

AGENDA
SHAWNEE URBAN RENEWAL AUTHORITY
FEBRUARY 6, 2024 AT 9:00 AM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the November 7, 2023 regular meeting.
2. Consideration to approve Claims 11/04/2023 - 02/01/2024: \$15,832.70
3. Consideration to donate the following properties to Rose Rock Habitat for Humanity:
 - a. 1227 E. Margaret St.
 - b. 546 N. Kickapoo Ave.
4. Update on Projects
5. Program Manager's Report
6. Adjournment

Respectfully submitted,



Jill Nichols, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA

28 CFR 36)

DRAFT

SHAWNEE URBAN RENEWAL AUTHORITY PROCEEDINGS

NOVEMBER 7, 2023 AT 9:00 AM

The Shawnee Urban Renewal Authority of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in Regular Session in the Emergency Operations Center at City Hall, 16 West 9th Street, Shawnee, Oklahoma on, Tuesday, November 7, 2023 at 9:00 AM, pursuant to notice duly posted as prescribed by law at 2:49 pm on November 3, 2023. Chairman Burke presided and called the meeting to order. Upon roll call, the following members were in attendance.

William Burke
Chairman

Vacant
Vice Charman

Absent
Member

Carol Valentine
Member

Absent
Member

Sydney Davidson
Member

ABSENT: Jamelle Payne, Glenda Pierce

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the August 1, 2023 regular meeting.

A motion to approve the minutes from the August 1, 2023 meeting was made by Chairman Burke, seconded by Commissioner Valentine. Motion carried with no abstentions.

AYE: Davidson, Valentine, Burke

NAY: None

2. Consideration of approval of the Minutes from the September 28, 2023 Special Call Meeting

Chairman Burke asked Kevin Moore, Code Enforcement officer present, the process of how properties owned by the City due to liens filed against them go out for bid. Moore explained that process and Secretary Nichols noted that the properties that SURA deeded to the non-profit agency at the September 28th meeting were deeded directly to us and would not go through the lien process with the County like the other properties the City has liens on.

A motion to approve the minutes from the September 28, 2023 special call meeting was made by

Commissioner Valentine, seconded by Chairman Burke. Motion carried with no abstentions.

AYE: Davidson, Valentine, Burke
NAY: None

3. Consideration to Approve Meeting Schedule for 2024

Secretary and Program Manager Nichols explained that the Charter for the SURA board dictates when our meetings are to be held.

A motion to approve the meeting schedule for 2024 was made by Commissioner Davidson, seconded by Chairman Burke. Motion carried with no abstentions.

AYE: Davidson, Valentine, Burke
NAY: None

4. Consideration to approve Claims 07/14/2023 - 11/03/2023: \$84,987.91

Secretary Nichols reminded the board that the names and addresses of the rehab properties were redacted for privacy purposes. Commissioner Valentine asked what the budget was for this year's grant, Secretary Nichols reported that our grant for 2023 was \$346,903.00 and that she would send out a copy of the budget to the Commissioners.

A motion to approve the claims made from 07/14/2023 to 11/03/2023 was made by Commissioner Davidson, seconded by Chairman Burke. Motion carried with no abstentions.

AYE: Davidson, Valentine, Burke
NAY: None

5. Update on Projects

Secretary and Program Manager Nichols reported that we now have an additional contractor bidding on our rehab jobs, which is helping to speed up the process some. Commissioner Davidson asked about the projects on the list and the guidelines for approval, Nichols reported that they were applicants to the program who had been vetted and qualified for the program and the qualification requirements according to SURA policy and HUD guidelines. Chairman Burke asked about the process to obtain an application and Nichols explained that anyone in the City limits could come in and apply and that the applicants would then be vetted based on the information provided. Kevin Moore noted that construction costs have been considerably higher on projects lately. Nichols explained that we have funds remaining from prior fiscal years that we are trying to spend on home rehab projects.

6. Program Manager's Report

Secretary and Program Manager Nichols reports no new business.

