

# City Contract

Version 5.5 released on 7/1/25

This form should be used for all types of contracts including Agreements (excluding Grant Agreements), Contracts, CBAs, MOAs, and MOUs. In addition to requests for New Contracts, Amendments and Renewals, this form should be used for Statutory Change Orders, Quantity Adjustments, Final Payments and Permission to Continue requests.



### CITY COUNCIL USE ONLY

Date Received: \_\_\_\_\_  
Committee Date: \_\_\_\_\_  
1<sup>st</sup> Agenda Date: \_\_\_\_\_

Tracking #: \_\_\_\_\_  
Committee: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
2<sup>nd</sup> Agenda Date: \_\_\_\_\_

### CITY CLERK USE ONLY

Scanned      Date: \_\_\_\_\_  
 Posted      Item #: \_\_\_\_\_

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

## Primary Details

### Contract Phase

**New Contract**     Renewal     Amendment     Statutory Change Order     Supplemental Documentation     Quantity Adjustment     Final Payment     Permission to Continue     IDP  
 Formal Acceptance     Terminate/Cancel

### Data Sharing

Yes     No

*This contract will involve data sharing or data transfers.*

### Board Approval

Tulsa Metropolitan Utility Authority

### Other Board Name

\_\_\_\_\_

### City Council Approval

Yes     **No**

### Contract Number

140601

### Department

Development Services

### Contact Name

Michael Ling MBL 5-5-26

### Email

MLing@cityoftulsa.org

### Phone

918 596 7285

### Vendor Name(s)

TAJ, LLC

### Vendor Number

801060

### Description (Subject)

IDP 244962 - 2026 \ Rainbow Dispensary

*This should match the Munis description field but should be different from Contract Type or Subtype*

### Contract Type

IDP

### Contract Subtype

IDP Developer

### Bid/Project Number

244962 - 2026

### Contract Amount

### Site Address

1004 N Garnett Rd, Tulsa, OK 74116

### Site Parcel No.

*IDP, Real Property, or other property related contract address*

## Budget

### Contract Funding Type

**No Payment Involved**  
 Revenue Contract  
 Expense Contract

### Funding Source(s)

*Affidavit of Claimant should be attached to the contract for Expense Contracts*

*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)*

### TOTAL:

## Approvals

Department: \_\_\_\_\_

Legal: \_\_\_\_\_

Board: \_\_\_\_\_

Mayor: \_\_\_\_\_

Other: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

5-5-2026

4/29/26

2026-CRP-0972

### Policy Statement

#### Background Information

Attached is the Developers Contract between the City of Tulsa and TAJ, LLC., to serve IDP-244962-2026 / Rainbow Dispensary located at 1004 N Garnett Rd, Tulsa, OK 74116.

*Provide background information on the requested action.*

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#### Summation of the Requested Action

*Summarize the pertinent details of the requested action*

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#### Other Pertinent Details

*Provide any additional information that should be considered when considering approval of this contract document*

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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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# APPLICATION FOR DEVELOPER'S CONTRACT FOR INFRASTRUCTURE DEVELOPMENT PROCESS (IDP)



Please print or type. Incomplete applications will be rejected.

IDP Name: RAINBOW DISPENSARY IDP/Permit Number: 244962-2026

IDP Location: 1004 N GARNETT ROAD, TULSA, OK 74116 Subdivision: \_\_\_\_\_

Developer: TAJ,LLC Type of Legal Entity:  Corporation  Partnership  LLC  Other

Address: 1004 N GARNETT ROAD City: TULSA State: OK Zip: 74116

Phone: 918-815-8669 Fax: \_\_\_\_\_ Email: INFO@RAINBOWDISPENSARY.CO

Developer's Construction Coordinator: STACEY DESIGN LLC

Phone: 918-500-7272 Fax: \_\_\_\_\_ Email: MARK@STACEY.DESIGN

## DEVELOPMENT SERVICES

175 E. 2nd St., Ste.450, Tulsa, OK 74103 | (918) 596-2514 | IDPcoordinator@cityoftulsa.org

**DEVELOPER'S CONTRACT**

**WHEREAS,** TAJ, LLC, herein called "DEVELOPER",  
(Name of Developer)

Indicate type of legal entity:

- Corporation
- Partnership
- LLC
- Other \_\_\_\_\_

is undertaking the construction of an infrastructure development hereafter referred to as "Project" described as:

Development Name: Rainbow Dispensary Development No. 244962-2026  
(Internal Use Only)

Location of Development 1004 N. Garnett Rd. Tulsa, OK 74116; and

**WITNESSETH:**

**WHEREAS,** the DEVELOPER desires to design, construct, and transfer to the CITY OF TULSA, OKLAHOMA, a Municipal Corporation, herein called "CITY", the above infrastructure development within CITY in compliance with all CITY requirements which include the types of construction listed below:

