbert, Chair

OFFICE OF THE MAYOR

Received by the Mayor: _____, 2026 at _____.
Date **Time**

MONROE NICHOLS, IV, MAYOR

By: _____
_____, **Secretary**

APPROVED by the Mayor of the City of Tulsa, Oklahoma, on this _____ day of _____, 2026.

_____
Monroe Nichols, IV, Mayor

ATTEST:

_____
City Clerk
(SEAL)

APPROVED:

_____
City Attorney

JMS

EXHIBIT "A"

The "Property"

Subdivision: Dunbar Addn (11825)

Legal: LOT 3 & NORTHERLY 220 FEET OF LOTS 4 & 5, BLOCK 6

Subdivision: Roosevelt Addn (36450)

Legal: LOTS 6, 7, 8 & PART OF LOT 9, DESCRIBED AS BEGINNING AT NWC, S TO SWC, E15.52 FEET, NORTHEASTERLY TO A POINT ON NORTH LINE 20 FEET EAST OF THE NWC, W20 FEET TO POB, ALL IN BLOCK 8

Subdivision: Roosevelt Addn (36450)

Legal: PART OF LOT 1, DESCRIBED AS BEGINNING AT NWC, S TO SWC, E10 FEET NORTHEASTERLY TO A POINT ON THE NORTH LINE, W14. 48 FEET TO POB & LOTS 2, 3 & 4, ALL IN BLOCK 9

CITY OF TULSA 386467
FILED
JAN 24 1975
9:30 A.M. ——— P.M.
FRANCIS F. CAMPBELL, City Auditor
By

CITY OF TULSA
FILED
JAN 24 1975
FRANCIS F. CAMPBELL, City Auditor

Record
1-24-75

(5-3-72)
A-21
NDP
6-52-P1

BOOK 4151 PAGE 1843

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the TULSA URBAN RENEWAL AUTHORITY, a public body corporate, located in the City of Tulsa, Tulsa County, State of Oklahoma, hereinafter referred to as Grantor and CITY OF TULSA, a municipal corporation

hereinafter referred to as Grantee.

WITNESSETH, That in consideration of the sum of
Thirty-Five Thousand and No/100 Dollars ($35,000)
receipt of which is hereby acknowledged, said Grantor does by these presents, grant, bargain, sell and convey unto said Grantee, its heirs, successors, and assigns, all of the following lands described herein, situated in the County of Tulsa, State of Oklahoma, and incorporated in the Urban Renewal Plan for the Neighborhood Development Program, Okla. A-6

STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED
Thelma Gibson
'75 JAN 27 PM 4 16
ANITA NESBITT
COUNTY CLERK

COUNTY CLERK TULSA COUNTY OKLAHOMA

All of Lot Three (3) and the Northerly 220 Feet of Lots Four (4) and Five (5), Block Six (6), DUNBAR ADDITION to the City of Tulsa; and

Part of Lot One (1), Block Nine (9), ROOSEVELT ADDITION to the City and more particularly described as beginning at the Northwest corner of said Lot One (1); thence South along the West line to the Southwest corner of said Lot One (1); thence East along the South line for a distance of 10 Feet; thence Northeasterly on a straight line to a point on the North line of said Lot One (1) located 14.48 Feet East of the Northwest corner; thence West on the North line to the Northwest corner of said Lot One (1) and the point of beginning, and all of Lots Two (2), Three (3) and Four (4) and the Northerly 110 Feet of Lot Five (5), Block Nine (9), ROOSEVELT ADDITION to the City of Tulsa; and

Part of Lot Nine (9), Block Eight (8), ROOSEVELT ADDITION to the City of Tulsa and more particularly described as beginning at the Northwest corner of said Lot Nine (9); thence South on the West line to the Southwest corner; thence East on the South line for a distance of 15.52 Feet; thence Northeasterly on a straight line to a point on the North line of said Lot Nine (9), located 20 Feet East of the Northwest corner; thence West on the North line to the Northwest corner of said Lot Nine (9), and the point of beginning and all of Lots Six (6), Seven (7), and Eight (8), Block Eight (8), ROOSEVELT ADDITION to the City of Tulsa, County of Tulsa, State of Oklahoma, according to the duly recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

CITY OF TULSA
AUDITING DEPT.
200 CIVIC CENTER - ROOM 919
TULSA, OKLAHOMA 74103

CITY OF TULSA
FILED
JAN 24 1975
A.M. P.M.
FRANCIS P. CAMPBELL, City Auditor
By

And said Grantor, its successors and assigns, does hereby covenant, promise and agree to and with said Grantee, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, title, charges, estates, judgments, taxes and assessments and encumbrances, of whatsoever nature and kind.

