



Agenda Commentary

Item Title/ Subject: Land Sale (Industrial Authority) for New La Quinta Inn & Suites

Staff Source: City Manager, Steve Hewitt

Date: March 15, 2012

History/Background Information:

Keaton Modi has approached me looking for property to build a new La Quinta Inn & Suites. He currently owns the Econo Lodge here in Clinton.

Subject Summary:

Mr. Modi has stated that until if finalizes his property he cannot move forward. This 9 acres sits in the TIF District and with the recent Holiday Inn and Water Park projects, this is a good location for development. Mr. Modi has made a conditional offer for the property.

The City purchased the property for \$71,000, he has offered \$40,000, pending the development happens in 24 months, or pay a penalty of \$35,000. He has a contractor and the land acquisition will assist him finalizing the project.

Mr. Modi will be at the meeting for questions and thoughts.

Recommendation: Staff recommends. This area is prime for development. This facility will assist the TIF funding. This will increase sales tax and bed tax. Mr. Schumacher's vision and development continues with new possible developments. The City should remain pro-business and support this construction.

Price/Cost:

City Of Clinton:

I have prominently resided in Clinton, OK for the past eight years as the owner/manager of Econo Lodge Inn & Suites, previously known as Clinton Inn & Suites. I would like to develop and draw more people to this city with our next business venture. The current land for sale is ideal to break ground for La Quinta Inn & Suites (LQ).

I understand the land value exceeds the amount of \$75,000; however, I would like to make the proposal to acquire the land for the price of \$40,000 with a guarantee of development within 24 months. If we do not meet the contingencies of breaking ground within 1 year and completion of building with 2 years, I agree to pay the remaining balance of \$35,000.

Once I acquire the land, I can promptly move forward by contracting with LQ as they are enthusiastically on board for a project in Clinton which will provide us with numbers and designs. I will also be able to progress with the appropriate team of lenders, franchisers and contractors. I anticipate a smooth and swift process due to Sawatsky's ongoing LQ development in Elk City.

I have been thoroughly researching and developing plans for this project and have no doubt it will be a positive development. I am excited to advance with our project plan of LQ.

Thank You,

Keaton Modi

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1320-00-000-000-0-010-81

Addition : Clinton City Tracts

Deed Book : 1545

Deed Page : 019

9.02 Acres



Map Parcel

CLINTON INDUSTRIAL AUTHORITY

P O BOX 1177

CLINTON, OK 73601

CLINTON CITY

CLIOK

Clinton

**CLINTON CITY TRACTS IRRG TR IN SW/4 LYING BETWEEN I-40 & CHAPMAN WEST
SIDE OF RED WHEAT**

Feb 07, 2012

Grantor : CITY OF CLINTON
Grantee : CLINTON INDUSTRIAL
AUTHOR

Book : 1545

Page : 019

Stamps : 0.00

Qualifi : EX

Instrument : QC

Vacant : V

Dec 14, 2005

\$71,000

Grantor : SIGHTS-LEE
ENTERPRISES

Grantee : CITY OF CLINTON

Book : 1298

Page : 103

Stamps : 106.50

Qualifi : U

Instrument : WD



Google earth