7. Adjournment

With no further business, a motion to adjourn was made by Chairman Burke and seconded by

Commissioner Valentine. Motion carried with no abstentions.

AYE: Davidson, Valentine, Burke

NAY: None

WILLIAM BURKE
CHAIRMAN

ATTEST:

JILL NICHOLS
SECRETARY



Shawnee,OK

Detail Report Account Detail

Date Range: 11/04/2023 - 02/01/2024

Account	Name					Beginning Balance	Total Activity	Ending Balance
Fund: 190 - CDBG GRANTS								
Department: 1410 - CDBG ADMINISTRATION								
Division: 025 - PLANNING AND CODE ENFORCEMENT								
190-5-1410-52500 OTHER MATERIALS & SUPPLIES						0.00	35.49	35.49
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/15/2023	APPKT03656	92986661	154178	WEX, INC.	3894 - WEX, INC.		35.49	35.49
190-5-1410-53250 TELEPHONE						553.29	110.65	663.94
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
12/04/2023	APPKT03803	INV0022123	154635	363-434377 BUSINESS VOICE EQIP REN	0854 - VYVE BROADBAND		110.65	663.94
190-5-1410-53390 OTHER CONTRACTUAL SERVICES						861.00	360.00	1,221.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/30/2023	APPKT03710	295363	154361	URBAN RENEWAL AUTH MONTHLY BILLI	2937 - G M S, INC		80.00	941.00
11/30/2023	APPKT03710	295364	154361	URBAN RENEWAL AUTH MONTHLY BILLI	2937 - G M S, INC		100.00	1,041.00
12/30/2023	APPKT03803	653122023	154589	WEBINAR OVERVIEW GMS	2937 - G M S, INC		797.50	1,838.50
12/30/2023	APPKT03858	Item - 653122023 : Ve		WEBINAR OVERVIEW GMS			-797.50	1,041.00
Purchased From Vendor: 2937 - G M S, INC								
12/31/2023	APPKT03803	651122023	154684	MONTHLY SERVICE & SUPPORT	2937 - G M S, INC		100.00	1,141.00
12/31/2023	APPKT03803	651122023	154684	MONTHLY LICENSE & WARRANTY	2937 - G M S, INC		80.00	1,221.00
190-5-1410-53530 LEGAL ADVERTISING						60.34	72.56	132.90
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/12/2024	POPKT05448	AFC5194D-0004	154702	Ad Publication - 2022 CAPER	1901V - COLUMN SOFTWARE, PBC		72.56	132.90
Purchase Order Number: 24-1718								
190-5-1410-53550 INSURANCE						38.98	27.31	66.29
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/15/2023	APPKT03664	312624	154215	NORTH AMERICAN INSURANCE,INC D	1347 - INSURICA MANAGEMENT NETWORK		9.26	48.24
12/29/2023	APPKT03803	315975	154597	NORTH AMERICAN INSURANCE,INC D	1347 - INSURICA MANAGEMENT NETWORK		8.99	57.23
01/08/2024	APPKT03852	316683	154713	NORTH AMERICAN INSURANCE,INC D	1347 - INSURICA MANAGEMENT NETWORK		9.06	66.29
Total Division: 025 - PLANNING AND CODE ENFORCEMENT:					Beginning Balance:	1,513.61	Total Activity: 606.01	Ending Balance: 2,119.62
Total Department: 1410 - CDBG ADMINISTRATION:					Beginning Balance:	1,513.61	Total Activity: 606.01	Ending Balance: 2,119.62

