

# February, 2023

## I. HOUSING RECRUITMENT

- A. Steph** – Home sales update: 100 active listings with a price range between \$110k – \$1.8 mil. Average price \$344,159 median price \$285,000. Pending 71 price range \$93k – \$754,000. Jan sold 27 and in Feb so far 5 sold.
- B. Steph** – Affordable Multifamily construction and developers visit confirmed for March 1, with Robert Ashton, President of Liberty and N2M Contracting team.
- C. Steph-** Apartment updates from the major suppliers in the market:
- (i) Pecos Vista, waitlisted.
  - (ii) Cavern City Apts, waitlisted.
  - (iii) Arrowstone, Copperstone above 95% and Canyon Stone (Artesia) with 40 units available. Range \$1200 - \$1815.
  - (iv) Dunagan Associates Rental Department approx. 370 units total with 13 units available. Price range, studios suites \$750 to 3/2 \$3,000.
  - (v) The Villages at Carlsbad, 96%.
  - (vi) Avalon Apartments, 1 bed available at \$1,150.
- D. Steph** – Hotel, RV Park, Man Camp updates from major market suppliers:
- (i) Hotels are varying occupancy range between 50% to 98%.
  - (ii) RV Parks continue to sustain a strong momentum, varies between 75% to sold out.
  - (iii) Man Camps continue to sell out.
- E. Steph** – Prep work for BuildExpo April 12 & 13 Dallas TX.
- F. Steph** – Completed, housing demand press release launch prior to BuildExpo.

## II. WORKFORCE RECRUITMENT

- A. Steph** – Attended San Juan College Career Fair and School of Energy tour, joined by Archrock, Durango Midstream, Delta. Dr. Beardmore joined tour. Over 70 vendors and approximately 200 attendees.
- B. Steph** – Upcoming Workforce Events:
- 1. SENMC – Career Fair, March 31 & April 19.
  - 2. Fort Bliss, TX TAP MEGA Job Fair, May 18.
- C. Steph** – Unemployment:
- 1. December 2022 NM Labor Analysis Statistics. State unemployment rate 3.9% (down from 4.1% in Nov and down from 5.9% previous year).
  - 2. Our region is down.
    - (1) Chaves 3.5%.
    - (2) Eddy 2.5%.
    - (3) Lea 3.7%.
  - 3. Compared to Dec 2021- Chaves 5.7%, Eddy 4.8%, Lea 7.1%.

- D. **Steph** – Prep work in progress for upcoming Employer Skills Survey & Workforce Data Report 2023.

#### IV. EDUCATION

- A. **John**- Attended groundbreaking for the Carlsbad High School’s new Performing Arts Center.
- B. **John**- Continuing to attend meetings regarding SENMC trades program. One of the meetings attended was with the SENMC management, the architect, and Mayor w/ City staff. This meeting focused on community workforce skill needs and program/building design.

#### V. OIL, GAS & ALTERNATE ENERGY

- A. **John**- Working with and have met with Durango Midstream and NMEDD on state incentives for the new plant. The plant is to be located northeast of Carlsbad and will eliminate the flares in that area by processing the gas from wells throughout that area in Lea and Eddy Counties. Anticipating a spring trip to Santa Fe to help them get JTIP funds.
- B. **John**- Met with a company interested in processing gas produced from drilling in the oilfield to recover sulfur to market. NMEDD hosted the meeting. Have since followed up with contacts and community information.
- C. **Jeff**–We were approached by the New Mexico Partnership about a new business looking for an existing 100,000 square foot building to house a renewable energy company. The site criteria were sent out to CDOD members.

#### IV. MEDICAL

- A. **Jeff** –Jeff – Visited with Carlsbad Medical Center CEO Nick Arledge on physician recruiting efforts. Nothing currently scheduled, and we discussed how CDOD can assist with potential site visits.
- B. **Jeff** – Assisted CARC, INC in distributing a press release marking their 50th year in operation.

#### V. NUCLEAR

- A. **John**- Have met a couple of times with mayor and SIMCO staff regarding the transition for the WIPP M&O contract.
- B. **John**- Continuing to assisting CDOD/MNTF Members in planning their travel to this year’s ECA/ Waste Management Conference in Arizona in late February to early March.
- C. **John**- Attended a meeting on Congressional changes and ways that weapons complex community EDC’s (like the CDOD) and cities can be more effective with congressional visits and communications.

- D. John-** Attended the Community Capacity Building Program Listening Session with DOE-EM and the Energy Communities Alliance.
- E. John-** Went to Santa Fe and attended a hearing on Holtec to speak in support of the project and against Steinborn's bill. That bill has unfortunately passed the Senate and may pass the house. This would then probably lead to lawsuits.
- F. Jeff-** Provided a CDOD membership packet to SIMCO upon request.

## **VI. RETAIL/RESTAURANTS/ENTERTAINMENT/HOSPITALITY**

- A. Jeff** – In recent weeks, I was able to follow up with Whataburger. I had met with the new ownership at the ICSC Red River show in January. However, they now tell me that Carlsbad is too isolated, and that they are focusing on markets with 15+ stores in close proximity for costs/distribution/marketing/operations savings and synergy. Basically, Carlsbad is not where they are going with their strategic expansion.
- B. Jeff** – I have been following up with a building supply company on locating here in Carlsbad. They looked at the large shopping center concept on National Parks Highway, and are meeting to determine the viability of such an expansion into this market.
- C. Jeff** – Both Planet Fitness and HTeaO are very close to opening. Two businesses we have worked on bringing in for several years, including through COVID.
- D. Jeff** – Work continues on the large shopping center looking to locate on National Parks Highway. After meeting with the developers at Texas ICSC Red River, and again a couple of weeks after that show, we are told that we could expect big news by the end of February or early March.
- E. Jeff** – Followed up with a person who had visited with me last year about opening their own book store. I had sent them to the Small Business Development Center for further evaluation. I was told that the market here would not work for the scope of this person's overall plan.
- F. Jeff** – Working with a site selector for a hotel that we met at Texas ICSC Red River. They are looking for sites in the 2-3 acre range.

## **VII. ADMINISTRATION**

- A. Jeff** – Research continues into putting together an educational presentation for people interested in buying into a franchise.
- B. John-** Working with a local group of investors looking at the possibility of purchasing and bring back to Carlsbad a business which was started here but moved to the Midwest). Have hosted 4 meetings and am arranging others to help them with their due diligence.
- C. John-** have started accepting donation checks for the Committee for Kids group working to get out information on the next bond election.

- D.** **John**- Passed along Board Resolutions from last month to EPA, NMED, and others that might be interested.
- E.** **John**- We are almost complete with the transition to in house book keeping. David Fritschy's office has been helping Belenda with the transition. There were some large journal entries incorrectly entered in December and January that had to be corrected. As a result, I am having Belenda review each journal entry made by H&S in December and January for proper assignment of expenses to the correct line items per our approved budget.
- F.** **Steph** – Continue monthly membership connections; met with Carlsbad Medical Center, National Cave & Karst Research Institute, CARC, Denton Wood.