

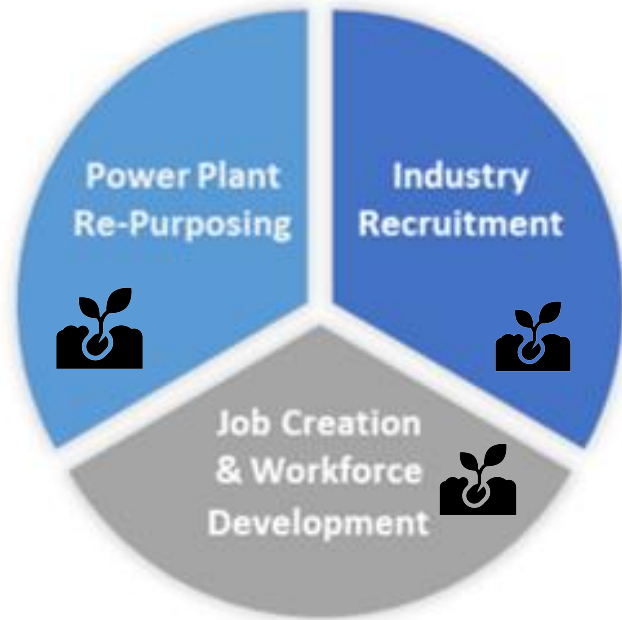


# Update for Navajo County Board of Supervisors

Organization Update

May 28, 2024

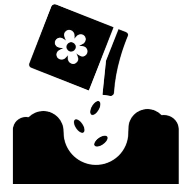
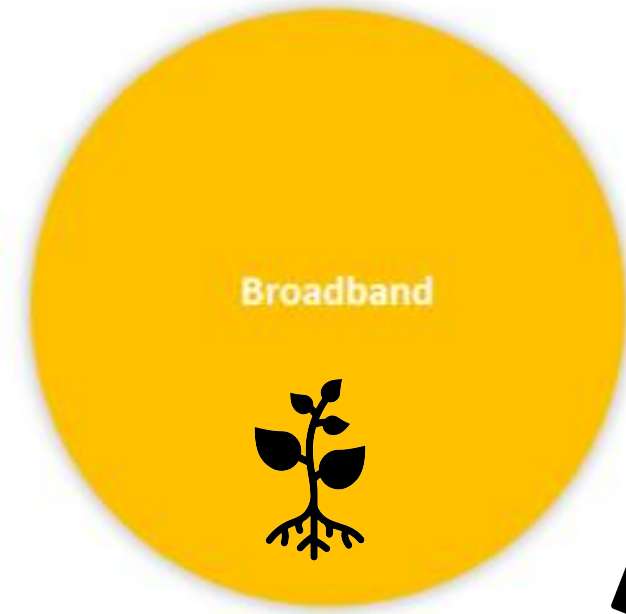
## PRIORITY #1



## PRIORITY #2



## PRIORITY #3



In March we talked about the 'planting of seeds' and building trust with members

- Economic Development work takes many community leaders to make the seeds take root and develop into fruitful projects

# Directors Report

REAL AZ BOARD UPDATE  
Jan- April 2024  
Executive Director



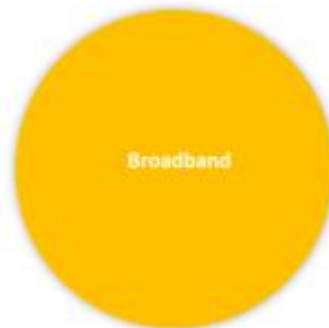
PRIORITY #1



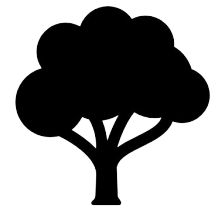
PRIORITY #2



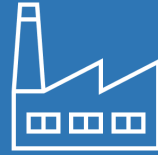
PRIORITY #3



ACTIVITY SUMMARY



# Industry Recruitment



I-40 RV Development Company has begun site work, permitting and financing approved – early 2025

Solar Energy Producer Company – Northern Region – Vendor and Community Engagement has begun – late 2024

Attending Select USA Trade Show- June

BDO Zone Site Section Matrix

# Coal Communities



Apache County Economic Development Strategy – Complete

BRECC Regional Economic Diversification Plan – Complete

Presented Plan to NACo national cohort

# Job Creation & Workforce Development



NEAZ Workforce Grant – increased to \$500,000 awarded to Local Workforce Development Board

Engaging Local Businesses with workforce services – LCM, Timber Mesa, Show Low Chamber