Detail Report

Date Range: 11/04/2023 - 02/01/2024

Account	Name					Beginning Balance	Total Activity	Ending Balance
Department: 1420 - CDBG HOUSING REHAB								
Division: 025 - PLANNING AND CODE ENFORCEMENT								
190-5-1420-53390 OTHER CONTRACTUAL SERVICES						222.00	72.00	294.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/16/2023	POPKT05180	247037	154234	MORTGAGE RELEASE - [REDACTED]	6480 - POTT COUNTY CLERK		18.00	240.00
Purchase Order Number: 24-1335								
11/16/2023	POPKT05180	247037	154234	MORTGAGE RELEASE - [REDACTED]	6480 - POTT COUNTY CLERK		18.00	258.00
Purchase Order Number: 24-1335								
11/16/2023	POPKT05180	247037	154234	MORTGAGE RELEASE - [REDACTED]	6480 - POTT COUNTY CLERK		18.00	276.00
Purchase Order Number: 24-1335								
11/16/2023	POPKT05180	247037	154234	MORTGAGE RELEASE - [REDACTED]	6480 - POTT COUNTY CLERK		18.00	294.00
Purchase Order Number: 24-1335								
190-5-1420-53700 HOUSING REHABILITATION						82,359.49	15,154.69	97,514.18
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/08/2023	APPKT03664	INV0021449	154226	132316867-2 1106 W DEWEY	5630 - O G & E		20.70	82,380.19
11/08/2023	APPKT03664	INV0021449	154226	131040563-2 1227 E MARGARET	5630 - O G & E		23.49	82,403.68
11/27/2023	POPKT05273	1179	154374	CHANGE ORDER #2 - 312 S PENNSYLVA	9360 - L G CONTRACTING & BUILDING		2,990.00	85,393.68
Purchase Order Number: 24-1420								
12/01/2023	POPKT05253	253	3294	CDBG HOME REHAB PROJECT - [REDACTED]	4348 - D & K RENOVATION		8,275.00	93,668.68
Purchase Order Number: 24-1467								
12/08/2023	APPKT03770	INV0021937	154531	132316867-2 1106 W DEWEY	5630 - O G & E		20.55	93,689.23
12/08/2023	APPKT03770	INV0021937	154531	131040563-2 1227 E MARGARET	5630 - O G & E		22.69	93,711.92
12/11/2023	POPKT05273	955498	154376	LOCKS/OTHER MATERIALS TO SECURE S	4790 - LOWE'S		96.84	93,808.76
Purchase Order Number: 24-1510								
12/15/2023	APPKT03815	INV0022165	154668	132669285-0	5630 - O G & E		61.09	93,869.85
12/19/2023	POPKT05292	1197	154458	TRANSITIONAL HOUSING HAZARD CLEA	9360 - L G CONTRACTING & BUILDING		3,500.00	97,369.85
Purchase Order Number: 24-1569								
01/05/2024	APPKT03803	INV0022124	154607	132601844-5	5630 - O G & E		40.54	97,410.39
01/09/2024	APPKT03852	INV0022402	154722	132316867-2 1106 W DEWEY	5630 - O G & E		20.12	97,430.51
01/09/2024	APPKT03852	INV0022402	154722	132669285-0 104 S CHAPMAN APT#B	5630 - O G & E		61.09	97,491.60
01/09/2024	APPKT03852	INV0022402	154722	131040563-2 1227 E MARGARET	5630 - O G & E		22.58	97,514.18
Total Division: 025 - PLANNING AND CODE ENFORCEMENT:					Beginning Balance:	82,581.49	Total Activity: 15,226.69	Ending Balance: 97,808.18
Total Department: 1420 - CDBG HOUSING REHAB:					Beginning Balance:	82,581.49	Total Activity: 15,226.69	Ending Balance: 97,808.18
Total Fund: 190 - CDBG GRANTS:					Beginning Balance:	84,095.10	Total Activity: 15,832.70	Ending Balance: 99,927.80
Grand Totals:					Beginning Balance:	84,095.10	Total Activity: 15,832.70	Ending Balance: 99,927.80

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
190 - CDBG GRANTS	84,095.10	15,832.70	99,927.80
Grand Total:	84,095.10	15,832.70	99,927.80

Property Owner**Property Information****Name:** SHAWNEE URBAN RENEWAL AUTH **Physical Address:** 1227 E MARGARET**Mailing Address:** 23 E 9TH ST STE 319
SHAWNEE, OK 74801-0000**Subdivision:** CAPPS**Block / Lot:** 0002 / 0003**Type:** (EX) Exempt**S-T-R:** N/A**Tax Dist:** (218) 93 Shawnee**Size (Acres):** 0.000**Extended Legal:** CAPP'S BLK 2 LOTS 3 THRU 6**Market and Assessed Values:****Taxes:**

