



LOS ALAMOS

# CB Fox and Reel Deal Possible Purchase - Registered Responses

March 11, 2021, 10:13 AM

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## **CB Fox and Reel Deal Possible Purchase - Registered Responses**

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

## **Introduction**

In order to respond to the survey, please spend a few minutes to review the various scenarios for possible uses for the CB Fox and Reel Deal Theater. The survey contains some specific questions about each scenario. Review the scenarios document here:

[https://www.losalamosnm.us/news/survey\\_on\\_c\\_b\\_fox\\_reel\\_deal\\_purchase](https://www.losalamosnm.us/news/survey_on_c_b_fox_reel_deal_purchase)

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

## Summary Of Registered Responses

<b>As of March 11, 2021, 10:13 AM, this forum had:</b>	<b>Topic Start</b>
Attendees: 1104	February 23, 2021, 4:09 PM
Registered Responses: 284	
Hours of Public Comment: 57.6	

### QUESTION 1

**Do you think that the County should use financial resources to... (check all that apply):**







	%	Count
...restore a cinema theater downtown	33.8%	96
...construct a Tween Center (an activity center for middle school aged youth)	22.9%	65
...promote opportunities for small businesses to own their own retail space	51.8%	147
...promote additional residential development in the downtown	28.5%	81
...promote more downtown activity such as restaurants and shops	56.0%	159
...provide additional community activity spaces	28.2%	80
...provide a permanent location for food pantry storage and distribution	18.0%	51
None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment	31.0%	88

### QUESTION 2

**CB Fox Building: Choose your favorite scenario.**






### CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

		%	Count
Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.		20.4%	58
Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)		7.0%	20
Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.		5.3%	15
Demolish entire building and construct new residential and new commercial/retail same site		13.7%	39
None of the above.		26.1%	74
Other		27.5%	78

#### QUESTION 3

#### Reel Deal Theater: Choose your favorite scenario.

		%	Count
Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.		21.8%	62
Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate		9.5%	27
Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)		6.3%	18
None of the above.		26.4%	75
Other		35.9%	102

### CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

#### QUESTION 4

**Do you think the County should purchase the two buildings?**

		<b>%</b>	<b>Count</b>
Yes		28.9%	82
No		48.9%	139
Other		22.2%	63

#### QUESTION 5

**What other comments would you like to submit?**

Answered	195
Skipped	89

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

## Survey Questions

### QUESTION 1

**Do you think that the County should use financial resources to... (check all that apply):**

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution
- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### QUESTION 2

**CB Fox Building: Choose your favorite scenario.**

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.
- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)
- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.
- Demolish entire building and construct new residential and new commercial/retail same site
- None of the above.
- Other

### QUESTION 3

**Reel Deal Theater: Choose your favorite scenario.**

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.
- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate
- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)
- None of the above.

- Other

### QUESTION 4

**Do you think the County should purchase the two buildings?**

- Yes
- No
- Other

### QUESTION 5

**What other comments would you like to submit?**

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

## Individual Registered Responses

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### Chris Fischahs

inside NORTH COMMUNITY

February 23, 2021, 10:09 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Do not spend County monies to purchase this property. Let the next buyer develop the property as they see fit. The County should stick with fire, police, water and roads, and like public services.

#### Question 3

- Other - Do not spend County monies to purchase this property. Let the next buyer develop the property as they see fit. The County should stick with fire, police, water and roads, and like public services.

#### Question 4

- No

#### Question 5

Do not spend County monies to purchase these properties. Let the next buyer develop the property as they see fit. The County should stick with fire, police, water and roads, and like public services.

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### Name not shown

inside LA VISTA

February 23, 2021, 10:17 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - The County should not be doing any of these, let a developer do it. The county can facilitate by evaluating code requirements, making permitting fair and efficient and investing in other city planning to enhance downtown.

#### Question 3

- Other - Retaining a theater would be ideal, and utilizing the space for conferences, meetings for rent during off hours would be good use of space. Alternatively, providing a children's museum/play space would fill a desperate need in this community.

#### Question 4

- No

#### Question 5

The county should not be bailing out an investor, if the county were to acquire these buildings, for any purpose, it should be at no more than 70% of market value. The county should feel as though it's in the power seat here, this developer doesn't want these buildings anymore- there is no reason to bend over backwards or to pay full price for these buildings. Preference is that another developer would take on these projects, and preferably the county should do all it can to make that an easy and seamless process. Updating/changing zoning regulations, providing fair, transparent and efficient permitting, even offering some sort of monetary incentive such as reduced property taxes would be fine. The county has a responsibility to support business and development, but should not be in the business of business and development. The county should improve facilities in and around downtown to make those spaces more appealing to the residents of LA and to developers- so that developers can see the potential. Adding amenities such as public restrooms to downtown would be a huge bonus. Adding art, a children's play space (on the north side of central) would attract families. The county can do so many things to support these projects without actually owning and operating businesses. The possible caveat to this is that I think a community movie theater is a really valuable service, but I understand it's not profitable at this time. If the county acquired the movie theater and could repurpose part of it during the day, while still maintaining at least one theater space to operate, I would support that. The morning children's movie during the summer is so special and having a fun place to meet with friends and see a movie in town was nice. Instead of a teen center, I'd like to see some investment in our children. We have very few daycares, and no enrichment other than the limited offerings at the library. Small children are seen as a burden there as well, please consider giving them a place to play if the Reel Deal theater is acquired and reimagined.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside BARRANCA MESA  
February 23, 2021, 10:18 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

The best thing LAC could do for business, is to reduce regulations, make dealing with the County less confusing and more consistent (eg: not getting told different things by different people). Why does the County want to buy these properties when the Old Smiths has sat empty for years? It makes no sense. The other thing is, you all have got to get over this obsession with high density housing. It's fine for starting out in life, but eventually people want single family homes with yards and fences. How is building more housing going to affect school boundaries as well? Let's be honest too, movie theaters and entertainment venues have been closed for a year, without any hope of opening up. WHY?! Would LAC even consider turning the old CB Fox back into a theater, when the Reel Deal, a modern theater, went out of business this year? Finally, if you want to revitalize the downtown you all have got to start putting the pressure on the Governor to get the state opened back up. Nothing can happen while we're still under these arbitrary and punitive covid restrictions. I'm sorry the investor that bought the properties got a bad deal, but that's the nature of real estate development. It's not the job of LAC to buy up every vacant property in town.

