

**CITY OF CLOVIS  
ECONOMIC INCENTIVE BOARD  
AGENDA**

**7:30 a.m.  
Wednesday, March 15<sup>th</sup>, 2017**

**Assembly Room  
Bert Cabiness City Government Center  
321 Connelly Street  
Clovis, New Mexico**

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of October 5<sup>th</sup>, 2016.
4. Discussion & action regarding Ag Power Project, Chase Gentry.
5. Discussion & action regarding renewal of statistical data service and website property database, Chase Gentry.
6. Economic Development Fund Financial Report, Larry Fry.
7. Update regarding CIDC, Mr. Chase Gentry.
8. For the good of the order.
9. Adjournment.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 321 Connelly at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk at 321 Connelly if a summary or other type of accessible format is needed.

STATE OF NEW MEXICO )  
COUNTY OF CURRY ) ss.

The City of Clovis Economic Incentive Board met in regular session at 7:30 a.m., Wednesday, March 15, 2017 in the Assembly Room of the Bert Cabiness City Government Center, 321 N. Connelly, Clovis, New Mexico, in full conformity with the laws of the State of New Mexico and the ordinances and resolutions of said city with the following members present:

Larry Fry, Chairman  
John D. Gutierrez, Utility Service Provider  
Raymond, Mondragon, District 4  
Johnnie Jones, County Representative  
Brett Johnson, County Representative  
Megan Palla, Bank/Finance/Accountant  
Vince Tyson, CIDC  
Mike Hamilton, District 2  
Kyle Snider, District 1

ABSENT: Brian Harris, Industry Representative  
Linda Robles, District 3

ALSO PRESENT: Larry Fry, City Manager  
Chase Gentry, CIDC  
Vicki Reyes, Administration  
Gene Hendrick, Chamber of Commerce  
David F. Richards, City Attorney  
Clint Bunch, Public Works  
Durwood Billington, Public Works  
Becky Rowley, CCC  
Bill Riggle, CFO Ag Power  
Sean Schooley, Ag Power

Mr. Fry called the meeting to order at 7:31 a.m. and established the presence of a quorum.

### **Agenda Item No. 3 - Approval of minutes**

Mr. Mondragon made a motion to approve the minutes of October 5th, 2016 as presented; Mr. Gutierrez seconded the motion, which passed by acclamation.

### **Agenda Item No. 4 - Discussion & action regarding Ag Power Project**

Mr. Gentry stated they met with Ag Power in May of last year. They are looking at two projects - one north of Clovis and one south of Clovis. DFA, Dairy Farmers of America, put them in touch with Southwest Cheese regarding their wastewater. The site they are talking about today is a mile south of the wastewater treatment plant.

In 2005 the City of Clovis, in cooperation with Southwest Cheese, built a high pressure wastewater line to from Southwest Cheese to the City of Clovis wastewater plant. There was an agreement reached of a certain level of contaminants in that water. When the first line was sent, the City became aware there was a high level of phosphorous that no one mentioned in the contract. The line was used one time and has not been used since then.

Ag Power is proposing the lease of the line to be used for this project, which would bring in \$140 million capital investment and 55 jobs into the community. The only involvement the City would have is the sewer line lease, and an amendment to a treated wastewater agreement that the City has with Southwest Cheese. The delivery point and ownership of the water becomes the City's responsibility when it hits the pipeline and a draft amendment would allow that delivery point ownership to take place. Southwest Cheese is in line to make this work and will have their discharge permit. They took out a clean water revolving loan fund ten years ago and they have 10 more years of payments. If they were able to lease this line they could recover some of that outstanding debt.

Mr. Gentry advised there is an introduction of ordinance to approve the project and a draft project agreement. There were some amendments that were made Monday. Item Number 18 A, B & C are to protect the City if the project doesn't go forward.

Mr. Hamilton asked if Ag Power would tie into the line and use all the water from SWC. Mr. Gentry stated in the agreement they are looking at approximately 800,000 gallons a day, and the goal is that they would use the line 100%, but if the City chooses to take water from SWC there is 600,000 - 800,000 gallons a day, in addition to what they will use and it will be a shared line.

The agreement would temporarily suspend the ownership of the water from the Southwest Cheese plant side to the wastewater treatment plant side, and once the lease no longer exists the original agreement would go back into place with Southwest Cheese. Mr. Billington asked what would happen to the water if they closed. Mr. Richards stated as long as the lease is in effect it is Ag Power's responsibility.

