



Agenda Commentary

Item Title/ Subject: Proposal from Western Equipment John Deere (property HWY 183/Frisco)

Staff Source: City Manager, Steve Hewitt

Date: March 14, 2014

Background/Subject Information:

Council has transferred property to give flexibility and review proposals of the vacant property, which is in a key visible location in relationship to our downtown.

Western Equipment has provided a proposal for the Industrial Authority to consider. (see attached proposal)

Sale of \$1. This will invest in Clinton and additional donations to Clinton Public School Foundation of \$25,000 from Western Eq. and \$10,000 from Bob Lorenz.

Early basic drawings are included....

Recommendation:

Staff strongly recommends. This would benefit our beautification efforts and economy. Western Equipment has a track record of building quality facilities with beautification included.

Price/Cost: Sale of \$1.



JOHN DEERE

WESTERN EQUIPMENT L.L.C.

March 14, 2014

Mr. Steve Hewitt
City Manager
P.O. Box 1177
Clinton, OK 73601

Re: Proposal to Acquire Real Estate

Dear Steve:

Western Equipment, L.L.C. ("Western") would like to make a proposal to the City of Clinton and the Clinton Industrial Authority to acquire the following described real estate:

Lots 18, 19, 20, 21 and 22 and the West 20.9 feet of Lot 23, Block 36, Original Town of Clinton, Custer County, Oklahoma, ("the Property"),

for the expansion of Western's administrative offices in downtown Clinton. The City owns Lots 18 through 22 and the portion of Lot 23 was conveyed to the Authority by the State of Oklahoma after the completion of the widening of United States Highway No. 183.

Western's administrative officers, who office in Clinton, are our general manager, corporate sales manager, corporate parts manager, corporate service manager, human resources director and IT director. All of the bookkeeping for Western's business locations in Clinton, Weatherford, Woodward, Alva, Altus, Hobart in Oklahoma and Childress and Amarillo in Texas is conducted in Clinton. Western's Clinton store presently has 71 employees of which 19 work in downtown Clinton.

In order to expand its operations in Clinton, Western needs additional real estate. If the City and the Authority will sell the above described real estate to Western for one dollar, Western will agree to construct a building on the property within two years of the date the deed is delivered with the architecture of such building to conform to the other historical buildings in the downtown area. Western will also agree to build asphalt parking lots East and West of the building for its employees' use and will landscape the property. The parking lots will be built and the landscaping will be completed as soon as practical after the property is conveyed.





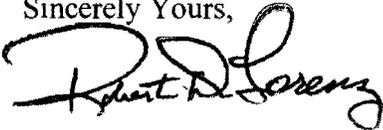
JOHN DEERE

WESTERN EQUIPMENT L.L.C.

In the event Western can expand its operations in Clinton, Western will make a contribution of \$25,000.00 to the Clinton Public School Foundation and Bob Lorenz will individually make a contribution of \$10,000.00 to the Clinton Public School Foundation.

In order that the interests of the City of Clinton will be protected, Western will agree to reconvey the real estate to the City in the event Western fails to commence construction of a building within two years of the date the property is conveyed to Western or fails thereafter to timely complete construction of the building. In the event of such reconveyance, the City would have the benefit of having the parking lots that Western will construct and the landscaping.

The expansion of Western's operations in Clinton will be beneficial to Clinton's economy. If you or any of the members of the City Council have any questions about Western's proposal, please call Jeff Brown or myself.

