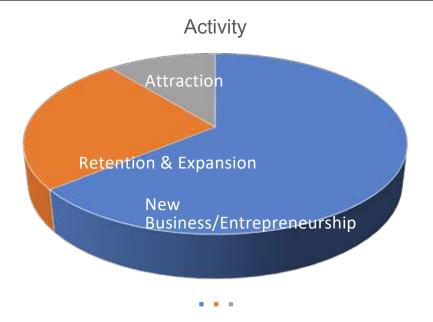
Communications: The Business Engagement Package

ROBYNE BEAUBIEN & SEAN O'SHEA

What is Business Attraction? – It's a part of a whole





What is Business Attraction? – You a star and you don't even know it



beautiful silver city



What is Business Attraction? – What you got is what you got

Where you spend your resources depends on

- capacity interest
- strategic priorities partners stakeholders



What is Business Attraction? – Who you calling an asset

Create an Asset Inventory

- properties education industries workforce

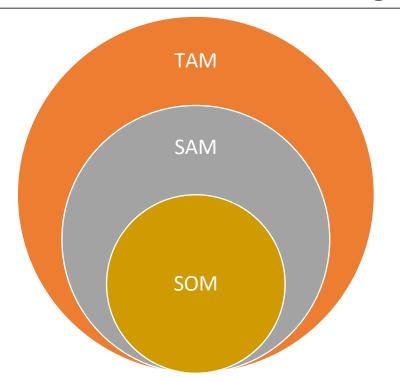
- resources
- programs
- etc.

= Who/What you can Attract





What is Business Attraction? – It's a TAM, SAM, SOM Thing



Total Available Market:

What is the total size and players

Serviceable Available

Market: What is possible

given your assets

Serviceable Obtainable

Market: What can you

realistically go after

ROBYNE BEAUBIEN



What is Business Attraction?

MECHANICS



- brochures
- pamphlets property databases ads
- promotional video website



What is Business Attraction? – different strokes for different folks





- Paid/Targeted Social & Traditional Media Industry Publications Local/Regional Trade Organizations Site Selectors

- Trade Shows/Industry Events



What is Business Attraction? – It's all about the sales



SALES!
you must get out of building



Example: Brewery

ATTRACTION	RETENTION/EXPANSION	ENTREPRENEURSHIP
Determine market viability of brewery	Identify needs/expansion plans	Identify brewers in the community
Find adequate property/landlord	Help connect with resources/incentives	Invite Brewers Guild for a presentation
Determine regulations/laws and incentives	Help redraft business plan/operations/HR	Hold an entrepreneurship bootcamp for brewers
Start outreach to in-state breweries with available licenses. Identify target out of state prospects	Help connect with local properties/landlords	Connect with startup resources locally/statewide

What is Business Attraction? – It's not just Retail



LONE EAGLE

at-home workers, solopreneurs, etc
Push local amenities &
Mix recruitment with entrepreneurship programs

http://entreworks.net/blog/recruiting-at-home-workers/



PROFESSIONAL

Professional services firms – lawyers, accountants

County seats, courts, etc.
Looking for employee
amenities, QoL,
downtown housing



DISTRIBUTED

A group of professionals working for a company in another location

A place for accountability, QoL, easy travel, well connected, lots of services, close to need/anchor

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It's all about the DATA!!



ABC – Always be Collecting

- number of vacancies price per sq ft workforce characteristics incentives/programs zoning/property type utilities/broadband gaps/leakages visitors/downtown workers business mix
- business mix
- prospects
- etc.

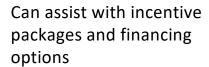


Potential Partners



Has contract with State to run statewide business attraction program

https://nmpartnership.com



https://gonm.biz



Chambers of Commerce are often first touchpoint for companies



Commercial Realtors often have pulse on demand in an area and potential contacts



Local EDOs can bridge State and Local resources and are often a first touch point for interested companies. May have attraction program already



Local Industry leaders are networked with peers that may be looking to move and/or have great grasp on what industry needs

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Read This...