Check each block that applies:

- Sanitary Sewer System
- Water System
- Stormwater Drainage System
- Traffic & Transportation
- Other, Specify \_\_\_\_\_

; and

**WHEREAS,** the DEVELOPER understands he/she must obtain the required zoning, platting, Right-of-Way, and easements as required for the above development; and

**WHEREAS,** the DEVELOPER has expressed the desire to obtain CITY approval of design, inspection, and other services for the above development; and

**WHEREAS,** the DEVELOPER understands he/she must have record drawings submitted for the above development to CITY; and

**WHEREAS,** the DEVELOPER understands that he/she must allow and pay for inspections, laboratory testing, and other fees as required by CITY; and

**WHEREAS,** all costs of the subject development shall be borne by DEVELOPER, holding CITY harmless from same; and

**WHEREAS**, CITY is willing to provide design review for the above development, approve acceptable plans, provide inspection services, provide or arrange for laboratory testing, and receive record drawings.

**NOW, THEREFORE**, in consideration of the promises and covenants contained herein, the parties agree as follows:

1. The DEVELOPER shall hire an Engineer currently under annual contract with CITY to design and oversee construction through completion of the development and its formal acceptance by CITY; and
2. The DEVELOPER shall construct the water system, sanitary sewer, storm drains, streets, and all other infrastructure development as required by and in accordance with the Engineer's design and in compliance with CITY standards utilizing a construction Contractor(s) currently under annual contract with CITY; and
3. The DEVELOPER shall maintain an escrow account with CITY to pay for lab testing, inspecting, ODEQ fees, connection costs, and other fees; and
4. The DEVELOPER shall ensure that all Conditional Letters of Map Revision (CLOMR) and Letters of Map Revision (LOMR) (if required for the development) are properly completed and submitted in a timely manner through the CITY to the Federal Emergency Management Agency for approval.
5. The DEVELOPER shall remain responsible and accountable for all requirements until formal acceptance of the development by CITY. Formal acceptance by CITY shall not occur until all infrastructure construction is complete, final inspection, delivery to CITY of all the record drawings, receipt from DEVELOPER of certification that there are no liens against the development, and the issuance by the Director of Public Works of written acceptance of the development.
6. The DEVELOPER, if appropriate, shall enter into an additional Contract provision to construct oversize water mains as directed by the CITY to accommodate future development outside the area covered by this development for which the DEVELOPER will be reimbursed according to the provisions of the Contract.
7. The DEVELOPER, if appropriate, shall enter into additional Contract provisions to construct oversize sanitary sewer mains as directed by the CITY to accommodate future development outside the area covered by this development for which the DEVELOPER will be reimbursed according to the provisions of the Contract.
8. The DEVELOPER shall cause to be delivered record drawings to CITY to show the work as actually constructed before the development will be formally accepted by the CITY.
9. The DEVELOPER shall identify for CITY a construction coordinator who will serve for the duration of the development.
10. **EXCLUSIVE RIGHT OF CITY:** It is agreed that CITY is granted exclusive access to the infrastructure for operation and maintenance following substantial completion through formal acceptance of the development.

IN TESTIMONY WHEREOF, the parties have caused this Contract to be executed by their duly authorized officers or representatives on the dates set forth below.

The following addendums are part of this contract (If required):


Addendum A. Water Main Excess Capacity w/ repayment

Addendum B. Sanitary Sewer Excess Capacity

DEVELOPER

Name of Firm: TAJ, LLC Type of Firm LLC

By OMER JAVED Executed on this 21 day of April, 2026.

Signature: 

President  Vice President  Manager  Owner  Other \_\_\_\_\_

TULSA METROPOLITAN UTILITY AUTHORITY

By \_\_\_\_\_ Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman

By \_\_\_\_\_ Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Secretary

APPROVED:

By \_\_\_\_\_ Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Attorney for Tulsa Metropolitan  
Utility Authority

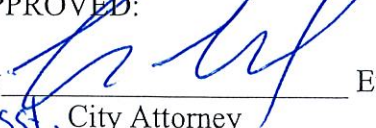
CITY OF TULSA, OKLAHOMA, a municipal corporation

By \_\_\_\_\_ Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Mayor

ATTEST:

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

APPROVED:

By  Executed on this 29 day of April, 2026.  
Asst. City Attorney

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## Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

### TAJ, LLC

#### Details

Filing Number: 3513062399  
Name Type: Legal Name  
Status: In Existence   
Corp type: Domestic Limited Liability Company  
Jurisdiction: Oklahoma  
Formation Date: 7 Feb 2022

#### Registered Agent Information

Name: TAHIRA KHANUM  
Effective: 7 Feb 2022  
Address: 4405 W BROADWAY CT  
City, State , ZipCode: BROKEN ARROW OK 74012

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