**Rating Parameters:**

Category	Rated Quantity	Delivered Price
Forest residue	50,000 bdt/yr	\$50-\$75/bdt
Sawmill residuals	10,000 bdt/yr	\$55-\$70/bdt
Woodland biomass	40,000 bdt/yr	\$110-\$120/bdt

**BDO Zone Size**  
75-mile drive distance from Bellemont, AZ

**Rating Parameters:**

Category	Rated Quantity	Delivered Price	BDO Zone Size
Woodland Biomass	95,800 bdt/yr	\$44-\$52 (bdt)	75-mi drive distance from Springerville, AZ
In-Woods Chip	50,800 bdt/yr	\$70-\$85 (bdt)	

**BDO Zone Assets**

- Quantities of woody biomass sufficient for medium-scale bio-projects are available at low risk
- Diverse network of organizations committed to biomass supply chain development
- Lack of local competitors for wood fiber

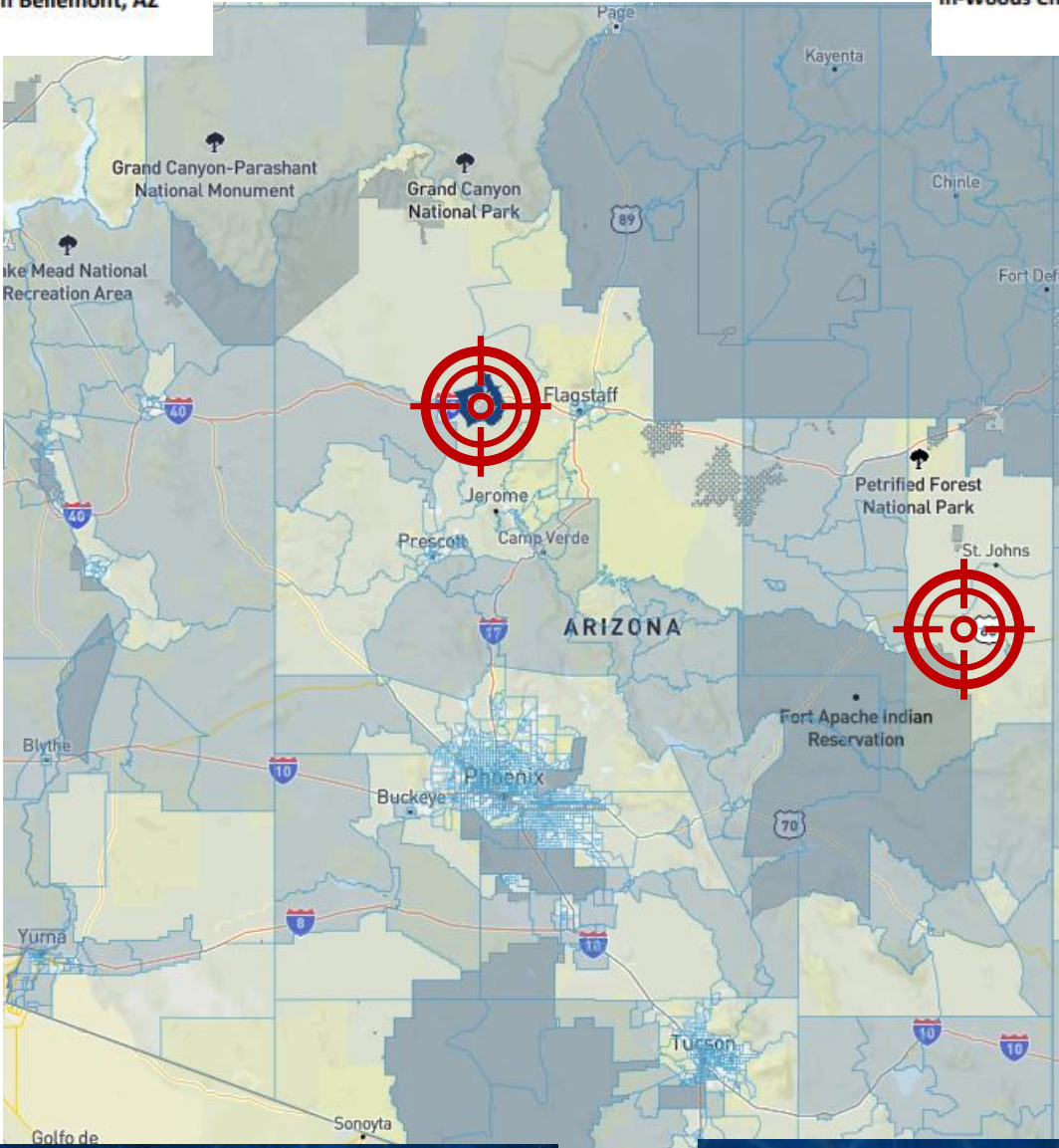
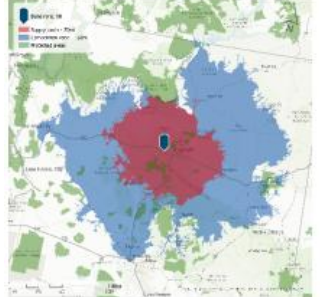
Bioeconomy Development Opportunity Zone Risk Rating