Mr. Richards asked if SWC reimbursed all of the debt service payment. Mr. Gentry stated they have been making payments for the last 10 years every month. Mr. Richards asked if Southwest Cheese complied with the wastewater purchase agreement, what the revenue difference would be between the \$50,000 off the lease, and what the City would receive. Mr. Gentry stated he thought it was \$.35. Mr. Richards asked if he knew how much SWC was receiving for the water. Mr. Gentry stated he did not, but wanted to set up a meeting with them before they finalize the contract. Mr. Richards felt until they get Southwest Cheese's concurrence on any changes to the treated wastewater, they need both to coexist.

Mr. Mondragon asked what changes were made to the EIB application or ordinance since February 23<sup>rd</sup>. Mr. Gentry stated the amendments were handed out to the board this morning. Mr. Mondragon asked if it was \$50,000 for the lease of the pipe. Mr. Riegel stated they have people inspecting it. Mr. Mondragon asked if that was a normal price. Mr. Gentry stated they are creating 55 jobs and are investing \$140 million into Curry County as well as take an asset that was degrading and repair it.

Mr. Mondragon asked if Net Lease Capital advisors have been sued. Mr. Riegel stated they have probably been sued by a number of people. They are the largest landlords for a number of properties. Mr. Mondragon stated there was a court case with interest in California. He asked why this item was not on the commission agenda. Mr. Fry stated there was a 10 day notice that this did not meet so it was determined that it could not be placed on the agenda. Mr. Gentry stated any agreements needed to be shared with the commission, but there isn't a timeline.

Mr. Mondragon made a motion to table this item until issues can be resolved. Mr. Johnson asked Mr. Mondragon why he wanted to table. Mr. Mondragon stated until the commission has their questions answered they should table it and bring this back to another meeting. Mr. Gentry stated there was no obligation that this has to be on the agenda for the next meeting. They cannot move forward until this board makes a recommendation. He recommended moving forward with the introduction of ordinance.

Mr. Gentry stated there is an IRB subcommittee that looks at IRB incentives. He asked if this board would consider activating that committee to look at the agreements and work things out with the city commission. They could then bring that back for approval to this board.

Mr. Mondragon asked if they were having the pipe inspected by the Environment Department. Mr. Riegel stated they will hire someone to inspect it. Depending on if this board moves forward they will then hire locally to have the pipe inspected. Mr. Mondragon asked if they table this and get the issues resolved, could they still have this on the next commission agenda. Mr. Fry stated the requirements are 72 hours notice, so anything beyond that is workable as far as the notice period.

Mr. Hamilton asked if SWC was on line with all of this. Mr. Riegel stated they are fine with everything, but they are just waiting for approval. Mr. Gentry stated this will help alleviate some of the issues that Southwest Cheese has and they are very interested in this. They want to make sure the city is on board to do this. Mr. Hamilton asked if the extra phosphorus would be a benefit to Ag Power. Mr. Riegel stated it would be.

Mr. Mondragon asked if they needed to do the testing before they entered into the lease agreement. Mr. Gentry stated it doesn't limit the ability to introduce the ordinance. Mr. Mondragon stated for them to do due diligence they need to table this item.

Mr. Fry stated there was a motion on the floor to table. He stated the motion died due to lack of a second.

Mr. Mondragon asked about the 15 day period. Mr. Gentry stated once this was introduced they would have at least 15 days to adopt. Mr. Richards stated 14 days after publication so in a regular cycle it takes a month. Mr. Fry stated one recommendation was that this should go before the city's Water Policy Board as well.

Mr. Tyson asked what they were looking for from this board. Mr. Gentry stated he would like to move forward so that they can place this on the commission agenda. They hope to come back

for approval to move forward with the agreements and would have about 3 weeks to work on all of this.

Mr. Johnson asked if they were okay to move forward with this. Mr. Richards stated the ordinance is something that has to be done to move forward and does not commit the City to any specific action. Ms. Jones stated she liked the idea of having a few people look over the agreement and bring recommendations back to the board. Mr. Gentry asked who would like to be involved. He asked if they could include Ms. Jones and Mr. Snider on the IRB subcommittee. Mr. Fry stated it would be up to the board.

