

COUNCIL DECISION REQUEST

SUBJECT: Door Stop Partial Re-conveyance

MEETING DATE: June 5, 2008

PAYSON GOAL: NEW:

EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: LaRon Garrett, Town Engineer

AMOUNT BUDGETED: \$0

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED:



EXHIBITS (If Applicable, To Be Attached): Letter of Request, Site Plan

POSSIBLE MOTION

I move approve:

- 1) aircraft use of Chennault Parkway at the intersection with Bravo Taxiway contingent on the Buyer installing warning and safety devices as approved by the Town Engineer;
- 2) the partial re-conveyance of the lien to be only on the remaining Door Stop property;
- 3) to direct Town Legal Staff to prepare the necessary paperwork to accomplish this re-conveyance;
- 4) all costs associated with the re-conveyance will be paid by the Door Stop;
- 5) and to authorize the Mayor to sign any necessary documents pertaining to this re-conveyance.

SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

This Council Decision request has two parts to it.

First, Mr. Jim Hill, President of The Door Stop, has received an offer of purchase on a portion of the property that the Door Stop purchased from the Town of Payson. The property involved in this potential sale is southerly of the existing improvements on the Door Stop property and is essentially vacant land. Based on the original purchase agreement between the Town of Payson and The Door Stop the Town is holding a promissory note on the property. The value of the note is \$142, 485 and is due in 2011. There is currently a lien on the entire property for this amount. Mr. Hill is requesting that the Town release that portion of the property involved in this sale from the note and lien. The full lien amount would be secured by the remaining Door Stop property that has the improvements on it. That way the property could be transferred without any liens. The holder of the first mortgage, Chase Bank, has agreed to this partial re-conveyance.

Second, the purchaser of this property intends to construct aircraft hangars. The aircraft will access the airport from the Bravo Taxiway gate, along Bravo Taxiway, and across Chennault Parkway. Currently aircraft are allowed to use Bravo Taxiway but Chennault Parkway is for vehicles only. The only portion of Chennault Parkway that would be used for aircraft is right at the intersection of Chennault Parkway and Bravo Taxiway. Allowing aircraft to use this portion of Chennault Parkway requires Town Council approval. While the additional mixing of aircraft and vehicles does cause some safety concerns, staff believes that the safety aspects can be adequately addressed. In conversation between Town Staff and the Buyer, the Buyer has agreed to install warning lights and a barrier arm similar to a

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railroad crossing at this location. The aircraft pilot would trigger the warning lights and barriers by a radio frequency as they approach Chennault Parkway. The barrier arms would effectively stop all traffic on Chennault Parkway and allow the aircraft to cross safely. Once the aircraft is across Chennault, the arms would raise automatically and re-open the roadway.

Staff is in agreement with both requests contingent upon the Buyer installing the appropriate warning and safety devices prior to any aircraft crossing Chennault Parkway.

PROS: This project will allow more aircraft type development in the Sky Park Industrial Airpark.

CONS: There will be additional mixing of vehicles and aircraft. However, the safety issues can be mitigated using the appropriate warning and safety devices.

PUBLIC INPUT (if any):

BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes): N/A

FUNDING:

Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
Account Number:	Title:	Amount: \$
		Total Cost: \$

CFO: _____ Date: _____

THE DOOR STOP

60 West Baseline Road. Mesa, AZ. 85210
910 N. Chenault Pkw. Payson, AZ. 85541

Mayor-elect Kenny Evans
303 N. Beeline Hwy
Payson, Az. 85541

Dear Sir;

The Door Stop wishes to transfer ownership in a portion of our property located at 910 N. Chenault Parkway, as outlined in the attached drawing.

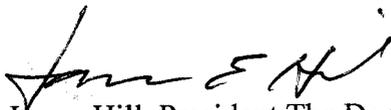
The Town of Payson has a lien attached to this property as security for a debt which is due in 2011.

I am requesting that the Town of Payson allow the partial re-conveyance of the debt to be secured by the remaining property and building at 910 N. Chenault Parkway. This will allow the subject property to be transferred without liens.

Chase Bank, the holder of the first mortgage, has also agreed to this partial re-conveyance.

Besides inflationary increases in value, The Door Stop has increased the value of the property significantly by the construction of our 30,000 square foot manufacturing facility.

