

Oregon Underground & Utilities LLC

would like to lease the old Iron Triangle
Building

\$1,700 monthly
at least a 24 month lease.



JEFF PROECK

Hueckman Contracting LLC.
204 Adam Dr Canyon City, OR 97820

Bid Proposal for Commercial Lease of
433 Patterson Bridge Road

City of John Day
450 E. Main Street
John Day, OR 97845

Subject: Commercial property Lease for 433 Patterson Bridge Road

Dear City Council Members,

Hueckman Contracting LLC. would like to propose a monthly rental bid of \$1,511.00/month for the minimum year lease with optional yearly lease extension if mutually agreed upon by both parties.

Hueckman Contracting is part of the local community and we take pride in being a lifelong resident of Grant County. We have built a strong working relationship with the City of John Day and specifically with the public works department and look forward to working together in the future. Thank you for your consideration on this lease opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read 'B Hueckman', written in a cursive style.

Brandon Hueckman

Hueckman Contracting LLC.

204 Adam Dr.

Canyon City, OR 97820



Date: [12-17-2023]

Hardy Lean Solutions

5250 Highbanks Road Unit 410

Springfield, OR 97478

Luke@hardylifts.com

541-359-9966

City of John Day

450 East Main Street

John Day, OR 97845

Subject: Proposal for Lease of 5400 sq ft Building in John Day, Oregon

Dear City Administrator,

We are writing to express our keen interest in leasing the 5400-square-foot building located in John Day, Oregon. At Hardy Lean Solutions, we believe that our organization's vision and objectives align perfectly with the city's goals and the community's needs.

1. Introduction of Hardy Lean Solutions:

Hardy Lean Solutions, a division of Hardylifts LLC, specializes in ergonomic material handling and trash dumping solutions, emphasizing workplace safety and productivity. Located in Springfield, Oregon, we offer a range of products like the GoLift, FlexLift, and Tipper, designed to reduce physical strain and the risk of injuries for workers. These products are tailored to meet the diverse needs of various industries, including healthcare, education, automotive, and manufacturing, among others.

A key aspect of our business model is leveraging the Internet for sales, allowing them to reach customers across the United States. This approach ensures that Hardy Lean Solutions is not solely reliant on local sales but has a broad national customer base. Our commitment to safety, ergonomic design, and a customer-centric approach, combined with our nationwide reach through online sales, positions Hardy Lean Solutions as a significant player in the material handling equipment market.

2. Provision of Family Wage Jobs and Business Growth:

As a small, family-owned business, Hardy Lean Solutions is deeply committed to scaling our growth through the nurturing environment of a small community. We prioritize creating family wage jobs that cover various aspects of manufacturing and selling processes. This initiative is not just about expanding our business; it's about fostering a workplace culture where employees are engaged in meaningful work that supports their families. By investing in the community this way, we ensure that our growth is intertwined with the well-being and prosperity of our employees and the local community. This approach reinforces our commitment to being a responsible and community-oriented business, providing long-term value to John Day and its residents.

3. Subcontracting Opportunities for Local Businesses:

In addition to our existing commitment to subcontracting local businesses for various services, Hardy Lean Solutions aims to further involve the John Day community by expanding our subcontracting needs in specific areas. These include the fabrication of parts, powder coating for machine durability and aesthetics, wood crate manufacturing for safe and efficient product shipping, and assistance with simple assembly processes in the manufacturing of our machines.

By outsourcing these essential tasks to local businesses, we not only support the local economy but also foster a network of skilled craftsmanship within John Day. This approach will create a robust supply chain ecosystem, where each subcontracted task contributes significantly to the overall quality and

efficiency of our products. Engaging local businesses in these specific areas will bring a range of economic benefits to the community, enhancing local expertise, generating more jobs, and ensuring a stable flow of business to local entrepreneurs.

This expansion of our subcontracting needs underlines our commitment to being an integral part of John Day's economic fabric, building a symbiotic relationship where both Hardy Lean Solutions and the community can thrive together.

4. Long-Term Stability for Lease Revenue and Potential Purchase:

Our proposal includes a commitment to a lease revenue up to \$1500 per month for 12 months, with options for multiple one-year renewals, offering the City of John Day long-term financial stability and a reliable revenue stream.

Additionally, Hardy Lean Solutions holds a strong interest in potentially purchasing the building during or at the end of the leasing period.

This prospect of purchasing the building aligns with our goal to truly anchor our business in the John Day community and marketplace. Owning the property would enable us to invest further in the facility, tailoring it more closely to our operational needs and long-term business strategy. It represents a commitment not just to our company's growth, but to our role as a steadfast contributor to the local economy and community fabric.

By expressing our interest in eventual ownership, we aim to demonstrate our dedication to being a permanent, contributing member of the John Day

community. This commitment underscores our belief in the mutual benefits of a long-term partnership between Hardy Lean Solutions and the City of John Day, where our growth and success are intrinsically linked to the prosperity of the community.

5. Community Engagement and Support in John Day:

Hardy Lean Solutions is eager to engage actively in the John Day community beyond our business operations. We plan to participate in local events such as the Grant County Fair and Rodeos by volunteering hours and possibly providing products that could add value to these events. Our involvement in such community activities is a testament to our dedication to being a part of the local culture and traditions.

Furthermore, we are considering the potential for a skilled workers partnership with local schools. This initiative aims to provide educational and practical opportunities for students, fostering their skills in a real-world context and preparing them for future employment opportunities, possibly within our organization or other local businesses.

Our desire to integrate into the John Day community is reinforced by the strong sense of hardworking and traditional values we have observed among its residents. These values resonate deeply with our company ethos, making John Day an ideal place for Hardy Lean Solutions to grow and contribute. We believe that by establishing solid relationships with the people of John Day and surrounding areas, we can create a mutually beneficial environment where the community thrives alongside our business.

In conclusion, leasing the 5400-square-foot building to Hardy Lean Solutions will not only fulfill your immediate requirement but also promise enduring benefits to the community of John Day. We are eager to discuss this proposal further and are available for a meeting at your earliest convenience.

Recap:

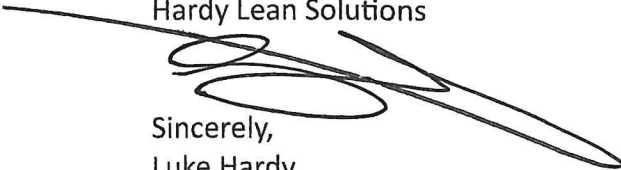
1. We will pay up to \$1,500.00 a month for one year with multiple one-year renewal options.
2. Desire to purchase building when and if it becomes available.
3. Investing in the community with current businesses that are already in John Day and bringing new opportunities for the current workforce from another region.
4. Willingness to prepay one year of lease if a tiebreaker is necessary to select a tenant.

Thank you for considering our proposal. We look forward to the possibility of a fruitful partnership with the City of John Day.

Sincerely,

Lucas Hardy

Hardy Lean Solutions



Sincerely,
Luke Hardy

Hardy Lean Solutions