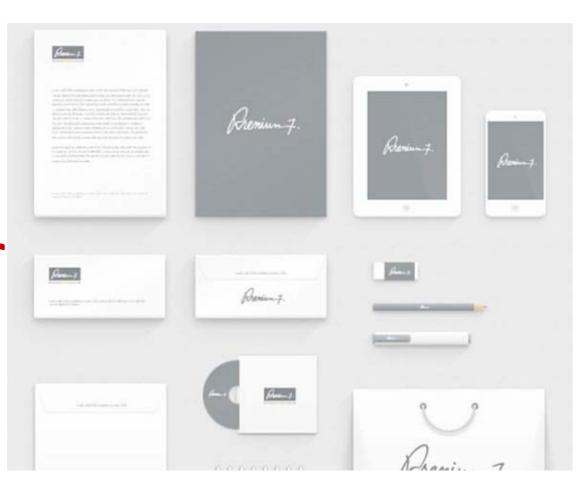
DOWNTOWN BUSINESS RECRUITMENT by David Milder

https://www.ndavidmilder.com/wpcontent/uploads/2015/10/DANTHMilderBusinessRecrui tmentAll.pdf



Putting it all Together

Creating a package and working with a prospect



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Collect and Categorize

- Tie into brand
 - Comprehensive
 - Cohesive
 - Consistent
- Information/Data
- Resources
- Benefits



ROBYNE BEAUBIE



Information

District Numbers and Facts

Logistics

- Water
- Electricity
- Internet
- Phone
- Cable

Trade Area Analysis







INFOGRAPHICS

Telling your data story with images



Visme.co
Easel.ly
Visualize.me
PicToChart
Canva
Infogr.am

Resources

- Financing
 - Low-interest loans –Local and State
 - Accion
 - Wesst
- City LOGRT, TID/TIF
- Historic Preservation
 - District Guidelines
- Economic Development
 - Local and State



ROBYNE BEAUBIEN



Benefits

- Why should they locate in your district?
 - City Incentives/Zoning Benefits
 - MRA
- NMMS Connection/Services
 - Façade Design
 - Business Plan
 - Property Development
 - Business Brand/Marketing
 - Social Media Strategy

Creating a ...Climate of Confidence



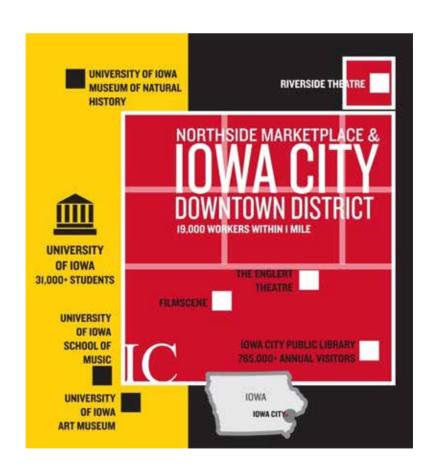
Packaging

- Rack Card
 - Keep it simple
 - Clear and concise
- Brochure/Pamphlet
 - More detail
- Folder/Inserts
- Website
- Video



ROBYNE BEAUBIE CONSULTING





Examples



ROBYNE BEAUBIEN CONSULTING



Here are just a few reasons to locate your business downtown:

- Clovis MainStreet in collaboration with many partners, works to revitalize and encourage investment in historic Clovis, NM.
- Authentic, historic central shopping district; the true heart of the community.
- Friendly, supportive merchants will welcome and help new businesses.
- Brick-paved streets, benches, trash cans, trees, and holiday adornments beautify the streetscape.
- Public and private investment in property improvements is growing.
- Great mix of complimentary retail and service businesses.
- Public and private support from the community on improvements to the historic MainStreet and Railroad district.
- Gentral location for city, county and other public and business services.

WHY DOWNTOWN

Clovis MainStreet

Visit us online at www.clovismainstreet.org



621A Main Street Clovis, NM 88101 Phone: 575.309.8370 Fax: 866.216.3229 BUSINESS ASSISTANCE



The Small Business Development Center is located at Clovis Community College at 417 N. Schepps Blvd. in Clovis (505.769.4136, sbdc@clovis.edu). They provide assistance in all areas involved with starting a small business.

Taxation & Revenue Department 901 S. Main Street PO Box 1557 Rosevell, NM 88303-1557 Telephone: 575.783.5518 575.824.6065 Fax: 575.824.6065

www.state.nm/tax

annual fee.