Mr. Tyson made a motion to move the ordinance forward and appoint Mr. Snider and Ms. Jones to the IRB subcommittee; Mr. Johnson seconded the motion, which passed by acclamation.

#### **Agenda Item No. 5 - Discussion & action regarding renewal of statistical data service and website property database**

Mr. Gentry stated the last two years the EIB has invested in a real estate data service. They hoped the NM Partnership would allow them to piggyback off of theirs, but that is not something they can do. Ms. Palla asked how much this cost. Mr. Gentry stated it is \$9,000 a year. Mr. Tyson asked if they had money for this. Mr. Gentry stated it is in the economic development tax fund. Ms. Palla asked if this lists residential or just commercial. Mr. Gentry stated it is a commercial industrial.

Ms. Palla asked how someone would find industrial property if they didn't have this website. Mr. Gentry stated they would go to a realtor's website. They are in the process of integrating the CIDC website with the Chambers.

Mr. Mondragon moved for approval; Mr. Snider seconded the motion, which passed by acclamation.

#### **Agenda Item No. 6 - Economic Development Fund Financial Report**

Mr. Fry stated they have a fund balance of \$2.736 million and the GRT input into that for the year is \$648,000. There have been limited receipts within the month of February, but year to date is \$77,000. The only disbursement that was made in January was to Mr. Richards firm for legal fees for \$870, which year to date is \$56,792 and that includes payments to CIDC and the mowing at the industrial park.

#### **Agenda Item No. 7 - Update regarding CIDC**

Mr. Gentry stated they have been working on quite a few projects. Natural Chem purchased the plant in Portales and will meet with the trucking industry later this month. This will only be a distribution facility in Portales. Pattern Energy is completing Broadview one and two. Tres Amigas let the land go back and have an option to purchase land close to that facility. SWC were funded for 12 positions and are working on their second application now. They have three

wind energy projects that they are currently working with. They have been working a local manufacturer that is looking to expand and are looking at property sites for a new building.

They have been working with Mr. Fry, Ms. Burroughes and Mr. John Ryan on a bill that went through the legislature regarding industrial revenue bonds. This was sponsored by the Association of Counties and they were trying to limit the authority of cities to issue industrial revenue bonds outside of their borders.

Mr. Richards asked if there was a timeline for Natural Chem. Mr. Gentry stated they haven't given him one.

**Agenda Item No. 8 - For the good of the order**

None.

**Agenda Item No. 9 - Adjournment**

There being no further business to come before the board the meeting adjourned at 8:41 a.m.

**CITY OF CLOVIS  
ECONOMIC INCENTIVE BOARD  
AGENDA**

**7:30 a.m.  
Friday, June 23<sup>rd</sup>, 2017**

**Assembly Room  
Bert Cabiness City Government Center  
321 Connelly Street  
Clovis, New Mexico**

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of March 15, 2017.
4. Discussion and action regarding Dairy Water Treatment Conservation Study, Chase Gentry.
5. Discussion and action regarding the Business Enterprise Center roof repairs, Chase Gentry.
6. Economic Development Fund Financial Report, Tom Phelps.
7. Update regarding CIDC, Mr. Chase Gentry.
8. For the good of the order.
9. Adjournment.

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STATE OF NEW MEXICO )  
COUNTY OF CURRY ) ss.

The City of Clovis Economic Incentive Board met in regular session at 7:30 a.m., Friday, June 23rd, 2017 in the Assembly Room of the Bert Cabiness City Government Center, 321 N. Connelly, Clovis, New Mexico, in full conformity with the laws of the State of New Mexico and the ordinances and resolutions of said city with the following members present:

Tom Phelps, Chairman  
John D. Gutierrez, Utility Service Provider  
Brett Johnson, County Representative  
Vince Tyson, CIDC  
Kyle Snider, District 1  
Linda Robles, District 3

ABSENT:

Raymond Mondragon, District 4  
Johnnie Jones, Bank/Finance/Accountant  
Megan Palla, Bank/Finance/Accountant  
Mike Hamilton, District 2  
Brian Harris, Industry Representative

ALSO PRESENT:

Claire Burroughes, Administration  
Vicki Reyes, Administration  
Chase Gentry, CIDC  
Gene Hendrick, Chamber of Commerce  
David F. Richards, City Attorney  
Ernie Kos, Chamber of Commerce  
Commissioner Helen Casaus  
David Robinson, Chamber of Commerce  
Lee Malloy, CIDC

Mr. Phelps called the meeting to order at 7:41 a.m. and established the presence of a quorum.

