



Bid 25.142 - Property for 401 E Kenosha St		CRS Sanders Investments, LLC	N/A	N/A
1)	<u>Description</u>	<u>Total Price</u>	<u>Total Price</u>	<u>Total Price</u>
	Property Bid for 401 E Kenosha St	\$40,000.00	\$0.00	\$0.00
2)	<u>Fees</u>	No exemptions except clear title	N/A	N/A
3)	<u>Conditions</u>	No exemptions except clear title	N/A	N/A
		Buyer to close on a cash purchase		
		Buyer to close subject to clear title/abstract		
		Buyer seeks no contingencies or conditions on purchase other than clear title		
		Buyer assumes the responsibility of all closing costs		
4)	<u>Bidders Qualifications</u>	Buyer owns adjoining lots and desires to merge this purchase with these lots to plan for a meaningful commercial development on the property	N/A	N/A
		Bidder has partnered with the City of Broken Arrow on many projects including the detention pond off 2751 S Aspen		
5)	<u>Notary Commission Expires</u>	7/2/2028	N/A	N/A

NOTES: Request for
Bid 25.142 - Property for 401 E Kenosha St
sent to one (1) Vendors and with one (1) Vendors responding.
This was advertised on the City Website as well as the Tulsa World.
This bid tabulation is true and accurate to the best of my knowledge.
Wednesday, March 26, 2025

X _____
Ryan Baze, General Services Director

CRS SANDERS INVESTMENTS, LLC.

107 S ASH AVE
BROKEN ARROW, OK 74012

4241

86-289/1031

CHECK NUMBER

DATE 3-24-25

PAY
TO THE
ORDER OF

City of Broken Arrow

\$ 10,000 -

Ten Thousand & NO/100

DOLLARS

Photo
Not for
Deposit
Date when



Broken Arrow & Tulsa, Oklahoma
918-251-9811 • Member F.D.I.C.

FOR

[Signature]

⑈0044⑈ ⑆103102892⑆ ⑈0599449⑈



March 25, 2025

Charles Sanders
107 S Ash Ave
Broken Arrow, OK 74012

To Whom It May Concern:

This letter is to verify that the customer named above has an account with AVB Bank with a current available balance in the amount of \$50,000.00. These funds will be available through April 25, 2025.

If you need any additional information regarding this letter, you can contact me at 918-259-2783.

Sincerely,

Ben Dejene
Senior Vice President/ Retail Banking Director

Downtown Broken Arrow
322 S. Main Street
Broken Arrow, OK 74012

South Elm
6401 S. Elm Place
Broken Arrow, OK 74011

Tulsa Mingo
9800 E. 51st Street
Tulsa, OK 74146

Stone Wood Hills
2201 N. Elm Place
Broken Arrow, OK 74012

(918) 251-9611 • www.bankavb.com
MEMBER FDIC

Legal Name of Bidder:

CRS Sanders Investments, LLC

Bid #25.142



CITY OF BROKEN ARROW

February 28, 2025

Bid Number: 25.142

Property Bid Invitation 401 E Kenosha St.

The City of Broken Arrow is inviting proposals to provide a **Property Bid Invitation 401 E Kenosha St.** in accordance with the terms and conditions detailed herein. The successful firm will enter into an agreement effective from the date of the City Council award.

If you or your firm is interested in participating in the solicitation and review process, please submit a copy of your bid to:

City of Broken Arrow Purchasing Division, 1700 West Detroit, Broken Arrow OK. 74012 (East Building) **on or before 10:30 a.m. CST, Wednesday, March 26, 2025** **Bid REVIEW will be on the same day at 11:00am CST** at the Broken Arrow Purchasing Office 1700 West Detroit, Broken Arrow, OK 74012. **Late bids will not be considered.**

Proposed pricing may be disclosed at a public meeting to receive and file responses of this and other solicitations, and at the Broken Arrow City Council Meeting. Contractual agreements of this nature require the disposal of public assets; therefore, it should be noted that all other information provided in your response will be considered proprietary and will not be divulged during the proposal review process. The successful proposer shall understand; however, that portions (potentially all) of their proposal (including any final contracts) will become public record after its acceptance by the City of Broken Arrow City Council.

