

MINUTES
EAGAR MUNICIPAL PROPERTY CORPORATION
22 W. 2nd St., Eagar, AZ
April 15, 2009 – 12:00 P.M.

PRESENT: Jim Brown, President
Merrell Hamblin, Vice-President
Doyle Hale
Vicki Anderson
Bill Greenwood, Town Manager
Eva Wilson, Town Clerk

1. CALL TO ORDER

Chairman Jim Brown called the meeting of the Eagar Municipal Property Corporation Board (MPC) to order at 12:00 p.m.

2. CALL TO THE PUBLIC

Pursuant to public notice of the meeting, there was a call to the public.

3. NEW BUSINESS

A. DISCUSSION OF A RECREATIONAL VEHICLE PARK NEXT TO MUNICIPAL PROPERTY CORPORATION LAND – PARCEL 104-12-11L, (THE AREA DIRECTLY WEST OF BEST WESTERN SUNRISE INN)

In the original agreement between the MPC and Sunridge Properties, Sunridge Properties agreed to maintain the vacant property, and to only use this property for the development of a second phase of the motel. The agreement also states that this agreement shall be binding upon their heirs or successors. Therefore, the MPC and Best Western would need to amend the agreement to allow an RV Park on the vacant property in question.

Discussion included the need for Best Western to apply for a conditional-use permit, whether a RV Park would meet minimum code standards, permanent structure vs. temporary structure, sales tax, rental tax, as well as water and wastewater use and revenue.

President James Brown recommended not to amend the original agreement with the Best Western Sunrise Inn. This site is to be used only for the development of a second phase of the motel as stated in the agreement.

B. CONSIDERATION OF AN INTERESTED PARTY TO PLACE A RESTAURANT BUSINESS ON MUNICIPAL PROPERTY CORPORATION LAND – PARCEL 104-12-G1K & G, (MAIN STREET DIRECTLY NORTH OF BEST WESTERN SUNRISE INN)

Brian Rogers submitted a letter of intent for the purpose of outlining broad and general terms as the basis of negotiation for the purchase of MPC property to build and operate a restaurant. Mr. Rogers stated that the building will be approximately 5000 square feet, seat

100 patrons, and that the business will be privately owned. He has a set of plans, although they have not been stamped and certified.

Town Manager Bill Greenwood added that Mr. Rogers has agreed to redesign the entrance to the parking lot, and reset the business signage. Mr. Rogers is willing to pay the required purchase price at the close of escrow.

Mr. Rogers stated that he would like written in the contract that no other restaurant business be allowed in the MPC "shopping center" (Block 26). The Board would like for a clause to be written in the contract that a bond or certificate of deposit is required, and that if an agreement is struck, the construction must start soon thereafter. The MPC will review the building design, and forward it to the Town of Eagar's Design Review Board for their approval.

Merrell Hamblin moved to allow the Town Manager, Bill Greenwood, to proceed with Mr. Rogers' proposal of placing a restaurant business on MPC land. Vicki Anderson seconded; all were in favor, motion carried unanimously. 4-0

C. CONSIDERATION OF OTHER MUNICIPAL PROPERTY CORPORATION INQUIRES

Mr. Greenwood reported that he had received an inquiry on MPC property. He is awaiting further contact or a proposal from Ace Hardware. This is not a firm confirmation at this time.

4. **ADJOURNMENT**

Merrell Hamblin moved to adjourn the meeting at 12:50 p.m. Seconded by Vicki Anderson; all were in favor and the meeting adjourned.

President Jim Brown