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	\$0	\$0
Building:	0	0
Total:	\$0	\$0

**Estimated
Taxes:**

\$0

**Homestead
Credit:**

\$0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
	4.00	Lots

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
3/29/2018	2018	4931	SH	0.00	\$0	ALEXANDER ANGELA K	W/trade	
3/11/2011	2011	3886	Quit Claim	0.00	\$0	SHAWNEE URBAN RENEWAL	21	
9/21/2009	2009	12914	NA	0.00	\$0	WHITAKER GERALD	21	
12/1/1997	2732	11	Consolidatio n	0.00	\$0	BARTON J.T. & WENDELL	U	
1/29/1993	2173	66	Quit Claim	0.00	\$0	BARTON FLORENCE	U	
12/7/1992	2159	62	FidDeed	0.00	\$0	ESTATE OF BARTON PAUL	U	

Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Plywood or Hardboard	936	3	2003	21	Fair	2

Exterior Wall: Frame, Plywood

Heat / Cool: Central

Plumbing: Full: 1

Roof Cover: Fiberglass Shingle

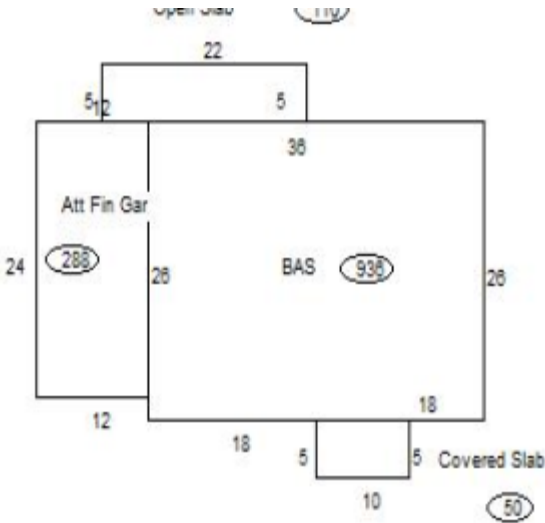
Year Remodeled:

Fireplace: N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Slab Porch - Covered		50			
Slab Porch - Open		110			

Sketches



As of: 2/1/2024

Photos



Map:



Property Owner**Name:** SHAWNEE URBAN RENEWAL**Property Information****Physical Address:** 546 N KICKAPOO**Mailing Address:** 228 N BDWY
SHAWNEE, OK 74801-0000**Subdivision:** HOFFMAN**Block / Lot:** 0015 / 0003**Type:** (EX) Exempt**S-T-R:** N/A**Tax Dist:** (218) 93 Shawnee**Size (Acres):** 0.000**Extended Legal:** HOFFMANS BLK 15 LOTS 3 &; 4 LESS E7'**Market and Assessed Values:****Taxes:**

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land:	\$0	\$0
Building:	0	0
Total:	\$0	\$0

**Estimated
Taxes:**

\$0

**Homestead
Credit:**

\$0

Note: Tax amounts are estimates only. Contact
the county tax collector for exact amounts.**Land:**

Land Use	Size	Units
	2.00	Lots

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
5/29/2019	2019	5927	SH	0.00	\$0	WHITED GARY	W/trade	
2/23/2011	2011	2885	Quit Claim	0.00	\$0	WHITED GARY	04	
2/19/2011	2011	2884	Quit Claim	0.00	\$0	THORPE KIMBERLY	04	
2/8/2011	2011	2887	NA	0.00	\$0	WHITED R L & MARY K	04	
2/8/2011	2011	2886	Quit Claim	0.00	\$0	WHITED GARY	04	

Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

Map:



December 21, 2023

RE: Request for donation of the following lots:

1. 1227 E. Margaret St. Shawnee, OK
2. 546 N. Kickapoo Ave. Shawnee, OK

Dear Shawnee Redevelopment Authority,

Rose Rock Habitat for Humanity, Inc., a registered 501(c)(3), formally requests the donation of the two lots cited above (RE: 1 & 2). 1227 E. Margaret for refurbishment and 548 N. Kickapoo for new home construction. Both locations would afford Rose Rock Habitat the opportunity to provide affordable home options for two low to low moderate-income families living in Pottawatomie County. We follow HUD guidelines in establishing family income limits.

