

AGENDA



**SPECIAL SESSION
MAYOR and COMMON COUNCIL
Of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street #106
Wednesday, May 28, 2008
5:30 p.m.**

1. **Call to Order**
2. **Roll Call**
3. **Discussion, consideration, and discussion or consultation with the Town Attorney for legal advice concerning the conduct of Board and Commission member(s) and possible Open Meeting Law violations by the Boards and Commissions.** Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) for discussion or consultation with the attorney for legal advice. (Staff Resource: Michael Scannell)
4. **Discussion, consideration, and possible direction to staff and/or discussion with the Town Attorney for legal advice concerning restructuring lease amounts for Fain and Main Street Rio Verde Plaza based on fair market lease value and aggregate net return.** . Note: Council may vote to go into Executive Session pursuant to ARS §38-431.03(A)(3) & (A)(7) for discussion or consultation with the attorney for legal advice. (Staff Resource: Michael Scannell)
5. **Adjournment**

Posted by: Sharon McCall Date/Time: 5-27-08 3:30 PM

Note: Pursuant to A.R.S. §38-431.03.A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

**TOWN OF CAMP VERDE
Council Agenda Action Form**

Meeting Date:

May 28, 2008

Meeting Type:

Executive Session/Confidential

Type of Presentation:

Verbal Only

REFERENCE DOCUMENT:

[Empty box for Reference Document]

AGENDA TITLE: (Be Exact):

Discussion, consideration and possible direction to staff and/or discussion or consultation with the Town attorney for legal advice concerning restructuring lease amounts for Fain and Main Street Rio Verde Plaza based on fair market lease value and aggregate net return. Note: Council may vote to go into Executive Session pursuant to ARS § 38-431.03 (A) (7) for discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

PURPOSE AND BACKGROUND INFORMATION:

Rio Verde Plaza was purchased for \$390,000 in February 2005. The Town nets approximately \$9,000, which results in an investment return of 2.3% per annum. The facility currently has 5 rental units (originally there were 6 units each 897sq. ft.). One lessee occupies square footage equal to 2 spaces (at a rate less than the lease amount of 2 units). Other lease amounts vary depending on unique considerations. Recent research indicates lease prices on Main Street are approximately \$1.00/sq. ft., which is markedly greater than what the Town is receiving. As per ARS Section 42-6203 the Town is required to collect and remit to other agencies a commercial government lease excise tax. Additionally, most lessors charge triple net and sales tax. Please note: there are significant vacancies in leased buildings vs the Town's January 2007 analysis. A 'draft' lease is attached.

STAFF RECOMMENDATION(S): (Suggested Motion)

Direct staff concerning restructuring lease amounts for Fain and Main Street Rio Verde Plaza based on fair market lease value and aggregate net return.

Type of Document Needing Approval:

Finance Director Review

Budgeted/Amount

N/A

Comments:

[Empty box for Comments]

Fund:

[Empty box for Fund]

Line Item:

[Empty box for Line Item]

Submitting Department:

Administration/Manager

Contact Person:

Michael K. Scannell

Town Manager/Designee:

Michael Scannell 5-27-08

Please Note: You are responsible for checking out, setting up, and returning all special equipment to the Clerk's Office.