



RECEIVED  
JUN 19 2015  
PUBLIC SERVICE DEPT.

**BID FORM**

NAME Fox Den Fairways LLC  
STREET ADDRESS 4894 Young Rd  
CITY / STATE / ZIP Stow, Oh 44224  
PHONE NUMBER 330-472-1969  
SIGNATURE Jan L Stewart (partner)

**OPTION A** (City Ordinance 2015-26)

Purchase Fox Den Golf Course Without Restrictions \$ —

**OPTION B** (City Ordinance 2015-27)

Purchase Fox Den Golf Course With Restrictions \$ \$2,000,000.00

(Requires the maintenance and operation of the property as a golf course facility or open space)



RECEIVED  
JUN 17 2015  
PUBLIC SERVICE DEPT.

June 8, 2015

City of Stow  
Public Service Department  
3760 Darrow Road  
Stow, OH 44224

Re: Purchase of the Fox Den Golf Course

Dear City of Stow:

We appreciate the opportunity to tender the attached bid for the Fox Den Golf Course.

Our intention would be to develop the property under the city's PRD zoning for residential housing. Ryan Homes has been the #1 builder in Northeast Ohio for the past ten years. During that time, we have also been highly successful in many Summit County submarkets and we looking to continue that success for years to come. We look forward to discussing our offer further with you at your convenience.

If you have any additional questions please do not hesitate to call me at 440-584-4160.

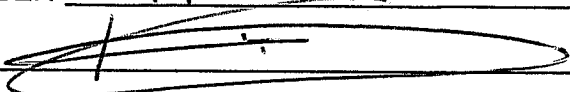
Sincerely,

A handwritten signature in black ink, appearing to read "Keith Mitchell", enclosed within a large, hand-drawn oval.

Keith Mitchell  
General Manager, Land Acquisition  
NVR Inc. (dba Ryan Homes)



**BID FORM**

NAME RYAN HONES  
STREET ADDRESS 6770 W. SNOWVILLE ROAD, SUITE 100  
CITY / STATE / ZIP BRECKINRIDGE OHIO 44141  
PHONE NUMBER 440-524-4160  
SIGNATURE 

**OPTION A** (City Ordinance 2015-26)

Purchase Fox Den Golf Course Without Restrictions \$ 5,500,000.-

**OPTION B** (City Ordinance 2015-27)

Purchase Fox Den Golf Course With Restrictions \$ \_\_\_\_\_

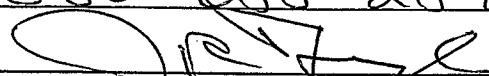
(Requires the maintenance and operation of the property as a golf course facility or open space)

RECEIVED  
JUN 17 2015  
PUBLIC SERVICE DEPT.



RECEIVED  
JUN 23 2015  
PUBLIC SERVICE DEPT.

**BID FORM**

NAME JEFFREY FRYE  
STREET ADDRESS 3459 MADISON AVE.  
CITY / STATE / ZIP STOW OH 44224  
PHONE NUMBER 330-688-2849  
SIGNATURE 

**OPTION A** (City Ordinance 2015-26)

Purchase Fox Den Golf Course Without Restrictions

\$ 2,526,000

**OPTION B** (City Ordinance 2015-27)

Purchase Fox Den Golf Course With Restrictions

\$ \_\_\_\_\_

(Requires the maintenance and operation  
of the property as a golf course facility or  
open space)



RECEIVED

JUN 23 2015

PUBLIC SERVICE DEPT.


**BID FORM**

NAME JEFFREY FRYE

STREET ADDRESS 3459 MADISON AVE.

CITY / STATE / ZIP STOW OH 44224

PHONE NUMBER 330-688-2849

SIGNATURE 

**OPTION A** (City Ordinance 2015-26)

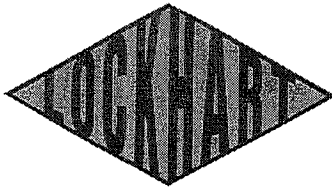
Purchase Fox Den Golf Course Without Restrictions \$ \_\_\_\_\_

**OPTION B** (City Ordinance 2015-27)

Purchase Fox Den Golf Course With Restrictions \$ 610,000

(Requires the maintenance and operation of the property as a golf course facility or open space)

BUYERS INTENT IS TO OPERATE THE PROPERTY AS A GOLF COURSE. SHOULD THIS PROVE TO BE ECONOMICALLY UNFEASIBLE, BUYER BELIEVES THAT AGRICULTURAL USE OF THE LAND IS CONSISTENT WITH ~~OPEN~~ SPACE, AND SUBMITS THIS OFFER PREDICATED UPON ACCEPTANCE OF THAT POTENTIAL USE BY THE CITY/SELLER.