**Agenda Item No. 3 - Approval of minutes**

Mr. Johnson made a motion to approve the minutes of March 15, 2017 as presented; Mr. Tyson seconded the motion, which passed by acclamation.

**Agenda Item No. 4 - Discussion and action regarding Dairy Water Treatment Conservation Study**

Mr. Gentry stated three months ago they met with Blake Prather who serves on the Water Task Force Board. That board has been in contact with Enviro ESI that has a digester type close system that will save water at local dairies. They have requested that they work with EIB to move forward on a pilot program that will be five months on site use of a small digester to prove the technology in hopes that it will save 50% of the water use. The goal is to save water in the



whole region based on the water task forces efforts. They are asking this board to recommend to the City Commission \$10,000 that would go to CIDC who will then contract with Enviro ESI to do the study. They will then bring back a report, which will ultimately come back to this board and then the City Commission. They expect it to cost \$150,000 - \$200,000 for each dairy to install.

Mr. Richards asked if there was a project and a request. Mr. Gentry stated it would be a study and not a formal EIB request. Mr. Richards asked if the funds would come out of local economic development. Mr. Gentry stated they have collected payments from the transmission line and other funds. There is a gap that allows for that usage. Mr. Richards asked if it is still local economic tax money do they still have to comply with the economic development tax ordinance. Do they still need a project request? He does not recall them doing one like this before. Mr. Gentry stated they authorized two in the past.

Mr. Phelps asked what the \$10,000 would be used for. Mr. Gentry stated it would pay the person that owns the system \$2,000 a month incidentals and then he would report back.

Mr. Snider asked if this was being done anywhere else. Mr. Gentry stated they have used it in a slaughter house and a couple of other places. He said they want to try it with a dairy.

Mr. Tyson asked if they were doing this anywhere else in the state. Mr. Gentry stated they have done this at a slaughter house and a beef plant operation. Mr. Tyson asked what type of report he would give. Mr. Hendrick stated they look at this as a retention effort. South Slope Dairy spent \$150,000 to install a new process at their dairy because they are worried they are going to have to move livestock due to the water supply. That would be 1200-1500 jobs that would be affected. They installed an additional stage to clean the water even further so that they can use their wastewater in a way they couldn't use before. This process will save another 50%.

Mr. Richards stated the request is to allocate that money to CIDC to conduct the study. Mr. Gentry stated they have an existing contract with the city so it seemed easier for CIDC to do it. Mr. Richards stated he is concerned with how to do this and if it is local economic development tax money they need to figure out a way to work with that. Mr. Gentry stated the money that comes out of that fund is unrestricted and not tied into that state ordinance. Mr. Richards asked if it would be easier for the city to contract and pay for it. Mr. Gentry stated the CIDC board voted to serve as a fiscal agent because they were asked. Mr. Phelps stated he would rather have CIDC as a buffer than have the city. Mr. Richards stated they may want to speak with Ms. Melancon, Finance Director, about how the money is going to be spent.

Mr. Tyson stated they are going to pay the manufacturer money to prove to them that it's safe. He asked if it should be someone independent doing that instead of the company that built the product. Mr. Hendrick stated he would not agree to anything unless some of his expenses were compensated. Mr. Tyson stated he thought they should move forward but it seems there are a lot of questions. Mr. Phelps stated somewhere in the agreement before they move forward there should be a list of deliverables.

Mr. Gentry stated they met with Commissioner Clayton, who is the chair of the water task force, and she wanted them to move forward with this. Mr. Richards asked if there was an ability to get a dairy owner to evaluate whether this self generated report is documented. Mr. Hendrick stated this is a pilot and it may not work. The only report they could get is from South Slope. They made the arrangement for him to get started by June 1<sup>st</sup>. They decided this was too important and that they couldn't wait. Mr. Richards asked if it was possible for Mr. Gentry to coordinate with the dairy to get some sort of report. Mr. Gentry stated as they work on a written agreement they can make sure that they have something in there that is agreeable to the city and the task force.

Mr. Tyson made a motion to recommend to the city commission to move forward; Mr. Snider seconded the motion, which passed by acclamation.

