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Payson Roundup

ASU offers deal, but Alliance still pondering Financing details, private academy prevent plan from making it to Arizona Board of Regents this month

By Pete Aleshire

February 10, 2012

Arizona State University has submitted a proposed intergovernmental agreement (IGA) to build a campus in Payson, but the proposal will not make it onto the Arizona Board of Regents' agenda in February, said Payson Mayor Kenny Evans.

The Rim Country Educational Alliance (SLE) is still considering potential complications in both the financing and the impact of including a second, private, specialized academy, said Evans.

Evans said the project could grow beyond the original plans, but won't make the optimistic 2013 projections for opening phase one of the campus. Instead, the target has now reverted to the fall of 2014.

Backers of the campus plan will meet this weekend with representatives of both ASU and the private academy to talk about how the two projects might dovetail. The academy might have as many as 1,200 students. ASU wants to build a 1,000-student first phase and then add facilities for another 5,000 students as enrollment grows.

Evans had previously said he expected the IGA between ASU and the Educational Alliance would go before the Board of Regents in February.

"We're not going to be on that agenda because we at our end have had some challenges in terms of what we're going to have to do to give answers to (ASU's) latest draft IGA," said Evans.

He said three other universities have expressed continuing interest, but are waiting in the wings until ASU and the Educational Alliance decide whether to proceed.

Evans declined to provide details of the private, specialized academy, but said it could involve an investment of hundreds of millions that could end up on nearly 90 acres of land the Alliance has bought or optioned north of Highway 260 fronting on Tyler Parkway.

That would leave some 300 acres of Forest Service land directly south of that parcel for a public university campus and dorms.

The project would also include a convention hotel, research park and incubator center, dedicated to turning university research into commercial products. In addition, the plan calls for building a Chinese solar cell assembly facility on a parcel near the airport that wouldn't actually be part of the land controlled by the Alliance. Previous accounts have suggested that assembly plant might end up within the boundaries of the SLE district controlled by the Alliance.

Evans said ASU had responded positively to the Alliance's last offer. The outstanding issues center more on financing than on the financial terms of the relationship between ASU and the Alliance.

Evans said in order to secure some \$400 million in financing for the campus, backers had promised to help the lenders, National Standard, come up with a billion dollars worth of projects in other Arizona cities. Financing the academy would help fulfill that pledge.

ASU's "counter proposal has been made," said Evans. "It has some issues in that it require us to get additional commitments and additional documentations put in place. We just ran out of time to get that accomplished before the Board of Regents' meeting. It's more about the financing than the plan itself."

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Originally published at: <http://www.paysonroundup.com/news/2012/feb/10/asu-offers-deal-alliance-still-pondering/>

Visit: <http://www.Frontdoor.com/news/article/64> to view this article.

10 Things That Make Buyers Bite

By FrontDoor.com | Published: 11/01/2007

Continued from our last newsletter...3 more tips!



5. Countertop Considerations

You've probably heard that granite is the secret to a contemporary kitchen, but that's not necessarily what buyers are after. "It's really about the slab," says designer Linda Applewhite. Buyers don't want to see grout lines on their counters, she explains. So when it comes to slab countertops, granite is the top pick because it's hard, nonporous and easy to care for. But then again, so is Corian, so are composite stone surfaces such as Silestone and, she notes, with the help of today's sophisticated sealants, so are concrete, limestone, soapstone and marble.

Even butcher-block, which is much less expensive than stone, can be a more appealing alternative to tile or laminate countertops. "When it gets funky, you can sand it and oil it and it looks good again," she says.

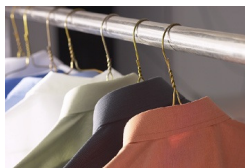
Already have granite? Make it cutting edge. "A lot of people are honing their granite now," adds Applewhite. "What that does is knock it down and make it more matte, so it looks warmer and more inviting. Shiny surfaces can look very cold."



6. Steel This Idea

Why do buyers go bananas for stainless-steel appliances? It's the power of suggestion. "A kitchen with stainless appliances looks like a commercial kitchen. It makes people think that they're great cooks," observes designer Sue Adams, "but because the finish shows fingerprints, it's not for everyone."

As far as other alternatives go, the designers agree that in general, black fixtures can look dated, while white is okay for a country kitchen. And some people are making appliances blend in beautifully by ordering front panels to match their cabinetry.



7. Pre-Organized Closets

Just as stainless appliances convince buyers that they are better cooks, closet organizers make buyers believe that they are better homemakers. If your closets are unadorned, don't underestimate the importance of this easy addition.

"They make you feel secure and calm and people need that," notes designer Sue Adams. And while you don't need to use high-end organizers, make sure that the materials are up-to-date. "Twenty years ago, closet organizers meant wire shelves. You can't slide anything over a wire shelf. You can't even put a hanger in some of them," she says. Today's ideal would be "melamine shelves, in bone or white, with some drawers and metal rods to maximize storage," she says.

This organization shouldn't stop in the closet - make sure your kitchen cabinets are orderly, too. "If they open up a door and see a big pantry, but it's not organized properly, it won't be as exciting as something already organized with a place for everything," says real estate

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