LOCKHART DEVELOPMENT.  
800 W. WATERLOO ROAD  
AKRON, OHIO 44314  
P:(330)745-6520  
F:(330)745-5711

May 11, 2015

Sara Drew, Mayor  
3760 Darrow Rd.  
Stow, OH 44224

RE: Proposal for Fox Den Golf Course

Should the City of Stow Officials and Residents wish to keep a golf course within the city, Lockhart Development would like to propose the following;

Lockhart Development proposes to trade Roses Run Golf Course and the 15,000 S.F. Cart Barn, which has the potential to house a Pro-Shop, for an equal trade of Fox Den Golf Course. As we are sure the City of Stow is aware, Roses Run is a superior golf course in comparison to Fox Den, and therefore we feel this offer would be beneficial to the City as well as the residents of Stow and the surrounding areas.

If the city is also interested in the 23,000 S.F. Club House Building, which could be used as a community activity center as well as many other city sponsored events, the city could acquire it for One Million Dollars. If the city is not interested in the Club House Building Lockhart Development will continue its current operations at the Country Club and would share the entrance and the parking lot with the golf course, which currently accommodates both facilities.

Further, Lockhart Development has been leasing the land for the Driving Range from Kent State University for some time now. Because the city would now own the golf course, Kent State might be willing to deed that land over to the city, as Kent State has been paid a good deal of money over the years from our company.

Lockhart Development would be glad to meet with a city official at any time to discuss this proposal.

Regards,

  
A.R. Lockhart, Lockhart Development Co.





RECEIVED

JUN 23 2015

PUBLIC SERVICE DEPT.

**BID FORM**

NAME Lockhart Development Co.

STREET ADDRESS 800 West Waterloo Rd.

CITY / STATE / ZIP Akron, OH 44314

PHONE NUMBER 330-745-6520

SIGNATURE *A. R. Lockhart*

**OPTION A (City Ordinance 2015-26)**

Purchase Fox Den Golf Course Without Restrictions \$ See Attachment

**OPTION B (City Ordinance 2015-27)**

Purchase Fox Den Golf Course With Restrictions \$ No Bid

(Requires the maintenance and operation of the property as a golf course facility or open space)



LOCKHART DEVELOPMENT CO.  
800 W. WATERLOO ROAD  
AKRON, OHIO 44314  
P:(330)745-6520  
F:(330)745-5711

June 23, 2015

City of Stow  
3760 Darrow Rd.  
Stow, OH 44224

RE: Purchase of Fox Den Golf Course

### **PROPOSAL I**

Lockhart Development Co. proposes to purchase the land on a lot release basis. Therefore, the City of Stow shall hold a mortgage on the property and the property will be paid as each lot is sold at \$12,500.00 per lot. For example:

277 Lots @ \$12,500.00 = \$3,465,500.00 Total Purchase Price

Lockhart Development worked with the City of Massillon developing the allotment known as St. Andrews, located at the Legends Golf Course, using this Lot Release Basis as the structure to the agreement.

### **PROPOSAL II**

Should the City of Stow Officials and Residents wish to keep a golf course within the city, Lockhart Development would like to propose the following;

Lockhart Development proposes to trade Roses Run Golf Course and the 15,000 S.F. Cart Barn, which has the potential to house a Pro-Shop, for an equal trade of Fox Den Golf Course. As we are sure the City of Stow is aware, Roses Run is a superior golf course in comparison to Fox Den, and therefore we feel this offer would be beneficial to the City as well as the residents of Stow and the surrounding areas.

If the city is also interested in the 23,000 S.F. Club House Building, which could be used as a community activity center as well as many other city sponsored events, the city could acquire it for One Million Dollars. If the city is not interested in the Club House Building Lockhart Development will continue its current operations at the Country Club and would share the entrance and the parking lot with the golf course, which currently accommodates both facilities.





LOCKHART DEVELOPMENT CO.  
800 W. WATERLOO ROAD  
AKRON, OHIO 44314  
P:(330)745-6520  
F:(330)745-5711

June 23, 2015

Further, Lockhart Development has been leasing the land for the Driving Range from Kent State University for some time now. Because the city would now own the golf course , Kent State might be willing to deed that land over to the city, as Kent State has been paid a good deal of money over the years from our company .

Lockhart Development would be glad to meet with a city official at any time to discuss this proposal.