

# EAGA Business Builder

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Today's presentation was by guest speaker Donnie Brainard — Pegasus Retail



Mr. Brainard provided an interesting update on the status, progress and future (at least as planned today) for the Winrock Town Center. The Town Center is being developed on the site of the old Winrock Shopping Center. As the new name implies, the area is being designed to accommodate much more than just shopping. When the entire project has been completed (possibly 4 to 10 years from now) the intent is for it to be a substantially complete self contained living environment. Many new retail and restaurant components have already opened, but there are many more things planned. Dillards will consolidate their current two stores into a different facility on the site; there will be a Red Robin restaurant;

a men's clothing store; and a national chain hotel. And still more --- there will be condominiums and there will be apartments in three or four story structures. There will be more retail in the Pennsylvania and Indian School section of the property. There will be a park too. A nice area for the folks that live at the location to play, exercise and commune. If folks are living on the property, it would be a shame for them to have to leave in order to go to work. So, there will be office space also. More than 12,000 sq. ft. of it. To be relatively self contained, the area should include gym and exercise facilities and some medical operations too. Possibly a medical wellness environment in the old Montgomery Ward building. As the construction phases continue, they will build more underground parking; add some national, but not yet in Albuquerque, retail businesses; and more infrastructure. By later this year, the partial road that now exists will be completed all the way to the Regal Cinema. For people to want to live and work in the area, there will have to be an improvement in security. There are plans for that too. It will include increased parking and premises security, as well as better limitations on access to and from the surrounding properties. An indicator that the owner and developer have tried to think of everything... there may also be a Farmer's Market facility, to include produce grown by 'share croppers' that use the otherwise unusable parts of the Winrock Town Center property. A small patch of ground here; a small patch of vacant property there, may not be useful for parking; shops, homes or restaurants, but it would certainly be useful for some home grown tomatoes; or peas; or squash, etc. An adventurous undertaking that continues to progress. As noted when asked for a tentative completion date, Mr. Brainard said that a few weeks ago, a couple of thought-to-be-final new tenants actually pulled out of the project. Replacing them would cause an estimated completion date to be moved out to about 10 years from now. This week, a other desirable tenants made some commitments, so now, if all continues as hoped, it appears that the project could be completed within the next 4 years. Definitely a moving target. One thing you can count on though, is that there will not be an ice skating rink in the project. Surveys indicate the any of the major players feel that a rink does not have a big enough working window, so would not be a beneficial attraction for residents or businesses.....at least at this time.

- ◆ Welcome to our newest member:  
**Rio Grande Title - Representative: Mark Bidwell**
- ◆ There will be a Board of Director meeting after breakfast this coming Tuesday, April 11th.
- ◆ Membership Committee Chairman, Jack Zipper wants to remind everyone: If you have a prospective new member, before submitting an application for the prospect, please review the categories of current members. If there appears to be a potential conflict, discuss the situation with the current member to determine their thoughts and possible objections before you decide whether or not to proceed. It will avoid problems and embarrassing situations.

Contact information for Executive Director: Mario Hernandez

Phone: 505-239-0259

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**Business Leads:**

None written

**Reciprocity:**

Thank you to Scott Peck for the advice and tax services for my mother-in-law.  
- Jeff Sakamoto

◆ **Second announcement of a prospective new member:**

James Turpen LPCC

Representative: James P Turpen

Category: General Psychotherapy Services

Sponsor: Kit Turpen; Michael Berezniak

If you have an objection to this company becoming a member, or if you have any information that you feel should be considered during the application review process, please contact Membership Committee Chairman, Jack Zipper, (jdzipper@comcast.net - 505-259-5959), as soon as possible.

- ◆ The Fishing Trip has been changed to the weekend of April 28th through 30th. If you haven't already signed up, but the date change now allows you to participate, contact Event Chairman Klint Hall at 505-821-4300 or klint@lobowealthstrategies.com.
- ◆ The Golf Outing will be May 6th at Sierra Del Rio. Cost is \$20 for members; \$65 for guests. The bus, as well as other necessities, have been scheduled. Sign up sheets will be available at Tuesday's breakfast and Hole Sponsors are also solicited (\$100 per hole). Contact Event Chairman Jerry Becker for answers to any questions. 505-883-7766 or jerry@steomaticnm.com .
- ◆ EAGA annual Trap Shoot has been scheduled for September 22nd. More information and details will be provided in the next few weeks.

## Badge Board Greeters

Apr 11th	Terry White—Sunwest Trust, Inc.
Apr 18th	Lou Rodges—Retriever Merchant Services / Brandon Saylor
Apr 25th	Jeff Barkoff—ServiceMaster Clean
May 2nd	Steve Grant—Downtown Bed & Breakfast
May 9th	Tom Keleher—Keleher & McLeod
May 16th	Mike Skolnick—Excalibur Realty

## Upcoming Speakers

Apr 11th	SCORE
Apr 18th	
Apr 25th	Adam Tafoya—New Your Life
May 2nd	Ryan Wallace—NM Solar Group
May 9th	

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