Questions or additional information requests should be directed to the City of Broken Arrow

City of Broken Arrow - Purchasing Department
Attention: Blake Dampf, Purchasing Manager
918-259-7000 ext. 7366

THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

EXHIBIT 1

City Holidays

New Year's Day
Martin Luther King Day
Presidents' Day
Good Friday
Memorial Day
Independence Day

Labor Day
Veteran's Day
Thanksgiving
Friday after Thanksgiving
Christmas Eve
Christmas Day

EXHIBIT 2

INSTRUCTIONS FOR SUBMITTING A SEALED REQUEST FOR PROPOSAL

1. PLACE BID IN AN OPAQUE ENVELOPE AND SEAL. TYPE OR PRINT RFP NUMBER AND OPENING DATE IN THE LOWER LEFT CORNERS
2. IF SENDING FEDERAL EXPRESS OR OTHER EXPRESS MAIL REQUIRING A SEPARATE ENVELOPE, PLACE THE ABOVE DESCRIBED IN THE EXPRESS MAILER. **DO NOT** PLACE BID DOCUMENTS IN THE EXPRESS ENVELOPE WITHOUT FIRST PLACING IN A SEPARATE ENVELOPE AS DESCRIBED IN ITEM ONE.

COMPANY NAME

YOUR RETURN ADDRESS

CITY OF BROKEN ARROW
PURCHASING DIVISION
1700 WEST DETROIT
BROKEN ARROW, OK 74012

RFP NUMBER

RFP OPENING DATE

PROPOSALS MAY BE REJECTED IF THE ABOVE INSTRUCTIONS ARE NOT FOLLOWED

THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

ATTACHMENT A

BID TITLE: Bid # 25.142 Property Bid Invitation 401 E Kenosha St.

PRICING SUMMARY- as outlined in section 5

Note: Pricing is to remain firm while contract is in effect

Property Bid Invitation 401 E Kenosha St.

\$ 40,000.00

Comments/Notes: Reference Section 8

No exceptions except clear title

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ATTACHMENT B
TERMS AND SIGNATURE SHEET

In compliance with this invitation for Bid Number **25.142** and subject to all conditions thereof, the undersigned offers and agrees to fulfill the terms of the sale contract at the price quoted as specified.

My signature certifies that the accompanying bid is not the result of or affected by any act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud punishable under Federal, State, or City Law. Furthermore, I understand that fraudulent and collusive bidding is a crime under Federal, State, and City Law and can result in fines, prison sentences, and civil damage awards. I hereby certify that I am authorized to sign this bid for the bidder.

If you desire not to bid on this Invitation, forward your acknowledgement of "No Bid". Return of only the "Statement of No Interest Sheet" with authorized signature and indicate the reason for "No Bid". Failure to comply may be cause for removal of your company's name from the bid list for the subject commodity and/or service.

Complete Legal Name of Bidder:

Charles F. Sanders

Date: March 25, 2025

Company Name: CRS Sanders Investments, LLC

Address:

107 S. Ash Ave Broken Arrow, OK 74012
City State Zip Code

Email: charles.sanders@gmail.com

Signature: [Signature] Official Title: Managing Member

Please print or type name clearly: Charles R. Sanders

Telephone: 918-455-1111 Fax Number: None (email)

Federal Tax ID Number: 90-1234595

Subscribed and sworn to before me this 24 day of March

My Commission Expires: 7-2-28 [Signature]
Notary Public (or Clerk or Judge)



THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT

ATTACHMENT C
INTEREST AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: OKLAHOMA

