

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

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

Primary Details

Contract Phase		Data Sharing	
<input checked="" type="radio"/> New Contract <input type="radio"/> Renewal <input type="radio"/> Amendment <input type="radio"/> Statutory Change Order <input type="radio"/> Supplemental Documentation <input type="radio"/> Quantity Adjustment <input type="radio"/> Final Payment <input type="radio"/> Permission to Continue <input type="radio"/> IDP Formal Acceptance <input type="radio"/> Terminate/Cancel		<input type="radio"/> Yes <input type="radio"/> No <i>This contract will involve data sharing or data transfers.</i>	
Board Approval Tulsa Metropolitan Utility Authority	Other Board Name _____	City Council Approval <input type="radio"/> Yes <input checked="" type="radio"/> No	Contract Number 140599
Department Development Services	Contact Name Michael Ling <i>MBL 5-5-26</i>	Email MLing@cityoftulsa.org	Phone 918 596 7285
Vendor Name(s) Pine Street Holdings, LLC	Vendor Number 800948	Description (Subject) IDP 244831 - 2026 \ Jain's Estate Phase II <i>This should match the Munis description field but should be different from Contract Type or Subtype</i>	
Contract Type IDP	Contract Subtype IDP Developer	Bid/Project Number 244831 - 2026	Contract Amount _____
Site Address 1694 N Memorial Dr E, Tulsa, OK 74115 <i>IDP, Real Property, or other property related contract address</i>		Site Parcel No. _____	

Budget

Contract Funding Type	Funding Source(s)
<input checked="" type="radio"/> No Payment Involved <input type="radio"/> Revenue Contract <input type="radio"/> Expense Contract <i>Affidavit of Claimant should be attached to the contract for Expense Contracts</i>	<p>TOTAL:</p> <p><i>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)</i></p>

Approvals

Department: _____	Date: 5-5-2026
Legal: _____	Date: 4/29/26
Board: _____	Date: _____
Mayor: _____	Date: _____
Other: _____	Date: _____

2026-CRP-0971

Policy Statement

Background Information

Attached is the Developers Contract between the City of Tulsa and Pine Street Holdings, LLC., to serve IDP-244831-2026 / Jain's Estate Phase II located at 1694 N. Memorial Dr E, Tulsa, OK 74115.

Provide background information on the requested action.

Summation of the Requested Action

Summarize the pertinent details of the requested action

Other Pertinent Details

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

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

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



Please print or type. Incomplete applications will be rejected.

IDP Name: JAIN'S ESTATE PHASE II IDP/Permit Number: IDP-244831-2026

IDP Location: 1694 N MEMORIAL DR. E. TULSA, OK. 74115 Subdivision: N/A

Developer: PINE STREET HOLDINGS, LLC Type of Legal Entity: Corporation Partnership LLC Other

Address: 4404 S 100th E PL City: TULSA State: OK Zip: 74116

Phone: (918) 994-2233 Fax: _____ Email: JAY@HITECHHOSPITALITY.COM

Developer's Construction Coordinator: SHIF SHAIKH

Phone: 918-576-8300 Fax: _____ Email: SHIF@HITECHHOSPITALITY.COM

DEVELOPMENT SERVICES

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

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 of 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 w/ repayment

DEVELOPER

Name of Firm: PINE STREET HOLDINGS, LLC Type of Firm LIMITED LIABILITY

By JAYESH JAIN Executed on this 16th day of April, 2026.

Signature: Jain JS

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 [Signature] Executed on this 29 day of April, 2026.
Asst. City Attorney

Home : Business Services : Corp Search : Corp Information

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.

PINE STREET HOLDINGS LLC

Details

Filing Number:	3513310321
Name Type:	Legal Name
Status:	Active 
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	2 Mar 2023

Registered Agent Information

Name:	KATHERINE OAKLEY
Effective:	2 Mar 2023
Address:	3048 N. GRAND BOULEVARD
City, State , ZipCode:	OKLAHOMA CITY OK 73107

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