Grantee, as part of the consideration hereof, also agrees to the following as covenants running with the land:

(a) That the land herein conveyed be restricted by and subject to the conditions, restrictions, and provisions of the Urban Renewal Plan which is made a part hereof by reference and incorporated as fully as if set out at length herein, and as if individually set out as covenants in this deed.

(b) To comply with all applicable restrictions, conditions, covenants, and provisions as set forth in the Urban Renewal Plan as adopted by the City of Tulsa, Oklahoma on the September 30, 1969 and as may be hereafter amended from time to time, which said Urban Renewal Plan is on file at the office of the Auditor of the City of Tulsa, City Hall, 200 Civic Center, Tulsa, Oklahoma.

(c) Not discriminate upon the basis of race, color, creed, sex, or national origin in the sale, lease, or rental or in the use or occupancy of the property of any improvements erected or to be erected thereon, or any part thereof.

(d) That the covenants and restrictions set forth herein and those set out in the Urban Renewal Plan shall be covenants running with the land and they shall, in any event, and without regard to technical classification or designation, legal or otherwise, to the fullest extent permitted by law and equity, be binding upon the Grantee its successors and assigns, for the benefit and in favor of, and enforceable by the Tulsa Urban Renewal Authority, its successors, and assigns, the City of Tulsa, Oklahoma, and by the owner of any other lands or of any interest in such land in the project area which is similarly restricted by the land use requirements, covenants, and restrictions, as set forth herein.

(e) That the covenants and restrictions set forth herein shall continue in full force and effect until August 28, 1989 and shall continue thereafter for successive additional 10 year periods unless modified or cancelled by agreement in writing executed by three-fourths of the owners of the land so restricted, which agreement shall be filed of record.

(f) That paragraph (c) above set out shall remain in effect without limitations as to time.

(g) That the Tulsa Urban Renewal Authority or its successors and assigns shall be deemed a beneficiary of the covenants set forth

herein and the United States of America shall be deemed a beneficiary of the covenant provided in paragraph (c) hereof, both for and in their own rights and also for the purposes of protecting the interests of the community and other parties in whose favor or for whose benefit such covenants have been provided. Such covenants run in favor of the Tulsa Urban Renewal Authority and the United States of America for the entire period above, without regard to whether the "Authority" or the United States of America has at any time been, remains, or is an owner of any land or interest therein, to which covenants relate. The "Authority" shall have the right, in the event of any breach of any such agreement or covenant, and the United States of America shall have the right in the event of any breach of the covenant provided in paragraph (c) hereof to exercise all rights and remedies and to maintain actions at law or suits in equity or other proper proceedings to enforce the curing of the breach of agreement or covenant, to which it or any other beneficiaries may be entitled.

(h) That the invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

And Grantor will, WARRANT AND FOREVER DEFEND the same unto the said Grantee, its heirs, successors, and assigns against said Grantor, its successors or assigns, and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the name of the Grantor is hereunto affixed by the Chairman of its Board of Commissioners and its seal affixed by its Secretary this 14th day of October, 19 74.

TULSA URBAN RENEWAL AUTHORITY

ATTEST:

TULSA URBAN RENEWAL AUTHORITY

Secretary

By R. O. Laird
Chairman

APPLICATION # 13327 PROCESSED AND CLEARED
BY Roger Mines DATE 10/14/74
THIS CONVEYANCE IS APPROVED IN ACCORDANCE WITH TULSA METROPOLITAN AREA PLANNING COMMISSION RESOLUTION OF FEBRUARY 8, 1956.
DATE 10-16-74 DA Secretary

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 14th day of October, 19 74, personally appeared R. O. Laird, Chairman of the Commission of the Tulsa Urban Renewal Authority and Paul D. Chapman, Secretary to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above written.