Sincerely



James Hill, President The Door Stop

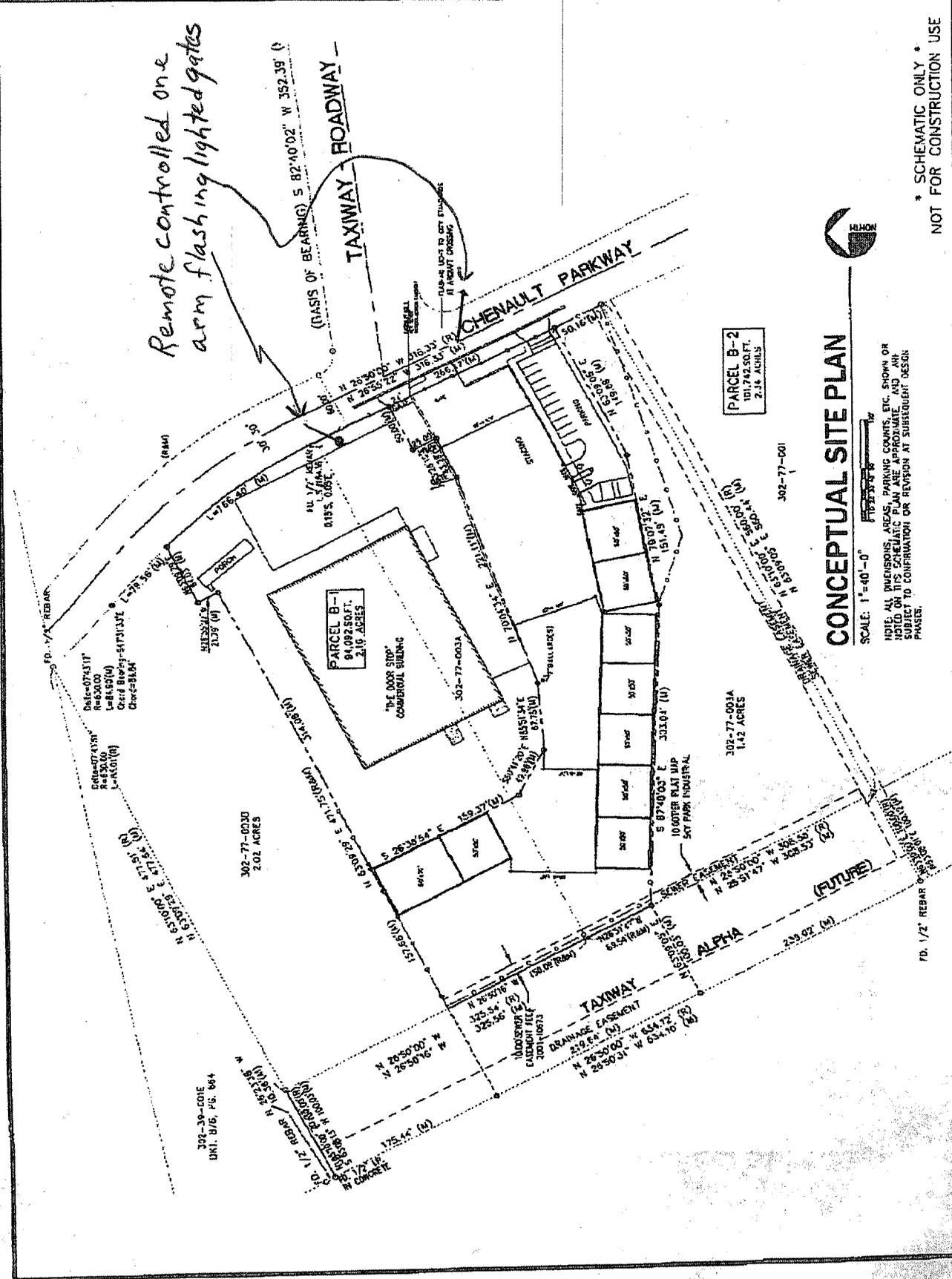
DICKINSON ARCHITECTS, INC.
 1000 N. GARDNER ST. SUITE 110
 DENVER, CO 80202
 PHONE: (303) 733-4444
 FAX: (303) 733-4444
 WWW: WWW.DICKINSONARCH.COM

PROPOSED HANGAR FACILITY
 Payson Airport
 By
 Ironwood Equity Partners, Inc.

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 REVISIONS

CONTENTS
 CONCEPTUAL SITE PLAN

DATE: 11/15/11
 DRAWN: J. L. HARRIS
 JOB NO.: 110-00000
 SHEET: 1 OF 1



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 NOT FOR CONSTRUCTION USE