



# TULSA PUBLIC SCHOOLS

## Property Disposition: Surplus Declaration & Survey/Plat Approval

Regular Board Meeting – October 27, 2025





# Purpose of this Update

- ❖ Identify which charter-occupied buildings are already declared surplus vs. those needing surplus action.
- ❖ Flag properties with legal description issues (lot splits) and why they're needed.
- ❖ Request Board approval to declare select properties surplus and authorize survey/plat services to finalize legal descriptions and support future disposition of charter-occupied sites.



# Summary of all properties

| # | Charter Operator                       | Property                            | Address                              | Notes   |
|---|--|-------------------------------------|--------------------------------------|---|
| 1 | College Bound Academy                  | Wright                              | 1110 E. 45th Pl, Tulsa, OK 74105     | Requires survey/lot split; needs to be declared surplus |
| 2 | College Bound Academy                  | Eastside Academy                    | 2525 S. 101st E Ave, Tulsa, OK 74129 | Declared surplus (2012)                                 |
| 3 | KIPP Tulsa                             | Mark Twain                          | 541 S. 43 West Ave, Tulsa, OK 74127  | Needs to be declared surplus                            |
| 4 | KIPP Tulsa                             | Woods (Booker T. Washington)        | 1661 E. Virgin St, Tulsa, OK 74106   | Requires survey/lot split; needs to be declared surplus |
| 5 | Tulsa Honor Academy                    | Bell Primary (Burbank)              | 209 S. Lakewood Ave, Tulsa, OK 74112 | Requires survey/lot split; needs to be declared surplus |
| 6 | Tulsa Legacy Charter                   | Cherokee                            | 6001 N. Peoria Ave, Tulsa, OK 74126  | Declared surplus (2011)                                 |
| 7 | Tulsa Legacy Charter                   | Greeley                             | 105 E. 63rd St N, Tulsa, OK 74126    | Needs to be declared surplus                            |
| 8 | Tulsa School of Arts & Sciences (TSAS) | Roosevelt                           | 1202 W. Easton St, Tulsa, OK 74127   | Declared surplus (2011)                                 |
| 9 | Tulsa Public Schools                   | Vacant Lot Adjacent to Bell Primary | Sheridan Heights Addition            | Needs to be declared surplus                            |

**Lot splits are required to finalize certain legal descriptions and enable subsequent Board actions in compliance with 70 O.S. § 5-117(A)(11) and Board Policy 5402.**



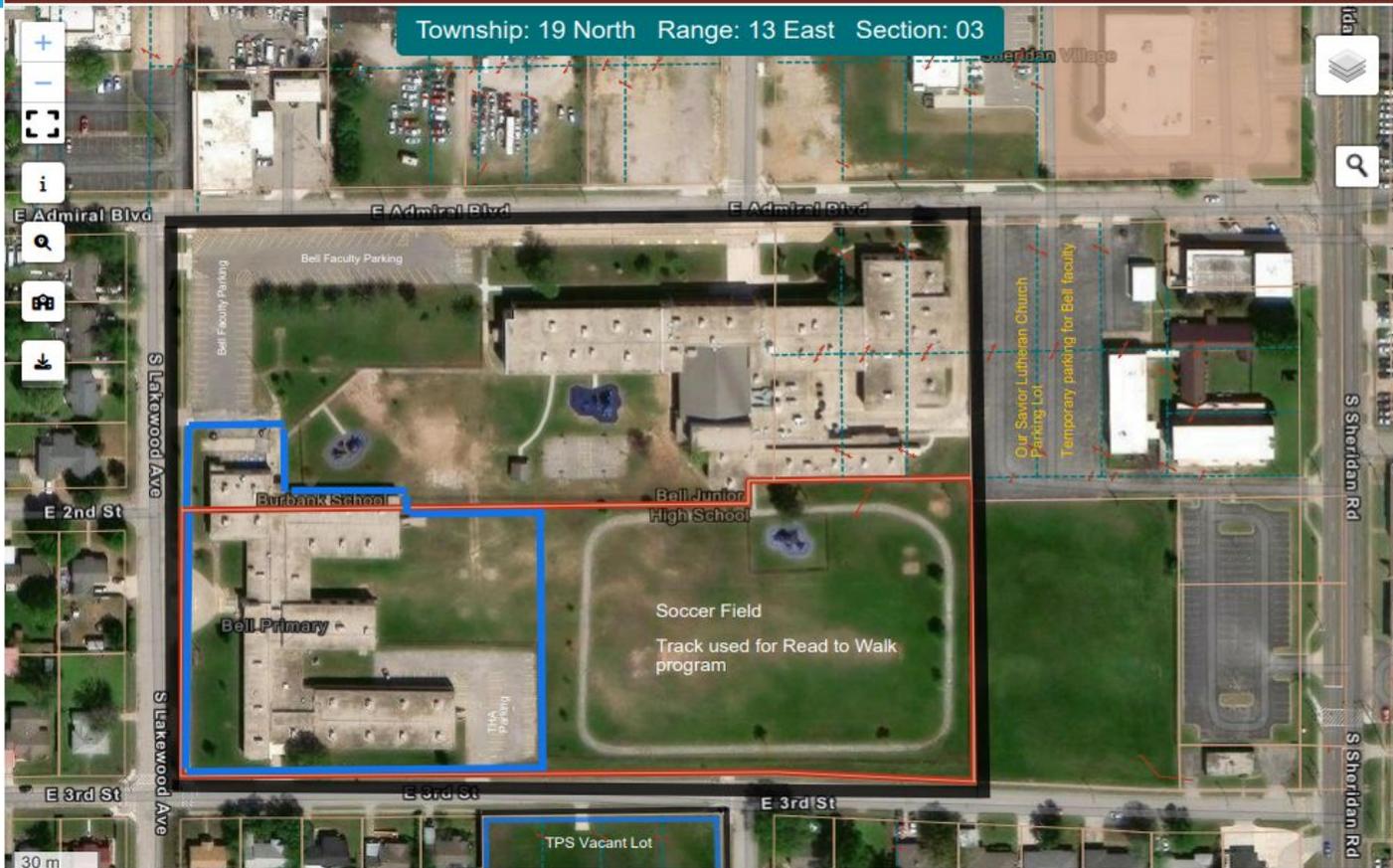


# Summary of Property Splits

## Bell Primary Woods Wright

- **Lot splits are required to establish accurate legal descriptions for charter-occupied parcels.**
- **The total cost of survey/plat services will not exceed \$30,000.**

# Bell Primary



- Black** - Entire Property
- Red** - County Assessor
- Blue** - Request to declare surplus



# Woods (Booker T. Washington Campus)



Blue - Request to declare surplus



Township: 19 North Range: 13 East Section: 30



- Black** - Entire Property
- Red** - County Assessor
- Blue** - Request to declare surplus



# Recommendation

**We recommend that the board:**

Authorize the Superintendent to secure survey/plat services (cost ≤ \$30,000)

Authorize legal counsel to prepare and approve related documents

Authorize the Superintendent to begin surplus process under board policy 5402-R1

Authorize Board officers to execute related documents





# Rationale behind surplusizing these properties

Being a landlord with these school properties is not good business for Tulsa Public Schools.

- Increased rent rates, despite being significant expenses for charter school tenants, do not cover the district's expenses.
- Building maintenance and upkeep of critical infrastructure (HVAC, roofing, etc.) takes up significant capacity from district operations staff.
- Looming major building investments are necessary.

Charter partners, as current tenants, have right of first refusal should the buildings be listed for public sale.

- TPS has been in regular contact with charter leaders about the possibility of surplus/sale.

