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Bloomfield eyes industrial park expansion

Alysa Landry The Daily Times

BLOOMFIELD — The Animas Industrial Park may more than double in size before construction begins. The Bloomfield City Council voted Monday to move toward annexation of a 122-acre tract of land west of the industrial park.

The decision came a month after the city broke ground on a 78-acre plot north of town. The park is Bloomfield's first, and the third in San Juan County.

"We've had so much interest in the park that in the next couple of years we will need additional inventory," said Tina Cummins of Rio Real Estate Investment Opportunities, the Albuquerque-based company charged with enticing businesses to build in the park.

Cummins said she jumped on the opportunity to expand when the city started looking at the second plot of land, which is owned by the Bureau of Land Management. The city would need to buy the land and annex it.

"There is such an enormous need for industrial properties in this area, especially in Bloomfield with the companies that access the wells," she said. "It's perfect for industrial use."

The company plans to begin construction in the first plot by spring, Cummins said, but some potential clients have asked for larger pieces of land. All tenants have insisted on confidentiality until they sign the agreements, she said.

Acquisition of the second plot may translate into a two-year process, Cummins said.

"We're probably looking at 18 to 24 months down the road before we will be able to acquire the property," she said. "It's just getting it into the queue, in line for the growth."

The plot of land is designated for public sale, Bloomfield's economy director Ray Barnes said.

He urged the council to support moving forward with the annexation and development.

"There is a lot of business coming in," he said. "We've had inquiries for larger tracts of land. This will open that door."

The addition will boost Bloomfield's economy by bringing in business and revenue. The city spent eight years planning for the industrial park, and the extension broadens the possibilities.

"This feels like Christmas," Councilor Lynne Raner said. "Every time I go by, there's another piece of land being dug up. The impact on our community is huge."

Rio Real Estate Investment Opportunities closed on the \$2 million, 78-acre plot last month. The company plans to sell and lease both the land and the buildings, and because of the rural location it can offer competitive incentive packages that include job training and tax abatement.

"I'm really optimistic about this," Cummins said. "This is a great area, and there's clearly a great need for industrial property in the area."

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