Notary Public

My commission expires 10-4-75.

PAULA CHISHAM NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA TULSA, OKLA.

405719

BOOK 4889 PAGE 182

SPECIAL WARRANTY DEED

THIS INDENTURE made this 16th day of August, A.D., 1985, between the CITY OF TULSA, OKLAHOMA, a municipal corporation, organized and existing under the laws of the State of Oklahoma, party of the first part, hereinafter called Party Grantor and the TULSA CITY-COUNTY LIBRARY COMMISSION, party of the second part, hereinafter called Party Grantee.

No fee

WITNESSETH, That in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said Party Grantor does by these presents, grant, bargain, sell, and convey unto said Party Grantee, its successors or assigns, all of the following described real estate, to wit:

All of Lot 3, and the Northerly 220 feet of Lots 4 and 5, Block 6, Dunbar Addition, to the City of Tulsa; and

Part of Lot 1, Block 9, Roosevelt Addition to the City and more particularly described as beginning at the Northwest corner of said Lot 1; thence South along the West line a distance of 130 feet to the Southwest corner of said Lot 1; thence East along the South line for a distance of 10 feet; thence Northeasterly on a straight line to a point on the North line of said Lot 1 located 14.48 feet East of the Northwest corner; thence West on the North line to the Northwest corner of said Lot 1 and the point of beginning, and all of Lots 2, 3, and 4, and the Northerly 110 feet of Lot 5, Block 9, Roosevelt Addition to the City of Tulsa; and

Part of Lot 9, Block 8, Roosevelt Addition to the City of Tulsa and more particularly described as beginning at the Northwest corner of said Lot 9; thence South on the West line a distance of 130 feet to the Southwest corner of said Lot 9; thence East on the South line for a distance of 15.52 feet; thence Northeasterly on a straight line to a point on the North line of said Lot 9, located 20 feet East of the Northwest corner; thence West on the North line to the Northwest corner of said Lot 9 and the point of beginning; and all of Lots 6, 7, and 8, Block 8, Roosevelt Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the duly recorded plat thereof.

TO HAVE AND TO HOLD the same together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Party Grantor, its successors or assigns does hereby covenant, promise and agree to and with said Party Grantee, at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT easements and building restrictions of record and special assessments not yet due; and that said Party Grantor will WARRANT AND FOREVER DEFEND the same unto the said Party Grantee,

CITY OF TULSA
FILED

AUG 16 1985

9 A.M. P.M.

FRANCIS F. CAMPBELL, City Auditor

By

6882

its successors or assigns against said Party Grantor, its successors or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said Party Grantor has executed the within instrument the day and year above written.

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Terry Young
Mayor

ATTEST:

(City Auditor)

APPROVED:

Neal E. McNiece
City Attorney

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 16th day of August, 1985, by Terry Young, Mayor of the City of of Tulsa, Oklahoma, a municipal corporation on behalf of the City of Tulsa, Oklahoma.

Notary Public

My commission expires:

9-1-86

STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED

1985 SEP -4 AM 11: 14

JOAN HASTINGS
TULSA COUNTY CLERK

CITY OF TULSA
FILED

AUG 16 1985

9 A.M. P.M.
FRANCIS F. CAMPBELL, City Auditor
By

Assessor

Rudisill Reg

General Information

Account Number	R11825022506129
Situs Address	E PINE ST N TULSA 74106
Owner Name	TULSA CITY-COUNTY LIBRARY COMMISSION
Owner Mailing Address	400 CIVIC CTR TULSA, OK 741033857
Land Area	1.09 acres / 47,694 sq ft
Market Value	-
Last Year's Taxes	-
Legal Description	Subdivision: DUNBAR ADDN (11825) Legal: LT 3 & NLY 220 LTS 4 & 5 BLK 6 Section: 25 Township: 20 Range: 12



R11825022506129 (08/2023)

Tax Information

	2024	2025	2026
Fair Cash Value	$1,771,215	$1,712,949	-
Taxable Value	$127	$133	-
Assessment Ratio			
Gross Assessed	$0	$0	-
Exemptions	$0	$0	-
Net Assessed	$0	$0	-
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	129.510000	134.010000	134.010000
Estimated Taxes	$0	$0	-
Notice of Value Date (if changed from prev yr)	-	-	-