Rose Rock Habitat for Humanity is firmly committed to being a long-term community partner providing solutions addressing the need for affordable housing in Shawnee and surrounding areas. We have 30-year history of providing affordable housing solutions in the communities we serve and look forward to partnering with you, and organizations like yours, to address the growing need.

The donation of these properties would greatly enhance our ability to begin providing affordable housing solutions much quicker than we would otherwise be able to. Often land acquisition is one of the most challenging and costly pieces of the puzzle. We have a crew already poised and prepared to begin work on 127 E. Margaret upon approval of our request and expect to begin other new home builds within the year.

Sincerely,



Randall E. Gardner
President & CEO

Mission: Put God's love into action by bringing people together to build homes, community and hope.

Vision: A world where everyone has a decent place to live.

Core Values: Lead with C.A.R.E.

Character – for without it we have nothing

Attitude – with the right one we can do anything

Respect – our community, clients and staff deserve nothing less

Empowerment – give families the tools and knowledge to thrive not just survive

Examples of our recent work

607 Willow St. – Noble, OK



630 Iowa Street – Norman, OK



2008 Twisted Oak – Norman, OK



1100 W. Main St. Norman, OK 73069
(405) 366-2813 • RoseRockHabitat.org

2012 Twisted Oak – Norman, OK



1100 W. Main St. Norman, OK 73069
(405) 366-2813 • RoseRockHabitat.org

SPECIAL LIMITED-WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the **Shawnee Urban Renewal Authority, an agent of the City of Shawnee, Oklahoma**, party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Rose Rock Habitat for Humanity, Inc.**, an Oklahoma Not for Profit Corporation, 1100 W. Main St. Ste 100, Norman, Oklahoma, 73069, party of the second part, the real property and premises located in Pottawatomie County, Oklahoma, as are fully described as follows, to-wit:

Lots Three (3), Four (4), Five (5), and Six (6), Block Two (2), Capps Addition to the City of Shawnee, Oklahoma, and

Lots Three (3), and Four (4) Less E7', Block Fifteen (15), Hoffman Addition to the City of Shawnee,

together with all the improvements thereon and appurtenances thereunto belong, subject to rights-of-ways, easements, building and use restrictions and covenants of record, and thereunto belonging, and warrants the title, subject to the limitations set out below, to the same.

To have and to hold said described real property and premises unto the said party of the second part, and to their successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature made by Grantor, but not otherwise, except for the certain matters listed on Exhibit "A" attached hereto and including those matters listed on Exhibit "B" attached hereto and made a part hereof, which matters continue in full force and effect.

Except for the limited warranty of title set forth in this Special Warranty Deed, Grantor specifically disclaims any warranty, guaranty or representation, oral or written, express or implied of, as to, or concerning (a) the nature, condition or state of repair of the above described property, or any portion thereof, (b) any visible or hidden defects in material, workmanship or capacity of the above described property, or any portion thereof, (c) the square footage, expenses, operation or any other matter or thing affecting or relating to the above described property, (d) the habitability, merchantability or fitness of the above described property, or any portion thereof, for a particular purpose, (e) the existence or nonexistence of any Environmental Conditions (herein defined) or Hazardous Materials (herein defined) with respect to the above described property or any facilities or operations thereon, or (f) the compliance of the above described property or any activity or operation conducted by any person or entity on or off the above described property with Environmental Laws (herein defined).

