



Agenda Item Number: 2008-

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: October 14, 2008

Department: Economic Development **Staff Contact:** Daniel Gutiérrez, ED Coordinator.
Sandy Fish, Planning and Zoning Director
Julie M. Baca, Deputy County Manager for
Community Services

TITLE: Impact Fee Waiver for Riccobene Masonry Company

ACTION: Motion to approve an Economic Base Development Impact Fee Waiver to Riccobene Masonry Company.

SUMMARY:

Riccobene Masonry Company is expanding their facility at 6141 Edith Boulevard, NE to construct a Sereno Stone manufacturing plant. The Impact Fee Ordinance provides an Economic Base Development fee exemption for qualified projects in unincorporated Bernalillo County. To qualify for the exemption, the applicant must demonstrate positive economic gains to Bernalillo County.

Riccobene has been in operation and its corporate headquarters located in Bernalillo County since 1976. The company has applied for an impact fee waiver for construction of the Edith facility that will produce Sereno stone. This product is a copyrighted product that has a semi-smooth rock surface and edges that imitate the look and feel of real flagstone without the higher costs of real stone and installation. It will be shipped to major retailers across the nation. The first year rollout of the Sereno™ stone line will be sold through the following: 1) Lowe's in most stores west of the Mississippi with the intention of going nationwide in year two; 2) local independent retailers; and 3) government agencies, architectural and design firms and to homebuilders and landscape contractors.

The estimated cost for construction of the facility is between \$2.5 and \$3 Million. Riccobene currently employs 22 employees and expects employee growth with the expanded facilities. The company intends to be in operation for the minimum 10-year period. The company has agreed to all the conditions set forth in the ordinance.

The proposed project must meet the Economic Base Development Waiver Application criteria (Attachment 1 & 2). The applicant has addressed these requirements in its application for waiver. The project meets the job requirement of 15 full time jobs, guaranteed for 4 years with a salary exceeding Bernalillo County's average wage.

ATTACHMENTS:

1. Economic Base Development Waiver Application
2. Applicant's Submittal packet

FISCAL IMPACT

The fiscal impact associated with the waiver is the amount of waiver: \$11,002.16.

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

LEGAL

The waiver is allowed by Ordinance. Approved as to form. PTF 10/06/08

FINANCE

Budget

Approval of this agenda item will allow the County to waive fees associated with this project, in the amount of \$11,002.16. These fees are being waived because the contractor will create jobs in the County and therefore, approval of this waiver will bring forward positive gains.

Pat Vigil, Financial Administrator 9/11/08

ELECTED OFFICIAL/OTHERS

Economic Development

Recommend approval. See summary narrative.

Zoning

The Impact Fee Administrator has reviewed the proposed project and estimated fees at \$11,002.16 for a 9,896 square foot facility. It appears that the project meets the criteria for a waiver of fees and we recommend approval. SF 9/10/08