**'A'**

**BDO Zone Liabilities**

- Regional forest industry is operating below historical capacity
- Unpredictability of timber and stewardship contract arrangements is being actively addressed but remains an issue
- Moderate risk of temporary wood supply disruptions from forest fires and post-fire flooding
- Biomass power plant located within competition zone

Coconino County, AZ BDO Zone



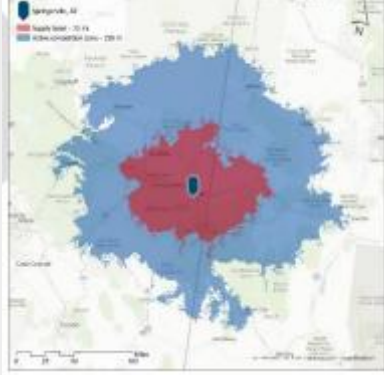
**BDO Zone Assets**

- Over 145,000 bdt/yr of low-risk woody biomass available for new bio-economy industries.
- Increased availability of woodland biomass expected from over-allocation of BLM and State Trust lands for future harvesting.
- Below-average employee wages, housing, and cost of living compared to State and national averages.
- Potential to acquire low-cost biomass feedstock in the local market for only a slight premium over current pricing.

Bioeconomy Development Opportunity Zone Risk Rating

**'A'**

Apache County, AZ BDO Zone



**BDO Zone Liabilities**

- Lack of direct commercial airport, natural gas and rail access within the BDO Zone.
- Existing suppliers need substantial scaling up of biomass production to meet demand from a new bio-industry.
- Significant transport distances to major market centers due to the eastern Arizona location of the BDO Zone.

Bioeconomy Development Opportunity Zone Rating | BDO Zone Designation: Coconino County, AZ