As used in this Special Warranty Deed, the term "Environment" shall mean soil, surface, waters, ground waters, land, stream sediments, surface or subsurface strata, ambient air, and any

environmental medium; the term “Environmental Condition” shall mean any condition with respect to the Environment on or off the above described property, whether or not yet discovered, which could or does result in any damage, loss, cost, expense, claim, demand, order or liability to or against Grantor or Grantee by any third party (including, without limitation, any governmental entity), including, without limitation, any condition resulting from the operation of the above described property and/or the operation of any business within the above described property and/or the operation of the business of any other property owner or operator in the vicinity of the above described property and/or any activity or operation formerly conducted by any person or entity on or off the above described property; the term “Hazardous Material” shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, as amended, the Federal Clean Air Act, as amended, or any other federal, state, or local Environmental Law, regulation, ordinance, rule or bylaw, whether existing as of the date hereof or previously enforced; and the term “Environmental Law” shall mean any environmental or health and safety related law, regulation, rule, ordinance or bylaw at the federal, state, or local level, whether existing as of the date hereof or previously enforced. Grantee represents, warrants, acknowledges and agrees that Grantee has inspected the above described property to his satisfaction and all leases, contracts and other information relating to the above described property referenced in the preceding paragraph; and such other information as Grantee may have obtained from sources other than Grantor, that Grantee is satisfied with the physical condition of the above described property and all other aspects thereof, and that except for the limited warranty of title set forth in this Special Warranty Deed and the limited warranty and covenant set forth in the preceding paragraph, Grantee accepts the above described property **“AS IS,” “WHERE IS”, AND “WITH ALL FAULTS.”**

IN WITNESS THEREOF, Grantor and Grantee have executed this Special Warranty Deed to effective as of this ____ day of January, 2024.

Shawnee Urban Renewal Authority,
an agent of the City of Shawnee,
Oklahoma
An Oklahoma Municipality

By: _____
Andrea Weckmueller-Behringer
City Manager

STATE OF OKLAHOMA)
) SS:
COUNTY OF POTTAWATOMIE)

Before me, in and for said County and State, on this ____ day of January, 2024, personally appeared Shawnee Urban Renewal Authority, an agent of the City of Shawnee, Oklahoma, by and through its City Manager, Andrea Weckmueller-Behringer, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same on behalf of Shawnee Urban Renewal Authority, and agent of the City of Shawnee, Oklahoma, as her free and voluntary act and deed for the uses and purposes therein set forth.

NOTARY PUBLIC
Commission No. _____
Commission Expires: _____

EXHIBIT "A"
Exceptions to Warranty of Title

Exceptions to marketable title, as defined by the Oklahoma Title Examination Standards and Oklahoma Statutes, existing prior to Grantor obtaining title to the above described property.

Real and personal property ad valorem taxes for 2023 and subsequent years.

Outstanding interests of record in the oil, gas, coal, metallic ores and other minerals in, under and that may be produced from the real estate described on this document, together with all rights, privileges and immunities relating thereto.

Easements, rights-of-way, restrictions, covenants, plats, building set-back lines and other matters of record and not of record.

EXHIBIT "B"
Covenants, Conditions, and Restrictions

Seller imposes the following Covenants, Conditions, and Restrictions which shall be covenants and restrictions that will attach to the Property and will be Covenants, Conditions, and Restrictions that run with the title to the Property:

Buyer shall only use the Property as widely program housing which is affordable community housing and is managed by a not for profit corporation or charitable organization as defined by 18 OKLA. Stat. § 18-851. Buyer shall not convey the Property to any other entity, or third party without the express approval of the Seller.

Subsequent to closing, Buyer shall duly pay and discharge, or cause to be paid or discharged, all taxes, assessments, and other governmental charges imposed upon the Property, as well as all claims for labor, materials, or supplies which if unpaid, might by law become a lien or charge upon the Property.

Buyer, its agents, officers, directors or assigns shall not use the Property for any commercial or business purposes unless it relates to the operation of affordable community housing under Rose Rock Habitat for Humanity, Inc., an Oklahoma Not For Profit Corporation type of housing project.