Sincerely Yours,


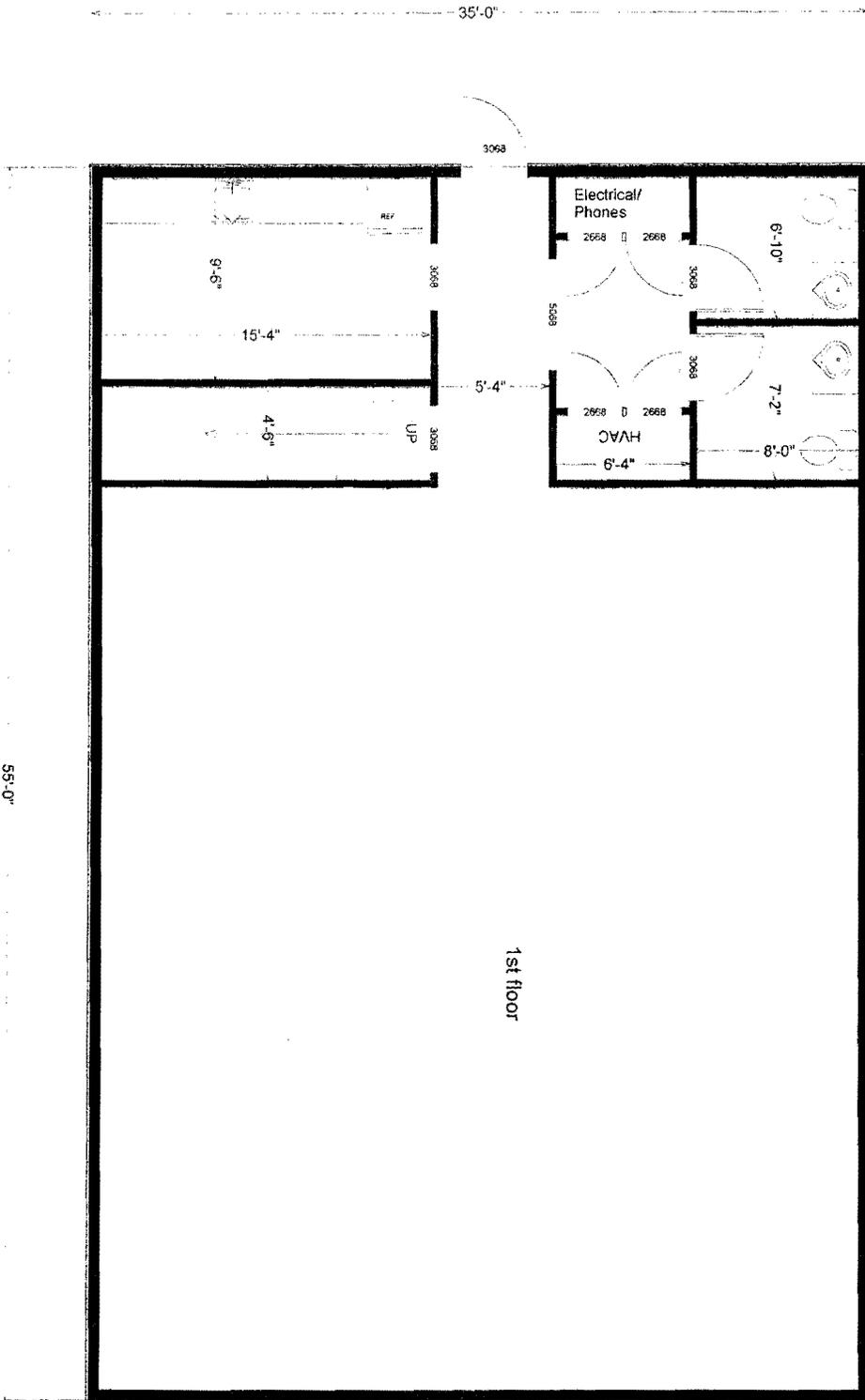
Robert D. Lorenz

DMII:hj

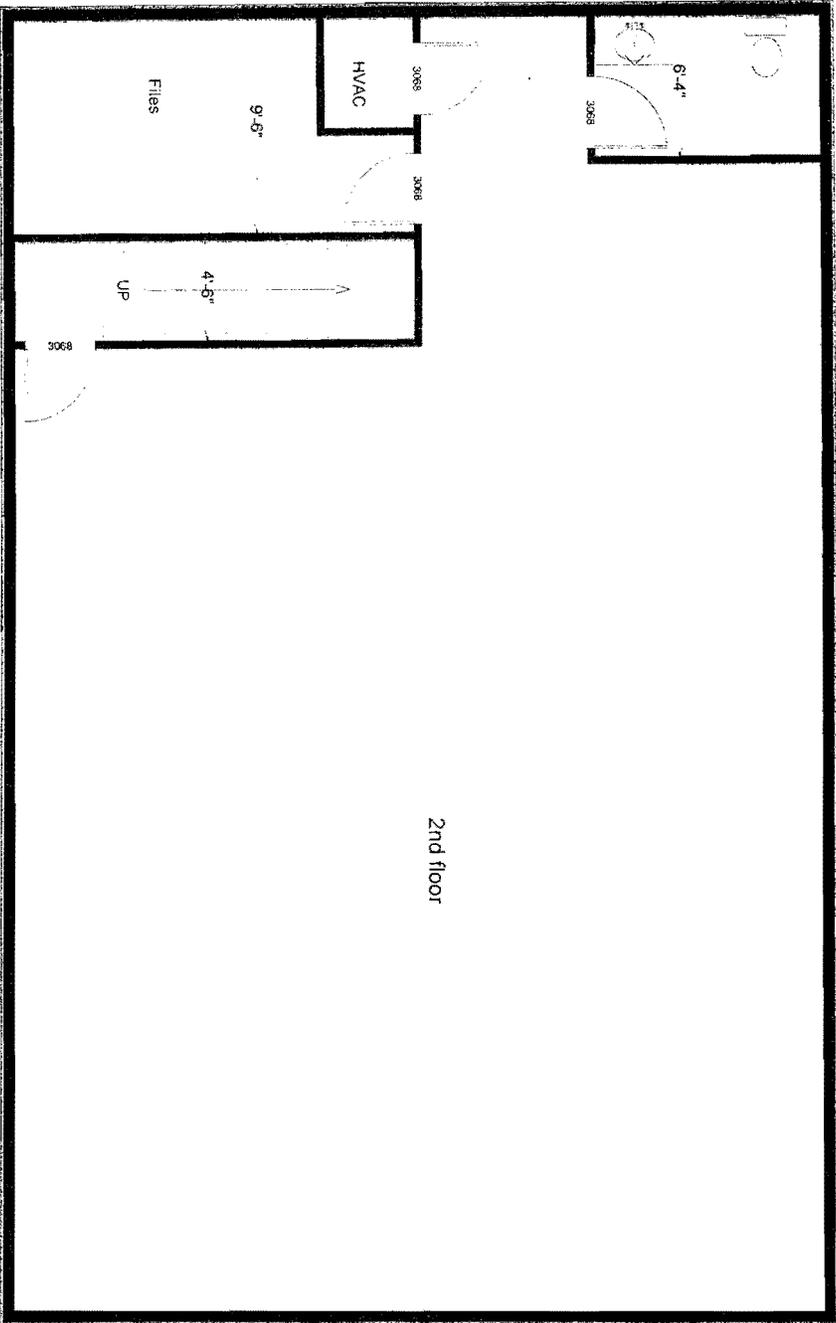
Enc.

cc: Mr. Jeff Brown





Western Equipment
 jim Loomis Inc



Fire Escape

2nd floor

8'-4"

9'-8"

4'-6"

Files

HVAC

UP

8906

3066

3068

3069

3069