

Near-downtown Tulsa property beats prior price

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Published: February 8th, 2012



A key westbound entryway parcel in downtown Tulsa sold for \$1.2 million. (Rip Stell)

TULSA – A 2.1-acre entry point to downtown Tulsa and its East Village District has changed hands for the second time in a year, its sale price rising 13.2 percent.

Tulsa County Courthouse records indicate TRI-MC Fulton LLC of Tulsa paid \$1.2 million to Hartford Park LLC for a vacant lot at 519 E. Seventh St., right off two westbound exits of U.S. Highway 75 and downtown Tulsa's inner dispersal loop.

Hartford had paid \$1.06 million to R.P. Roberts Inc. for the property in March 2011.

Courthouse records indicate TRI-MC took a \$1.2 million mortgage with F&M Bank and Trust, the debt due Feb. 1, 2017.

Oklahoma secretary of state records and the mortgage filings indicate TRI-MC operates from 833 N. Fulton St., the address of McElroy Manufacturing.

Donna M. Dutton is listed as the agent of record by the secretary of state's office. The F&M mortgage lists her as a member of TRI-MC, along with A.H. McElroy II and the Rudy Revocable Investment Trust, signed by trustee Peggy M. Tanner.

The property matches the location where All Souls Unitarian Church hopes to move its 1,800-member congregation. In November the church membership voted to accept the property as a gift from the Dutton, Tanner and McElroy families. The actual transaction was not closed and filed with the courthouse until last week.

That gift included a stipulation that the congregation commit to moving the church to that site, according to November reports in the *Tulsa World*. Officials with All Souls could not be reached for comment on the status of that project.

Reached by phone Wednesday, Dutton said the property was acquired for investment purposes. She said TRI-MC has no development plans for the site. She did not mention the church plans.

The Unitarian Universalist church actually formed in downtown Tulsa in 1921. The congregation moved to its current 2952 S. Peoria Ave. home six decades ago. As its membership under the Rev. Marlin Lavanhar swelled beyond the capacity of its 400-seat sanctuary, All Souls considered different expansion options, but those were put on hold as the recession began.

Hartford Park's original purchase had capped a decade in which former owner Eleanor Roberts resisted multiple sale offers, including one linked to a downtown Walmart construction project that never materialized.

Roberts had said those deals undervalued the property's 93,000-square-foot Fields-Down-Randolf Building, which had long served as the home for her husband's business.

That two-story building had also stood empty since 2001.

After struggling to keep vagrants out of the structure, Roberts tore the building down in 2010

to lower her downtown property assessment fees for funding Oneok Field's construction.

Hartford Park was an affiliate of the Ross Group, a Tulsa construction and property development company that in 2010 had proposed raising a \$10 million headquarters in downtown Tulsa's eastern side.

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