

**MINUTES**  
**EAGAR MUNICIPAL PROPERTY CORPORATION**  
**22 W. 2<sup>nd</sup> St., Eagar, AZ**  
**May 12, 2009 – 12:00 P.M.**

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

**1. CALL TO ORDER**

President 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. No public was present.

**3. NEW BUSINESS**

**A. DISCUSSION AND CONSIDERATION OF A PURCHASE AND SALE AGREEMENT TO PURCHASE MUNICIPAL PROPERTY CORPORATION LAND – PARCEL 104-12-G11K & G, (MAIN STREET DIRECTLY NORTH OF BEST WESTERN SUNRISE INN) BRIAN ROGERS PLANS TO BUILD AND OPERATE A RESTAURANT BUSINESS AT THIS LOCATION**

Merrell Hamblin moved to accept the submitted proposal. Seconded by Doyle Hale.

Discussion: Town Manager Bill Greenwood stated that the actual dimensions of the property would be approximately 8500 square feet. Two sections of the agreement will require Eagar Council approval – Reimbursement Agreement and exchange of hookups and fees (with the exception of impact fees) in trade for asphalt for parking area and sign replacement. The new entrance plans will allow additional parking for Bashas’.

All were in favor of the motion, motion carried unanimously. 4-0

**B. DISCUSSION AND CONSIDERATION OF A NON-COMPETE CLAUSE PERTAINING TO ANY OTHER RESTAURANT BUSINESS CONSIDERED ON MUNICIPAL PROPERTY CORPORATION AT BLOCK 26 (BASHAS’ PLAZA)**

Merrell Hamblin moved to accept the proposal. Seconded by Vicki Anderson.

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Discussion: There is an additional Declaration of Covenants, Conditions and Restriction document. Mr. Rogers is asking that none of the properties shall be used for a restaurant other than the Rogers' property on Block 26.

All were in favor of the motion, motion carried unanimously. 4-0

#### **4. ADJOURNMENT**

Merrell Hamblin moved to adjourn the meeting at 12:10 p.m. Seconded by Vicki Anderson; all were in favor and the meeting adjourned.

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President Jim Brown