What they will do for you: They will provide a City Business License. Approval must be obtained from Zening, inspections, Fire, and Public Works Departments. Usually there is a small non-profit

NM Department of Labor 1601 Surter Place Clords, NM 88101-4610 Telephone: 575.762.4571 Pax: 579.769.4571

www.dol.state.nm.us/

What they will do for you:
They will provide information in regard to
employers responsibilities to file from IS-602.
All new businesses are required to file this
status report whether or not you have
employees.

Clovis City Clerk
321 Connelly Street
Clovis, NM 88101-4610
Telephone: 575.769.7627
www.cityofolovis.org

What they will do for you: They will provide a CRS I Piler's Kit which contains forms and instructions for filing gross receipts and state income tax withholding payments.

ISSISTANCE

Acción - Acción extends micro-loans and business training to help small business owners realize their dreams. Acción's priority is to help those who do not have access to credit from traditional sources. They offer lines of credit from \$5,000 to \$35,000 and first-time loans up to \$30,000 for existing and start-up businesses.

Contact: 1,800,508,7824 or www.accionm.org.

Enchanted Land Certified Development Corporation

(ELCDC) - ELCDC is a certified development company licensed by the Small Susiness Administration to offer 804 Programs in New Mexico. The SBA 504 Program provides fixed-asset financing from \$50,000 to \$1.5 million. Contact: 805.843.9233 or

Contact: 505.843.9233 or www.elodc.com

Women's Economic Self Sufficiency Team (WESST Corp.) -

WESST Corp. offers consulting, training, and support programs as well as loans to small and minority-owned businesses. The typical loan is up to \$5,000. Contact: 1.800,469.3778 or www.west org

USDA Rural Development - USDA Rural Development supplies government loan guarantees of 80-90% of loans provided by traditional lenders. Contact: 508.761-4883 or www.rurdev.usda.gov/nm

CAPITAL

Local Utilities & Resources

Driver's License/Vehicle Registration:

DMV: 575.762.3732

Electric:

Farmer's Electric- 575.389.5100 Suddenlink- 575.763.4411

Gas

PNM-575.950.1997

Water:

EPGOR- 575.763.9126

Sewer/Garbage:

City of Clovis- 575.769.2378

Phone:

Alltel Cellular 575,769.1823 Cellular Solutions 575,693,1639 ENMRYPlateau Land & Cell-575,389,5100 Qwest Communications-800.244.1111 Sprint 575,762,3232

Internet:

Plateau Internet-575,389,5100 Qwest Communications-800,244,1111 Suddenlink-575,763,4411

TV (cable/satellite):

DishNetwork-888.825.2557 Direct TV-800.217.9407 Suddenlink Cahle-575.763.4411

RESOURCES

Alamogordo MainStreet is a central district of shared memory and experience where residents and visitors come together to live, work, and play. As the centerpiece of our community identity, Alamogordo MainStreet, the surrounding city, & Otero County support transformative economic development strategies that draw new residents, businesses, and tourism to the community. Alamogordo MainStreet includes desired outcomes in planning and establishes clear economic performance measures in its important community development work.

About Alamogordo MainStreet

Alamogordo MainStreet is a 501(c)(3) nonprofit organization. Established in November 2014 and fully accredited by New Mexico MainStreet and the New Mexico Economic Development Department on February 8, 2017, Alamogordo MainStreet is fully dedicated to the preservation, enhancement, beautification, and economic development of our historic downtown district with respect to local heritage and culture.

Contact Alamogordo Main Street

919 la New York Avenue Suite G Alamogordo, NM 88310

P.O. Box 2646 Alamogordo, NM 88311

575-446-3612 director@alamogordomainstreet.org

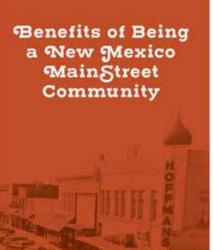
alamogordomainstreet.org facebook.com/alamogordomainstreet instagram.com/alamogordomainstreet















Alamogordo MainStreet







Benefits of Being a New Mexico MainStreet Community

Through a competitive application process. Alamogordo MainStreet was selected to become a member of New Mexico MainStreet. Our community now enjoys a wide variety of benefits, from participation in statewide and national networks of downtown revitalization organizations, to technical assistance and services from New Mexico MainStreet's professional staff and program

Economic Benefits

- . Economically vital and vibrant commercial district
- · Healthier business climate and greater opportunity for growth
- · Expanded customer base
- · Increased employment opportunities
- · Cooperative strategies among small businesses.
- . Stronger property values, improved marketability, and increased occupancy

