TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: August 2, 2018
TO: Chairman and Board Members
FROM: O.C. Walker
SUBJECT: Receive Responses to the Request for Proposals (RFP) for TDA Owned Property
LOCATION: 211 West Fairview Street, Tulsa, Oklahoma

Background:
Redeveloper: Tulsa Development Authority
Owner: Tulsa Development Authority
Location: 211 West Fairview Street, Tulsa, Oklahoma
Size of Tract: 2,953 square feet or 0.07 acres
Zoning: Multi-Family Residential
Development Area: Brady Heights Neighborhood
Fair Market Value: $2,800.00
Executive Director: O.C. Walker

Relevant Info:
On June 7, 2018, the TDA Board of Commissioners approved Resolution No. 6456, authorizing issuance of a Request for Proposals (RFP) for the sale and redevelopment of TDA owned real property located at 211 West Fairview Street, Tulsa, OK. The current fair market value for the property is $2,800.00. The RFP was made available for review and consideration for a thirty (30) day period. The RFP was advertised on the TDA, and City of Tulsa websites and appeared in the Sunday edition of the Tulsa World newspaper.

Jeff Weaver was the only Respondent to the 0.07-acre RFP. Mr. Weaver is proposing to construct a single-family residential unit or mixed-use facility, should the surrounding residents be conducive to the idea. Regarding the lot size and building setback, this will limit the redevelopment project to a two-story 1,300 square foot unit on the lot. The Redeveloper indicates he has the wherewithal to produce the design, construction and financial resources to complete this project.

According to the FEMA maps, none of the subject property is in the 100-year floodplain.
Attachments: Response to RFP.

Recommendation: Staff recommends the TDA Board allow its Executive Director and General Counsel to enter into negotiations with Jeff Weaver for the purchase and redevelopment of the subject lot.

Reviewed By: O.C. Walker
211 WEST FAIRVIEW

JEFF WEAVER
JAW@VENTAIRECORP.COM
909 NORTH WHEELING
TULSA, OK 74110
918 605-5475

REFERENCES
MARVIN SHIRLEY
(918) 805-5550
BRIAN ELLIOT
(918) 691-0646
We are proposing to build a single family residence or open discussion for mixed if appropriate for the neighborhood or small area plan. The lot will limit the size to approximately 1,300 per floor with a total of (2) floors and approximately 2,500 SF. This proposed project could change subject to input from the Brady Heights Neighborhood Association and the Tulsa Preservation Committee and zoning setback and requirement to meet City codes. We would propose to start the project within 2 years and be completed no later than 4 years.

We have the design, construction and financial resources to provide a time period structure. You can see this by the renderings and layout provided. A structure that definitely stays with the preservation of the neighborhood.
1st Floor
This project would be executed by Jeff Weaver. I am a native Tulsan, Nathan Hale graduate, Eagle Scout from Troop 26, BS degree from OSU in Civil Engineering and Construction Management, married for 33 years and 2 adult children. I am the President of Ventaire/Sagebrush Building Systems; active since 1989. We are specialty constructors, present clients include AVIS, On Cue, QuikTrip, Avis, Sonic, Walmart... We provide modular buildings, pre-engineered buildings and structural canopies thru-out the USA. We will be celebrating 75 year in business in 2021.
We presently own 2 residential properties in the Brady Heights Neighborhood. One purchased in 2014, the other 2015. We are in the process of painstakingly restoring these properties with the intent of family members living in these houses. All work is self-preformed with the exception of the MEP. We are not buying and flipping these properties for financial gain.
DATE: July 3rd, 2018

O.C. Walker
Executive Director
Tulsa Development Authority
1216 North Lansing Avenue, Suite D
Tulsa, OK 74106

RE: Jeff Weaver, President
Sagebrush Building Systems
Ventaire LLC

To Whom It May Concern:

Jeff Weaver has been an excellent customer of Security Bank for a long time and has always handled his accounts (including loans) as agreed. Based on past experiences, Security Bank should have no problem assisting Jeff with any loan request in the future.

If you have any questions, please don’t hesitate to contact me.

Thank you,

Darrell Horn, VP
Security Bank
918-664-6300
Developer’s Statement of Public Disclosure

- The developer of this project is Jeff Weaver, an individual. 909 North Wheeling Avenue
  Tulsa OK 74110.
  918 858-1410
  jaw@ventairecorp.com

- No other individuals or entities are associated at this time.

- I have no past or present business, familiar or personal relationship with any of to any employee or officer of TDA.

- References

  Security Bank
  Darrell Horn
  10727 East 51st Street
  Tulsa, OK 74146
  918 628-5554

  Bancfirst
  George Matson
  7625 East 51st
  Tulsa, OK 74101-0608
918 664-3406

Marvin Shirley
720 South Norfolk
Tulsa, OK 74120
918 805-5550

I have no past or present involvement in any federal, state or local governmental or quasi-governmental entity projects.

I have no pending or threatened criminal or civil proceedings against me by the US Government, the State of Oklahoma, the County of Tulsa or the City of Tulsa.

I have no pending or unfilled obligations proffered to any governmental body in connection with any projects by myself.

________________________
Jeff Weaver