COUNTY OF: TULSA

Mike Lester, of lawful age, being first duly sworn, states that s(he) is the agent authorized by the bidder to submit the attached proposal. Affiant further states that no officer or employee of the City of Broken Arrow either directly or indirectly, owns a twenty-five percent (25%) interest in the bidder's business or such a percentage, which constitutes a controlling interest. Affiant further states that the following officers and/or employees of the City of Broken Arrow have some direct or indirect interest in the bidder's business:

None

For purposes of this affidavit, a direct or indirect interest is defined to include any relationship existing on the date of this affidavit, or which previously existed within the past year. Such an interest shall also be defined to include any business relationship between or among the proposed parties to the contract project and also to include any business relationship between the officers and directors of the proposed contracting parties of the project.

X Unger

Subscribed and sworn to before me this 25 day of March 2025

My Commission Expires: 7-2-28 Melanie Walenciak
Notary Public (or Clerk or Judge)

THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT



ATTACHMENT D
PROPOSAL AFFIDAVIT

The following affidavit is to accompany the proposal:

STATE OF: OKLAHOMA

COUNTY OF: TULSA

Mike Lester, of lawful age, being first duly sworn, on oath says:

1. (S)he is the duly authorized agent of CRS Sanders Investments, LLC, the proposer submitting the competitive offer which is attached to this statement, for the purpose of certifying the facts pertaining to the existence of collusion among proposer and between proposer and city officials or employees, as well as facts to pertaining to the giving or offering of things of value to government personnel in return for special consideration in the letting of any contract pursuant to the offer to which this statement is attached;
2. (S)he is fully aware of the facts and circumstances surrounding the making of the offer to which this statement is attached and has been personally and directly involved in the proceeding leading to the submission of such proposal; and
3. Neither the proposer nor anyone subject to the proposer's direction or control has been a party:
 - a). to any collusion among proposers in restraint of freedom of competition by agreement to submit an offer at a fixed price or to refrain from submitting an offer,
 - b). to any collusion with any city official or employee as to quantity, quality, or price in the prospective contract, or as to any other terms of such prospective contract, nor
 - c). in any discussions between proposers and any city official concerning exchange of money or other things of value for special consideration in the letting of a contract.

X [Signature]

Subscribed and sworn to before me this 24 day of March 2025

My Commission Expires: 7-2-28 [Signature]
Notary Public (or Clerk or Judge)



THIS BID IS INVALID IF NOT SIGNED AND NOTARIZED BY AN AUTHORIZED AGENT



The City of Broken Arrow, OK

Addendum for BID 25.142

“PROPERTY BID INVITATION FOR 401 E KENOSHA ST”

Bidders are informed that the above subject BID is hereby explained, modified, corrected, or supplemented as specified, described, and set forth in this Addendum:

- Page 2 has correct pin location
- Removed pictures from original page 4

Going forward, BID 25.142 “Property BID Invitation for 401 E Kenosha St” shall have these revised requirements.

*Received & Acknowledged
3/24/25*

BIDDERS QUALIFICATIONS

BID # 25.142

BID DATE: 03-26-2025

Bidder: CRS Sanders Investments, LLC
Charles Sanders, Managing Member

Life-long member of the Broken Arrow Community (since 1946)
Long time Broken Arrow neighborhood developer
Long time Broken Arrow home builder
Commercial property owner

Buyer to close on a cash purchase
Buyer to close subject to clear title/abstract
Buyer seeks no contingencies or conditions on purchase other than clear title
Buyer assumes the responsibility of all closing costs

Buyer owns adjoining lots and desires to merge this purchase with these lots to plan for a meaningful commercial development on the property.

Bidder has partnered with the City of Broken Arrow on many projects including the detention pond off 2751 S Aspen



Samson Commercial

Real Estate Services, LLC

Mike Lester, CCIM

1645 S. 101st E. Avenue, Suite 101
Tulsa, OK 74128
samsoncommre@gmail.com

www.samsoncommre.com

918-764-9144 (M)
918-764-9155 (F)
918-284-0700 (C)



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