Social & Community Benefits

- · Enhanced community assets and amenities
- · Improved quality of life
- · Renewed pride in community
- · Restoration of civic gathering places
- · Youth involvement in civic projects

Municipal Benefits

- · Increased revenue from gross receipts
- · Stronger tax base to support schools, parks, etc.
- · Reduced costs of municipal services
- · Improved access to federal and foundation dollars. through public-private partnerships
- · Eligibility for New Mexico MainStreet capital outlay funds (as available)

Organizational Benefits

- + Stronger networks among civic and economic organizations
- · Improved local capacity
- · Achievement of common goals
- · Leveraged resources
- · Development of community portnerships

Technical Assistance provided by New Mexico MainStreet

As a valuable and added benefit of full accreditation through the New Mexico MainStreet program. Alamoporde MainStreet receives significant behinded and organizational assistance. Lock volunteers and staff provide the strategies and overall direction of Alamoporde MainStreet while New Mexico MainStreet simply help us get there!

Organization

- Grant writing and fundraising assistance
 Volunteer development

- Resource development to implement Economic transformation Strategies

Promotion

- Event planning and implementation
 Marketing for tourists

Design

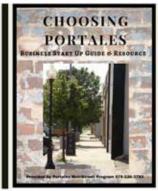
- Conceptual architectural design and adaptive reuse strategies
- Streetscape and fecade improvements and public art integration
- Historic preservation research and services
 Downtown master plan development

Economic Vitality

- Development project financial feasibility analysis
 Financial revitalization tool development

BUSINESS DEVELOPMENT PACK

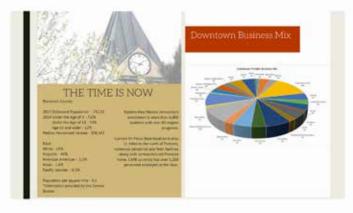
Created by Portales MainStreet





WHY:

DOWNTOWN
PORTALES
AND
Commonwealth of the Particle of th



11/7/2017 11/7/2017













BUSINESS



Contact Portales HainStreet na receive a digital workable copy, Paper copy available upon request.

Important Information

Past Footbase important for new and entiting his merces to prompt any our entities.

Comparts of many polaring trac-

errepresentations between where our community local persons and







A Thriving District

A healthy downtown reflects a healthy community. A community's downtown is a symbol of it's economic health, Successful downtowns are a key element in industrial, commercial, and professional recruitment to the community.

Oskaloosa's historic downtown encomposses an iconic bandstand in City Square Park surrounded by downtown businesses. The area serves as the location for numerous community events and gatherings throughout the year, attracting thousands of visitors every year.

For almost three decodes, lowa's Main Street communities have made a commitment to the long term revitalization of commercial, historical districts. Oskaloosa Main Street has served to maintain this promise to the community since 1986.

Downtown Residents



406 Full Time 206 Part Time Downtown Employees



13% First Floor Vacancy Rate within the Main Street District

Investment & Progress on Main Street

Main Street lawa Investment

Over \$375K in Main Street lowa Challenge Grants have been awarded to downtown Oskaloosa projects since 2009.

ech since 2009. \$1.2M of City, Stone



Local Investment

Main Street Oskoloosa's local facade grant is a \$500 matching grant that can be utilized by district building and businesses owners to fund misc, facade repairs, signage, etc.

Public/Private Investment

Finished in 2018, the first phase of the Community Development Black Grant Downtown Facade Revitalization Program invested roughly \$1.2M of City, State, and Private Funds into 18 downtown buildings.

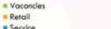


Private Investment

Over \$29.2M have been invested in Main Street district rehabilitation and revitalization projects and property acquisition since 1986.

Downtown Market Analysis





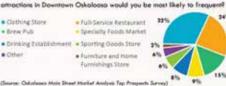
Restaurant/Bar
Government, Nonprofit, Other

Total Retail, Food & Drink Trade Surplus



2018 Top Prospects Survey Results

Which one of the following types of new or expanded businesses or



The Main Street Approach®

The Main Street Four Point Approach © was developed in 1977 by the National Trust for Historic Preservation in Washington D.C. It is a trademarked and appropriated process which offers a comprehensive and integrated strategy to commercial district revitations vising four key facets. Organization, Economic Visitity, Design, and Promotion.