**Agenda Item No. 5 - Discussion and action regarding the Business Enterprise Center roof repairs**

Mr. Gentry advised in 2004 they developed a Business Enterprise Center and in 2010 they had a roof on the building that was in failure mode. The Economic Development Tax Advisory Board recommended \$250,000 to replace the roof and the commission approved it in March 2010. They went forward and chose to overlay the roof through a CS contractor that works with the City of Clovis. They used \$148,876.38 to repair the roof so there is a remainder of \$101,000. They are asking to spend \$27,000 to do maintenance on the roof. They had the contractor look at the roof and there are some areas they need to get resealed and realigned. There will be five years worth of upkeep in the contract and that will add another 5 years to the life on top of the 10 years they already have.

Mr. Johnson asked who the contractor was. Mr. Gentry stated the original contractor was J3 Systems and Rocky Mountain Roofing Systems from Albuquerque. Mr. Richards asked if there was an original warranty. Mr. Gentry stated there was. Dow is the company that had the warranty and they cannot get a response from them. Mr. Snider asked if the maintenance would fall under the warranty. Mr. Gentry stated the rest does not fall within that warranty.

Mr. Phelps asked if they did work on the roof in 2017. He stated there was capital outlay funding for roof repairs for the Business Enterprise Center on January 20, 2017 for \$46,000 and a second request on February 17 for \$53,000. He asked what that was for. Mr. Gentry stated that was for replacing the HVAC system. Mr. Phelps stated he had a separate request for that. Mr. Gentry stated there was never any roof work done.

Mr. Phelps stated the CIDC contract for the building in section 9 states "the lessee will establish a separate major bank savings account and receipt will be transferred to a savings account each year to establish and maintain a fund which will be used for major repairs or replacements to the buildings or grounds". He asked if they have established that. Mr. Gentry stated they have \$50,000 in that account and none of that can be spent without the city's approval. Mr. Phelps asked if that was the appropriate place for the funds to come from. Mr. Gentry stated they would like to keep that money in place in case of an emergency.

Mr. Richards asked if the balance in the capital outlay funds could be used. Mr. Gentry stated it could be. Mr. Richards asked if there two capital outlay funds. Mr. Phelps stated there were. Mr. Gentry stated one grant had \$6,000 and one had \$35,000.

Mr. Johnson stated this seemed like a lot of money to fix leaks, but it is for five years worth of maintenance. Ms. Burroughes asked if this was an allowable use of LEDA funds. Mr. Richards stated he believed it was. Mr. Johnson made a motion to accept the bid and the 5 year warranty. Mr. Snider asked if it still leaks will they warranty it. Mr. Gentry stated they will guarantee it and maintain or replace whatever they need to. Mr. Tyson seconded the motion. Mr. Johnson amended his motion to include the money coming out of the tax fund; Mr. Tyson seconded the motion, which passed by acclamation.

#### **Agenda Item No. 6 - Economic Development Fund Financial Report**

Mr. Phelps stated through the end of May they have \$2.6 million in Fund 64. To date expenditures \$466,894 and year to date revenue is \$1,088,000.

#### **Agenda Item No. 7 - Update regarding CIDC**

Mr. Gentry stated they spoke about Ag Power at the last meeting and they are choosing to move forward with their north project and not to pursue the south project. The City of Clovis is in conversations with Southwest Cheese to take their water to the WWTP. If they do move forward with the south project they will use dairy waste instead of the water from Southwest Cheese.

There are two additional wind farms that they are continuing to work with. They are working to get the Industrial Park certified through BNSF and Xcel Energy. Once it is certified it will go on their website and when they go to tradeshow they will promote the industrial park as well.

Mr. Richards asked what they have heard from Natural Chem. Mr. Gentry stated they met with their bankers and the project is moving forward. They are working with the state on incentive programs.

#### **Agenda Item No. 8 - For the good of the order**

None.

#### **Agenda Item No. 9 - Adjournment**

There being no further business to come before the board the meeting adjourned at 8:28 a.m.

**CITY OF CLOVIS  
ECONOMIC INCENTIVE BOARD  
AGENDA**

**7:30 a.m.  
Wednesday, December 13<sup>th</sup>, 2017**

**Assembly Room  
Bert Cabiness City Government Center  
321 Connelly Street  
Clovis, New Mexico**

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of June 23, 2017.
4. Economic Development Fund Financial Report, Justin Howalt.
5. Update regarding CIDC, Mr. Chase Gentry.
6. For the good of the order.
7. Adjournment.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 321 Connelly at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk at 321 Connelly if a summary or other type of accessible format is needed.

