

MINUTES
EAGAR MUNICIPAL PROPERTY CORPORATION
22 W. 2nd St., Eagar, AZ
November 23, 2010 – 8:00 A.M.

PRESENT: James Brown, President
Merrell Hamblin
Vicki Anderson

ABSENT: Doyle Hale
Steve Erhart, Councilor

STAFF PRESENT: Bill Greenwood, Town Manager
Eva Wilson, Town Clerk
Bruce Ray, Community Development Director

1. CALL TO ORDER

President Jim Brown called the meeting of the Eagar Municipal Property Corporation Board (MPC) to order at 8:00 a.m.

2. OPEN CALL TO THE PUBLIC

None.

3. UNFINISHED BUSINESS

A. APPROVAL OF MINUTES OF EAGAR MUNICIPAL PROPERTY CORPORATION MEETING HELD NOVEMBER 8, 2010

Merrell Hamblin moved to accept the minutes of November 8, 2010. Vicki Anderson seconded; all were in favor, motion carried unanimously. 3-0

B. CRAZY FROG DESIGN AND TEES PRESENTATION OF BUSINESS PROPOSAL FOR EAGAR MUNICIPAL PROPERTY PARCEL

Michele Baca of Crazy Frog Design and Tees, is the interested party in the MPC property. She would like to build a new building so that she can expand her business by adding a new line of clothing and upgrading her equipment to increase her sales and to raise sales tax revenue for Eagar as well.

The site plan will include the public's entrance on the south side of the building and a service entrance on the north side facing 2nd Avenue. The proposed building will be approximately 40 x 82 feet with a sidewalk in front and approximately ten feet of maintained space between the public entrance and the parking area.

Town Manager Bill Greenwood stated that the Town would need to knock down a curb to place the parking spaces in front of the south entrance, and that the Town plans to pave the parking areas in front of this new business, as well as in front of Eagar Appliance.

Ms. Baca stated that the financing for the operation is still in the works. She would like the construction to start in the spring when cement pads can be poured.

C. DISCUSSION AND CONSIDERATION OF RESOLUTION 2010-02MPC APPROVING A LAND LEASE PURCHASE AGREEMENT WITH CRAZY FROG DESIGN AND TEES

Mr. Greenwood reported that the lot that Crazy Frog wants to purchase is the same size as what Eagar Appliance is on now. Michele Baca of Crazy Frog Designs and Tees wanted to pay cash for the land; therefore payments will not need to be tracked for this expense. With the purchase price being made in cash, a ten percent discount on the price of the lot would be applied.

Merrell Hamblin had concerns on when construction would begin and when construction was anticipated to be complete, and when the business would be open. Ms. Baca stated that she wanted to start construction once the weather warmed up and did not expect construction of the building to take longer than a year. It was added that her current business would remain open during the construction period.

Merrell Hamblin moved to approve Resolution 2010-02MPC approving an agreement for sale of real property to Crazy Frog Designs and Tees; and adding a section to the agreement stating that "The buyer agrees to start construction no later than June 1, 2011 and the building is to be completed with a Certificate of Occupancy granted by January 1, 2012. An exception or extension to this section shall be approved in writing by the MPC (seller)." Vicki Anderson seconded; all were in favor, motion carried unanimously. 3-0

D. DISCUSSION AND CONSIDERATION OF RESOLUTION 2010-03MPC APPROVING THE AMENDED LEASE AGREEMENT WITH EAGAR APPLIANCE

Mr. Greenwood stated that a resolution is generally needed to accompany an agreement for sale of real property. At the previous meeting of November 8, 2010 the MPC elected to amend the sale agreement with Eagar Appliance and the amended agreement is included in the packet.

Merrell Hamblin moved to approve Resolution 2010-03MPC amending the agreement for sale of real property with Eagar Appliance. Vicki Anderson seconded; all were in favor, motion carried unanimously. 3-0

4. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF ELECTION OF OFFICERS

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Town Clerk Eva Wilson reported that this item is to recommend to the Eagar Town Council two MPC seats that are due for reappointment.

Merrell Hamblin moved to recommend to the Eagar Town Council that Vicki Anderson and Doyle Hale be reappointed to serve as directors for the Eagar Municipal Property Corporation. James Brown seconded; all were in favor, motion carried unanimously. 3-0

5. ADJOURNMENT

Merrell Hamblin motioned to adjourn the meeting at 8:16 a.m. Seconded by Vicki Anderson, all were in favor and the meeting adjourned.

Approved June 1, 2011
President James E. Brown