Using the Main Street Four Point Approach ©, Oskaloosa Main Street is able to address the value and needs of the downtown Oskaloosa district.

ORGANIZATION addresses the civic value of Main Street by building strong, broad-based support in the public and private sector for the commercial district and revitalization initiative.

PROMOTION addresses the social value of Main Street by attracting people to the district through marketing of its unique assets and improving its image.

DESIGN addresses the physical value of Main Street by improving the appearance of the district through historic preservation and sustainable strategies.

ECONOMIC VITALITY addresses the economic value of Main Street by repositioning the district's economy through market-driven reterrion and development strategies.

The Main Street Advantage

Businesses located in the Main Street District (map on rear) enjoy many benefits. Downtown is centrally located, and close to main thoroughfores. Main Street communities are eligible for exclusive grants, trainings, and sechnical assistance from Main Street lowar and the lowe Conomic Cerebopment Authority, Semefits to Main Street property and business owners includes

Design Assistance

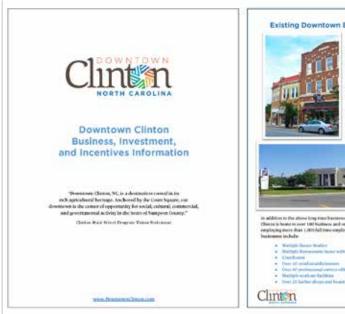
Business Assistance

Grants & Other Funding Opportunities

And More!

Downtown Clinton, NC - Business, Investment, & Incentives Information Packet

- About Clinton
- Features of Downtown Clinton
- Downtown Market Opportunity
- Existing Businesses Downtown
- Incentive Information
- Important Contact Information for Small Business Investors





Clinton - Community Resources

- Clinton Retail Leakage Report
- Utility Incentive Grant Information & Application
- Façade Improvement Grant Information and Application
- Economic Tax Incentive Grant Information and Application
- Mixed Use Residential Incentive Information and Application

Downtown Incentive Information

Façade Improvement Program - This program minibures up to \$500 of the costs of repairing and refinishing commercial finades in the Dominion Special Tox District. The chiral below shows the aniants, both murded and pening, for PY 14-15:

PROPERTY ADDRESS	PROJECT TOTAL	GRANT AWARD	
307 Vance St	53,286.13	51,537.50	
200 E Main St.	56,753,65	52,500,00	
107 Vance St	52,000.00	51,000.00	
119 Vance St	\$22,395.00	55,000.00	
109 Wall St	514,700.00	53,675.00	
120 Fayetteville St	\$5,165.00	52,500.00	
209 E Main St	51,975.00	5987.50	
TOTAL.	854,774.78	887,200	

Citility Inventive Program. This program removes stuliny coasts for new or relocating businesses in the Downtown Special Tax Durist based on the schedule below. Payments are made following one full year of operation, and require application approval by the Downtown Clinton Taxonom: Restructuring Committee. There is currently one business taking advantage of this program. They will be eligible for \$1,200 in August 2015.

TYPE OF BUSINESS	UTILITY REIMBURSEMENT AMOUNT		
Restaurant	\$1200.00/\$100.00 per month		
Retail	\$600.00/\$50.00 per month		
Professional Office/Service	\$360,00/\$30.00 per month		
All Other Permitted Uses	\$360,00/\$30.00 per month		

Economic Tax Incomme Grane Programs—This program is designed to incomme challellation of older haldings in the Chinon Downston Special Tax District. After the property owner pays all annual traces, the City of Chinon and Suspects County will "grant" the property owner a sun cipal to the deflorance between the total fax must paid and the original fax value before renovation and construction. The special tay district meeting programs time period is five years. Below is an example of potential grant mend, busined on actual project in Downstown Chinon. This property owner will receive a total grant of \$27,159.90 over five years since contraction was completed.