Values

	2024	2025	2026
Land Value	$0	$0	-
Improvement Value	$0	$0	-
Fair Cash (Market) Value	$1,771,215	$1,712,949	-

Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	**Foundation**	**Exterior**			**Use**		**HVAC Type**
2026	Commercial	1970	20,750 SF	10.00	1	0	
1.00					Library		Forced Air

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
4/12/1999			$0	History	2000025307 BK-06199PG-00641
8/16/1985	CITY OF TULSA	TULSA CITY-COUNTY LIBRARY COMMISSION	$0	Special Warranty Deed	1985405719

2025-KPZ-000115

Assessor

Rudisill parking lot

General Information

Account Number	R36450022523900
Situs Address	TULSA 74106
Owner Name	TULSA CITY COUNTY LIBRARY COMMISSION
Owner Mailing Address	400 CIVIC CENTER TULSA, OK 741033830
Land Area	0.89 acres / 38,834 sq ft
Market Value	-
Last Year's Taxes	-
Legal Description	Subdivision: ROOSEVELT ADDN (36450) Legal: PRT LT 1 BEG NWC S TO SWC E10 NELY TO PT ON NL W14.48 POB & LTS 2 3 & 4 BLK 9 Section: 25 Township: 20 Range: 12



R36450022523900 (08/2023)

Tax Information

	2024	2025	2026
Fair Cash Value	$49,974	$49,688	-
Taxable Value	$49,974	$49,688	-
Assessment Ratio			
Gross Assessed	$0	$0	-
Exemptions	$0	$0	-
Net Assessed	$0	$0	-
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	129.510000	134.010000	134.010000
Estimated Taxes	$0	$0	-
Notice of Value Date (if changed from prev yr)	-	-	-

Values

	2024	2025	2026
Land Value	$0	$0	-
Improvement Value	$0	$0	-
Fair Cash (Market) Value	$49,974	$49,688	-

Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	Foundation	Exterior			Use		HVAC Type
2026	Commercial	2000	1 SF	1.00	8	0.00	
1.00					Parking Lot		None

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
9/4/1985			$0	Special Warranty Deed	2000090836 BK-04889PG-00182
8/16/1985	CITY OF TULSA	TULSA CITY-COUNTY LIBRARY COMMISSION	$0	Special Warranty Deed 405719	1985405719

Assessor

General Information

Account Number	R36450022523840
Situs Address	TULSA 74106
Owner Name	TULSA CITY- COUNTY LIBRARY COMMISSION
Owner Mailing Address	400 CIVIC CENTER TULSA, OK 741033830
Land Area	0.68 acres / 29,640 sq ft
Market Value	-
Last Year's Taxes	-
Legal Description	Subdivision: ROOSEVELT ADDN (36450) Legal: LTS 6 7 8 & PRT OF 9 BEG NWC S TO SWC E15.52 NELY TO PT ON NL W20 POB BLK 8 Section: 25 Township: 20 Range: 12



R36450022523840 (08/2023)

Tax Information

	2024	2025	2026
Fair Cash Value	$34,445	$34,170	-
Taxable Value	$34,445	$34,170	-
Assessment Ratio			
Gross Assessed	$0	$0	-
Exemptions	$0	$0	-
Net Assessed	$0	$0	-
Tax Rate	T-1A	T-1A	T-1A
Tax Rate Mills	129.510000	134.010000	134.010000
Estimated Taxes	$0	$0	-
Notice of Value Date (if changed from prev yr)	-	-	-

Values

	2024	2025	2026
Land Value	$0	$0	-
Improvement Value	$0	$0	-
Fair Cash (Market) Value	$34,445	$34,170	-

Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

Current Improvements

Tax Year	Property Type	Yr Blt	Livable	Stories	Story Height	Baths	Roof
Imp #	**Foundation**	**Exterior**			**Use**		**HVAC Type**
2026	Commercial	2000	1 SF	1.00	8	0.00	
1.00					Parking Lot		None

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
9/4/1985			$0	Special Warranty Deed	2000090836 BK-04889PG-00182
8/16/1985	CITY OF TULSA	TULSA CITY-COUNTY LIBRARY COMMISSION	$0	Special Warranty Deed	1985405719