STATE OF NEW MEXICO )  
COUNTY OF CURRY ) ss.

The City of Clovis Economic Incentive Board met in regular session at 7:30 a.m., Wednesday, December 13, 2017 in the Assembly Room of the Bert Cabiness City Government Center, 321 N. Connelly, in full conformity with the laws of the State of New Mexico and the ordinances and resolutions of said city with the following members present:

Justin Howalt, Chairman  
John D. Gutierrez, Utility Service Provider  
Brett Johnson, County Representative  
Vince Tyson, CIDC  
Kyle Snider, District 1  
Raymond Mondragon, District 4 (via telephone)  
Megan Palla, Bank/Finance/Accountant  
Mike Hamilton, District 2

ABSENT: Linda Robles, District 3  
Johnnie Jones, Bank/Finance/Accountant

EX-OFFICIO PRESENT: Chase Gentry, CIDC

ALSO PRESENT: Claire Burroughes, Administration  
Vicki Reyes, Administration  
Commissioner Helen Casaus  
Gene Hendrick, CIDC

Mr. Howalt called the meeting to order at 7:32 a.m. and established the presence of a quorum.

**Agenda Item No. 3 - Approval of minutes of June 23, 2017**

Mr. Snider made a motion to approve the minutes of June 23, 2017 as presented; Mr. Johnson seconded the motion, which passed by acclamation, with the exception of Mr. Howalt who abstained.

**Agenda Item No. 4 - Economic Development Fund Financial Report**

Mr. Howalt stated for the period ending October 31<sup>st</sup> the City of Clovis had a total revenue in the Economic Development Tax account year to date of \$349,000, total expenditures of \$41,000 and there are currently \$2.8 million in the Economic Development Fund.

**Agenda Item No. 5 - Update regarding CIDC**

Mr. Gentry stated SWC is finishing their expansion. They have started commissioning their new equipment. SWC are getting ready to write their first PILOT checks to the schools, county and city. They will invest \$280,000 annually for the next 30 years. Mr. Johnson asked if that went directly to the schools. Mr. Gentry stated the money for the new IRB will go into the general fund. He stated it would go directly to the district. They are trying to keep as much money local as possible. Mr. Snider stated he was on that committee and they are keeping

The Clovis Shuttle is being constructed near SWC and is a truck facility. They have sent plans to the county and they are working on road turning lanes. It is a \$5 million project and SWC is leasing Clovis Shuttle the land. It will cut down on transportation.

Pattern Energy finished the two phases and the third phase in the Grady area will start in April. They are in the process of letting contracts out and it will take 12-18 months to finish the turbines.

There is a PILOT due from Western Interconnect. Mr. Gentry gave Mr. Howalt a check for \$51,755 from Pattern for the PILOT that goes into the Economic Development Tax Fund and is money that came in from the IRB.

CIDC is working on two solar projects, one south of Clovis. The company have been given maps and are researching what land they can contract. There is a smaller project they want to do closer to town that Xcel Energy is looking at. There are three Xcel wind turbines near Texico that will be decommissioned soon. Xcel haven't decided if they will do this themselves or issue an RFP. Mr. Johnson asked how many acres it was. Mr. Gentry stated 3-4 sections. Mr. Hamilton asked if there was an agreement with Cannon that companies wouldn't build any wind generators within so many miles of the base. Mr. Gentry stated there is a process that they have to go through. There is a 200 foot limit and a process federally to get approval from the Pentagon. The one they are looking at is solar so it is not a problem. They have committed \$2.5-\$3 million to help install new radar equipment that will take out the impressions from the turbines. They are still going to have a problem if they get 10-15 miles near town. Both wind farms have been in contact with Cannon and they have met with the person in charge of their air space. Ms. Burroughes stated Cannon has asked that prospects work with them early on.

Ms. Palla asked about the wind turbines that are being decommissioned. Mr. Gentry stated Xcel will get out of the contract. They may try to find a new buyer for them. Ms. Palla asked if they could be taken down. Mr. Gentry stated he did not know that there was any requirement to take them down.