YEAR	VALUE	COUNTY TAX	CHETAX	DOWNTOWN SPECIAL TAX	TOTAL TAXIS PAID	GRANT
2009	\$6,140	\$51.86	\$24.31	\$12.34	\$89.51	N/A
2010	\$288,457	\$2437.45	\$1182.67	\$576.91	\$4,197.04	\$4,107,53
2011	\$414,326	53853 23	\$1657.30	\$745.79	\$6,256.32	\$6,166,81
2012	3414,326	\$3,252.46	\$1,657.30	\$745.79	\$5,655.55	\$5,566,04
2013	\$414,326	\$3,252.46	\$1,657.30	\$745.79	\$5,655.55	\$5,566,04
2014	5414,326	\$3,438,90	\$1,657.30	\$745.79	\$5,841.99	\$5,752,48



pg. 8

Design Tools

- Word/Publisher
- Google Docs
- Adobe Creative Suite (Quark/Illustrator/Photoshop/InDesign)
- Online Subscriptions:
 - Canva
 - PicMonkey
 - SmartDraw
 - Venngage



Lovington MainStreet

Home

About Us

Business District

Events

Project

Available Properties

Check out the properties currently available for lease or purchase in our downtown district. Click on a pin for more information about the location.



CONTACT US

Mailing Address:

PO Box 1418 201 S. Main Street Lovington, NM 88260-1418

Phone:

575-396-1418







DIAMOND PARTNER 2019

DONATE TO CLOVIS MAINSTREET VIA PAYPAL!

CLOVIS MAINSTREET, INC.



OUR EVENTS



Downtown Clovis is the heart of the city and hosts many activities to enjoy year round. Come visit us any time of the year to enjoy your one one-of-a-kind experience! 2017

Events to Enjoy in Our ... more...

BUSINESS RECRUITMENT



The Clovis MainStreet
district is a busy, dynamic
place for your business!
Once the heart of all
shopping in Clovis, the
district is now home to
unique niche shops,
antiques, recycled goods,
... more...

ABOUT THE DISTRICT



Clovis MainStreet is
dedicated to the
revitalization of the
historic district in Clovis,
NM. The district starts in
the Railroad District to the
south and moves north up
Main Street to 14th Street.

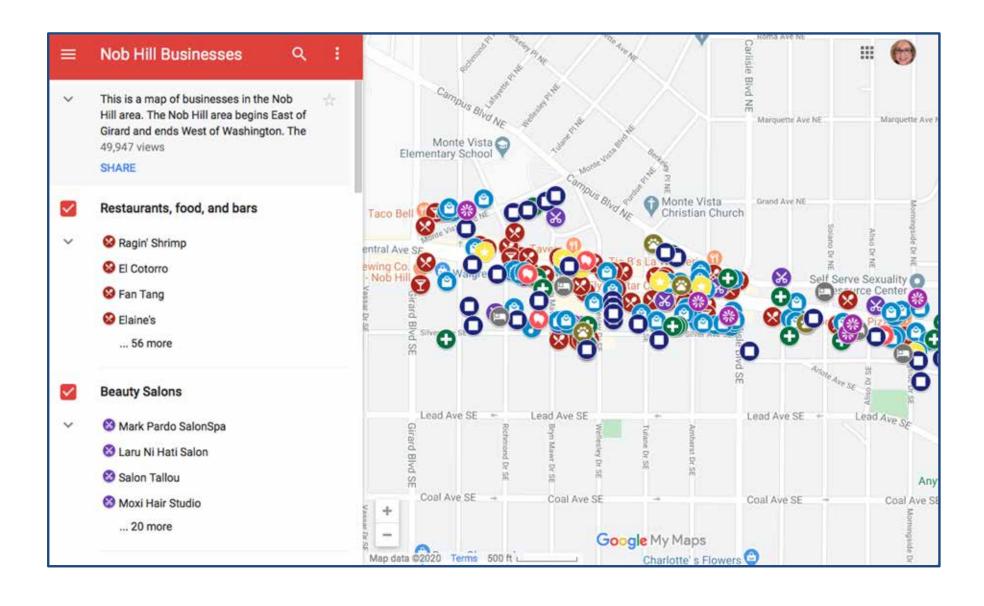
... more...

VOLUNTEER



Everything that happens through Clovis MainStreet is because of the amazing group of volunteers who work hard to support our goals and activities. If you are interested in volunteering, please ...

more...



Communications

- Presenting and selling your district
 - Your best you
 - Collateral
- Best practices
 - Create a climate of confidence
 - Don't be negative
 - Be honest it may not be a good fit
 - Don't take it personally







Thank you!

ROBYNE BEAUBIEN CONSULTING



Q&A

