

ALBAN HILLS NEIGHBORHOOD ASSOCIATION

May 23, 2017

Commissioner Debbie O'Malley
Chair, Bernalillo County Commission
One Civic Plaza
Albuquerque, NM 87120

RE: IRB Request for the Village @ La Orilla

Dear Commissioner O'Malley and Commissioners,

The Alban Hills Neighborhood Association (AHNA) opposes granting the IRB request for the Village @ La Orilla and questions some of the statements made in the IRB request. All but one of the buildings have been constructed and leases already have been signed. The statement that the success of the development would not be feasible without an IRB does not seem reasonable. Perhaps the Bernalillo County Commission should audit the leases to determine if the rents charged are so low that the developers will lose money if required to pay their fair share of taxes for the services provided by the County, State and City.

The Flix Brewhouse business is open and has a large customer base already, based on the parking and traffic situation in and around the development. Flix already employs a large staff who must park across Coors due to insufficient parking for both staff and customers. Flix is manufacturing beer and we wonder where the additional canning and kegging operation will be located since the business appears to be fully operational in its current building. If the business case for the developers is so weak that without an IRB the development would be a failure without shifting their tax burden to their neighbors, we question how the developers were able to obtain interim financing.

The request tries to give the impression that the salaries paid are equal to those paid by manufacturing companies. However, in reviewing the salaries listed for all employees, the business is clearly a low paying retail establishment, not the kind of high paying industrial establishment that IRBs are supposed to attract. The businesses that will be employing people will receive some of the tax shelter; however, it appears that the main benefactors of this corporate welfare would be the landlords.

The Village @ La Orilla development is a for-profit commercial enterprise. It requires services provided by the City and County that must be paid for from taxes. Providing a tax holiday for 15 years to the landlords does nothing to help the wage earners on their property who are working hard for meager pay. Other businesses in the area were developed and are successful without having requested an IRB from the County or City. With all due respect to everyone involved, granting an IRB to the Village @ La Orilla would be a gross misapplication of the

intended purpose of IRBs. AHNA further has concerns that granting this IRB would set a precedent that would not be in the best interest of the County.

AHNA concurs with comments made by the TRNA and we oppose the IRB for the Village @ La Orilla.

Thank you for considering our concerns and opposition.

Sincerely,

Patsy Nelson
President, Alban Hills Neighborhood Association
3301 La Rambla St NW
Albuquerque, NM 87120