Mr. Gentry stated the main company they have been working with is from the East coast who gave a presentation to the County 2-3 weeks ago.

Mr. Howalt asked how many permanent jobs were created with the energy projects. Mr. Gentry stated Pattern had 300 construction jobs and 28-30 permanent jobs. They have money coming in from the lease agreements to the land owners.

Mr. Gentry stated they had been working with Leslie Candy and the Levine's building, which Leslie's are interested in purchasing. CIDC are in the process of doing due diligence and have asked the state for LEDA money. The current facility has a wood floor and the way it is designed is not very efficient for production. Mr. Snider asked how long he had been in business. Mr. Gentry stated since the 1950's. Ms. Pellegrino-Spear, MainStreet, has been working with him. Ms. Burorughes asked when they would hear back from the state about the money. Mr. Gentry stated they had the financials and have asked for additional information, but has not responded back. He stated CIDC asked for \$100,000 and then he would like EIB to match them. Mr. Snider asked if they would do a lease. Mr. Gentry stated if they can come up with \$100,000 and the state gave them \$100,000 then EIB could loan Leslie's the other \$80,000 through EIB. They could then take the first lien on the building and once he fulfills his agreement the Levines building would title to Leslies Candy. The unknown is what the state will do and he is getting an estimate from a contractor for cost.

Ms. Palla asked if EIB would put in 80,000. Mr. Gentry stated if they loan it to Mr. Southard then he would have to pay it back. Ms. Palla stated he would get a brand new building for \$80,000. Mr. Gentry stated he has purchased a lot of equipment and will need to purchase more. That will be part of his investment. Ms. Burroughes stated the city still had capital outlay money for the Levine's Building. If this does go forward then the city could ask for a reauthorization of those funds during the next legislative session for another project and it would be good to know if this proposed project is moving forward.

Mr. Howalt stated the city had other offers on the space. Mr. Southard approached the city first, but if it falls through they have other proposals. Mr. Mondragon stated they may have to re-examine the reauthorizations. Reauthorizations from last session, for Clayton were vetoed by the Governor.

Mr. Gentry stated there are a lot of options. The first thought was to ask the state to match dollars. Mr. Hamilton stated it was nice to help a local business expand. Mr. Gentry stated the capital investment isn't as huge as what the EIB normally does.

Mr. Tyson asked what the return was to the community. Mr. Gentry stated under the policy manual they have retention and expansion. Leslie's is eligible for \$100,000, but he won't get the maximum amount because he doesn't have high wage jobs. Ms. Palla asked if the state was matching the \$100,000 because it was a MainStreet project. Mr. Gentry stated he did not know if they would get the \$100,000. Ms. Burroughes advised the NM MainStreet program falls under the Economic Development Department.

Ms. Burroughes asked Mr. Tyson if he received a packet being new to the board. Mr. Tyson stated he received some information but no specifics like that. Mr. Gentry stated the dollar amounts were not in the policy manual. That gives them leeway to make different offers. Mr. Tyson felt full transparency was important, so it was odd to hear that they don't disclose how much money is available. They have to be sure they are not playing favorites. Mr. Gentry stated typically what they do with proposals is between \$5,000 per job and a \$10,000 per job number that they use.

Mr. Gentry stated they hosted the State Economic Development Conference in November and had about 80 people in attendance. Last year they had it in Albuquerque and Clovis exceeded that attendance this year.

#### **Agenda Item No. 6 - For the good of the order**

Mr. Howalt stated EIB is still down a member from Industry and it cannot be someone that serves on CIDC. Mr. Gentry stated they spoke to Hoyt Patterson and he expressed interest.

Mr. Johnson stated at the last meeting the EIB designated \$10,000 for a water study. He asked if there was an update on that. Mr. Gentry stated they have paid them \$5,000. Mr. Hendrick stated they are still in operation, but he is doing it on his own. Mr. Gentry stated said they are waiting for the written report.

Mr. Howalt asked who else was supposed to report to them. Mr. Johnson stated it would be interesting to find out the water level from the Wall property. Mr. Snider asked if Don D'amour was keeping up with the Wall property. Mr. Howalt stated he was and the wells had increases from 2 feet to 3.5 feet in October, 2017.

#### **Agenda Item No. 7 - Adjournment**

There being no further business to come before the board the meeting adjourned at 8:11 a.m.