Buyer, and its successors in interest shall at all times subsequent to the execution of this agreement maintain its 501 (c)(3) non-profit status in the operation of the community housing project.

Buyer, or its successors and assigns agrees and stipulates that if it breaches or violates any of the foregoing conditions and covenants the title to said Property shall ipso facto and immediately revert to and vest in the Seller, or its successors or assigns, or in any corporation to which it may grant reversion, and it, or its successors or assigns, shall be entitled to immediate possession thereof, but said reversion shall not affect any mortgage or liens which in good faith at that time may be existing upon said property or any improvements thereon.

Agreed Hereto by: Rose Rock Habitat for Humanity, Inc.
 An Oklahoma Not for Profit Corporation

By: 
Printed Name: Randall E. Gardner
Title: President & CEO

Project Updates February 6, 2024 Meeting

- 1. Home Repair: Foundation Repair –E. Chandler**
Bids received: 1
Bid awarded to: RamJack Foundation Repair for \$18,200.00
RamJack is the sole source of foundation repair available in our area at the time of requested quote. This project is set to be awarded by the time the November 1st meeting takes place at \$18,200.00. According to RamJack representatives, work should begin mid-December, 2022. ***Update* Change order on project due to RamJack not being able to achieve required pressure at 30ft, additional pipes installed at some points up to 45ft. Project was completed and closed out at \$20,900.00, and is pending final inspection. There will be a small interior project to replace the ceiling at this location using the remaining funds, if possible. Interior inspection and write up is pending. *Update Nov 2023* Interior ceiling repair project is out for bid. *Update Feb 2024, Received one bid for ceiling project at \$12,025.00 and work is expected to begin on Monday, Feb 5th.**
- 2. Home Repair: Floor leveling, kitchen, electric –S. Pennsylvania**
Bids received: 2
Bid awarded to: LG Contracting for \$13,533.00
Work on this project was started on Oct. 18, 2022 and is due to be completed mid-November. ***Update* Project was completed and closed out at \$13,533.00 *Update Nov 2023* Interior bedroom ceiling collapsed during close out of this project and the same contractor has submitted a change order to repair it. This project is set to be completed soon. *Update Feb 2024* This project is now complete after two change orders to replace/repair toilets, storm doors, and a collapsed ceiling, and closed out at \$27,322.00**
- 3. Home Repair: Crawl Space Repair, Bathroom flooring replacement, Roof replacement, plumbing repair – Laverne**
Bids received: currently out for bid
Bid awarded to: N/A
This project is currently out for bid. ***Update Feb 2024* The quotes were rejected by the applicant and the application was rescinded.**
- 4. Home Repair: Bathroom retrofitted for ADA compliance, plumbing repair, flooring repair – S. Bell**
Bids received: 2
Bid awarded to: D&K Renovations
Work is scheduled to begin on this project this week. ***Update Feb 2024* The initial phase of this project was completed in January 2024, however, there was work left undone by the contractor and subpar work that will have to be repaired as well. The homeowner was not pleased with the performance of the contractor and our office has contracted with the other initial bidder on the project, LG Contracting, to complete the remaining work and repairs. This project is anticipated to be completed in February 2024.**
- 5. Home Repair: Roof Replacement, Doors/Windows/Trim Replacement –S. Bell**
Bids received: 2
Bid awarded to: LG Contracting for \$17,650.00
Work on this project is set to begin in February 2024.
- 6. Home Repair: Reframe Walls, Replace Roof, Siding/Guttering –S. Philadelphia**
Bids received: 2
Bid awarded to: Not Yet Awarded
Bids for this project have been received, but as of the time this report was written, it has not yet been awarded.

7. Home Repair: Emergency Plumbing Repair – W. Dewey

Bids received: 0

Bid awarded to:

This is an emergency plumbing project that went out for bid in January – no bids were received. We will be reaching out to more plumbing contractors in the coming weeks.

Currently we have 2 demo projects pending initial inspections, 1 home rehab project pending initial inspection, and 6 applications for home rehab awaiting review.