Date of Issue: January 22, 2024

BDO Zone Rating: **'A'**

Bioeconomy Development Opportunity Zone Rating Apache County, AZ

Date of Issue: April 4, 2024

Rating Grade: **'A'**

# BDO ZONE Site Selection Matrix

Key Criteria for each Site Area

	Coconino 1 (Bellmont Area)	Coconino 2 (State Land Area)	Navajo 1 (Winslow Area)	Navajo 2 (Holbrook Area)	Navajo 3 (Hwy 277 Industrial Heber Area)	Navajo 4 (Apache Railroad Area)	Navajo 5 (Joseph City Area)	Navajo 6 (North 16 <sup>th</sup> St. Industrial Site Show Low Area)	Navajo 7 (East Cooley Industrial Site Show Low Area)	Navajo 8 (Hwy 77 West Industrial Site Show Low Area)	Navajo 9 (Airport Ind. Park Large Industrial Site Show Low Area)	Apache 1 (Eagar Area)	Apache 2 (St. Johns Area)
Land Available (contiguous acres)	✓	✓	1,200	5,344	33	1,370	223	11	19	28	250	20	75
Water Availability	-	-	8" Water line	6" @ 500 gpm	6" @ 500 gpm	9,000 gpm	6" waterline	12" waterline	8" waterline	12" waterline	6" waterline	6" @ 1000 gpm	6" @ 500 gpm
Gas Availability	-	-	4"	8"		8"	8"	4"	4"	4"	✗	✗	✗
MW Availability	-	-	5 mw	4 mw	1 mw Additional capacity available	50 mw	4 mw	4 mw additional capacity available	4 mw additional capacity available	5 mw additional capacity available	5 mw additional capacity available	4 mw	4 mw
Renewable MW	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Industrial Zoning	✓	✓	✓	Rezoning possible	✓	✓	✓	✓	✓	✓	✓	✓	Rezoning possible
CUP Required	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✓	✓
Air Restrictions	✓	✗	Minor	✗	Minor	✓	Minor	✗	✗	✗	✗	✗	✗
Approximate Price per acre	-	-	Negotiable	\$1,480	\$53,000	\$25,000	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
Parcel Number(s)	XXXX	XXXX	103-18-006A 103-55-001C 20 other adjacent parcels	109-23-002N	208-31-001G	201-05-007 201-05-001B	107-21-007 107-21-008 107-21-004A	210-01-042H	210-21-002B	210-01-042D 210-01-042E 210-01-042F 210-01-042I 210-01-042J 210-01-042K	210-01-029C	103-10-012B	203-24-005
Site Details	XXXX	XXXX	Greenfields (multiple parcels, single owner)		Existing facility and office	Shovel Ready Greenfields	Greenfields (multiple land owners)	Shovel Ready in Airport Commerce Center industrial park. Single owner	Shovel Ready. Single owner.	Shovel Ready in Airport Commerce Center industrial park. Single owner.	Greenfield site. Single Owner. Adjacent to established industrial park w/ all utilities and road within 350'.	Vacant Land no improvements, town-owned	Vacant Land few improvements city-owned
Rail Spur Available	✓	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
Miles to I-40			2	1	35	30	1	45	45	45	45	118	89
Transportation Workers 60 minutes	-	-	2,845	1,158	1,402	1,402	1,158	916	916	916	916	541	541
*Workforce 30 minutes	-	-	193	227	996	996	227	1,385	1,385	1,385	1,385	451	451
*Workforce 60 minutes	-	-	5,366	1,116	2,064	2,064	1,116	2,377	2,377	2,377	2,377	1,696	1,726
*Workforce 90 minutes	-	-	7,718	9,630	3,142	3,142	9,630	2,743	2,743	2,743	2,743	3,054	3,054
--*Workforce is Forestry, Manufacturing, Oil & Gas and Utilities sectors combined													
Distance to Coconino BDO Zone	2	24	69	90	175	172	90	122	122	122	122	189	158
Distance to Apache BDO Zone	189	172	120	98	80	76	98	35	35	35	35	1	33
Distance to Coconino Forestry Cluster	2	25	70	90	180	175	90	155	155	155	155	190	160
Distance to Apache Forestry Cluster	150	135	80	61	35	30	61	2	2	2	2	51	49
Coconino Forest Residue bdt/yr		50,000											
Coconino Sawmill Residue bdt/yr		10,000											
Coconino Woodland Biomass bdt/yr		40,000											
Apache Forest Residue bdt/yr		95,800											
Apache Sawmill Residue bdt/yr													
Apache Woodland Biomass bdt/yr		50,800											
Combined Total Woody Biomass bdt/yr		245,000											
AZ State Incentives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
48 C Tax Credits	✗	✗						✗	✗	✗	✗		
Median Income	50,633	65,652	49,432	49,432	38,086	57,204	70,599	59,608	59,608	59,608	59,608	75,031	61,852
Median House Price (March 2024)	440,000	695,000	176,000	188,000	377,000	327,500	271,000	395,000	395,000	395,000	395,000	240,000	265,000
Phoenix Metro								Phoenix Income: 72,092					
								Phoenix House: 459,995					
Arizona State and US Housing and Income								Arizona House: 445,100	USA House: 420,357				
								Arizona Income: 73,450	USA Income: 75,149				

# Select USA - June 23-26th

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## About the SelectUSA Investment Summit

The SelectUSA Investment Summit is the **highest profile event in the United States** to facilitate business investment by connecting thousands of investors, companies, economic development organizations (EDOs), and industry experts to make deals happen.

Hosted by the U.S. Department of Commerce, the Investment Summit is a one-stop shop for companies considering expanding to the United States and provides EDOs with the opportunity to meet directly with international companies to facilitate investment deals. Since inception, SelectUSA Investment Summits have attracted **thousands of international companies and economic development representatives** generating **over \$110 billion in new investment projects** supporting **over 85,000 jobs** across the United States and its territories. The previous SelectUSA Investment Summit saw record-breaking numbers with **more than 4,900 participants**, including EDO representatives from 55 U.S. states and territories and over 2,300 business investors from 83 international markets.

Join us at the **10<sup>th</sup> SelectUSA Investment Summit** at the National Harbor, Maryland from **June 23 - 26, 2024**, to establish new connections and explore business opportunities through **investing in the United States**.

# Workforce Housing



Workforce Housing Action Playbook– Complete  
Engaging in pre-planning discussions with  
residential developer (multi-family, modular and  
custom homes)

# Branding, Data Collection



Website Tools – MLS – Economic Data –Credit  
Card Payment - Complete  
Professional Promotional Tools – booth, flyers,  
equipment - Complete

# Broadband



Groundbreaking on County Broadband Project  
BEAD Contesting Process underway

Reach out anytime

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