### Cristin Haake

inside BARRANCA MESA  
February 23, 2021, 10:26 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Reel Deal - keep as a full theater run by the Los Alamos Library for film festivals and other community use.

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside QUEMAZON  
February 23, 2021, 11:02 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...provide additional community activity spaces

#### Question 2

- Other - None of these options work because it delves into commercial, for-profit ventures. a different scenario would be to use the space for the YMCA, a local non-profit that is tied to the community in many ways.

#### Question 3

- Other - Using the old theater for storage makes no sense.

#### Question 4

- Other - Only if it has an immediate use for local non-profits or hybrid options. Converting the old CB Fox into a residential space or partial residential delving into an area that the county should not delve into. Period.



## CB Fox and Reel Deal Possible Purchase - Registered Responses

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### Question 5

Consider the actual needs of the community and whether the purchase aligns with ethics (not a conflict of interest.) The compelling ones above are for the tween center and a larger area for the YMCA. If you need storage for food pantry, the back of CB Fox under the second story seems to be a great area to keep food and load and unload. Other questions are 1) how much will it cost to purchase upkeep and 2) What is the value added for the community as a whole? I believe that if the county looks closer at the gaps and needs coupled with strong well-run existing nonprofits, this would be a wonderful venture.

What about the needs and gaps fulfilled by Los Alamos Makers?

<https://www.centerfornonprofitexcellence.org/nonprofit-directory/nonprofit/43531>

Have you spoken with the Los Alamos Community Foundation?

<https://www.losalamoscf.org>

The Bradbury Museum Foundation is also a nonprofit. I could see them taking over the old Kids CB Fox.

<https://www.bradburyassociation.org/Gadgets-store>

Who are other potential nonprofit partners that could provide something that is a need for our community? PEEC

<https://greatnonprofits.org/org/pajarito-environmental-education-center>

Those are all the ideas I have for tonight. Thanks for listening. Elisa Enriquez

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### David Hampton

inside WHITE ROCK

February 24, 2021, 5:14 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

### Question 5

I'm not against using county financial resources to support business and residential development that is in the best interests of county residents, or even the broader regional and business community, but deals like the one surrounding the convention center, that were not in the public's best interest, make me hesitant to support the county's involvement in these properties.

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### Name not shown

inside WHITE ROCK

February 24, 2021, 6:57 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

Do not purchase, it is not up to the county to bail out developer. The developer bought the two building on the open market and decided to back out. It is up to them to sell them at market value. You set a precedent that the county will buy have to buy any retail space that goes empty or the developer wants to back out of. It raises the question- Why hasn't the county bought the old smiths, the hilltop house, the retail space in white rock? It raises the question- Is there something the county has with this developer that other private individuals do not have? It can appear not in the best interests of the county, and regardless of the above answers, it does not appear to be fair to others. The county is here to help run the government, enforce safety, provide utilities; not invest in retail space.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

outside Community Boundaries  
February 24, 2021, 7:05 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

It is not the responsibility of the tax payers to revitalize PRIVATE business spaces

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 8:33 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- Other - HELL NO !!!!!!! It is not the councils business to do this when our water and sewer infrastructure needs so much help.

### Question 5

HELL NO !!!!!!! It is not the councils business to do this when our water and sewer infrastructure needs so much help. Your job is to make the town an attractive business place for investments and growth, NOT to run the businesses themselves.

Our water froze this winter and the county repair guys were really pissed at the council for not remaking hte water mains, they are still the very very old pipes. Take care of existing problems.

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### Name not shown

inside EASTERN AREA  
February 24, 2021, 8:33 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

Our local government does not belong in the real estate business. They shouldn't buy properties unless they are buying them for their own use. I would rather see the County make our downtown friendly to businesses through incentives and tax breaks.

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### Name not shown

inside TSIKIMU  
February 24, 2021, 8:45 AM

#### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

I do not believe the county should be in the business of purchasing real estate. Both of these properties were purchased by a private developer. The developer should use the businesses as he/she sees-fit, within the current zoning laws.

Why should the county, via taxpayers, purchase property from a short-term private developer who will receive a significant profit for virtually no work?

Now that we know there are legal problems with the parking lot associated with the CB Fox purchase, it makes me even more against this proposed purchase. The County purposely left the community in the dark about this problem, using a mis-application of attorney-client privilege to hide the facts. Right now, I just don't trust the County on this topic.

100% against purchase of either property.

County should actively promote development via updated zoning and codes, but should not become a real estate broker.

One more comment - The hoops required to submit a comment on this survey forum are ridiculous. If you want real public feedback, we need to find an easier way to get it. This survey tool is almost comical. We can, and should, do better.

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## Carleton Coffrin

inside DOWNTOWN RESIDENTIAL S  
February 24, 2021, 8:45 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Yes

### Question 5

Finding a link to take this survey is amazingly difficulty. It is also not clear how to make an account with OpenGov.com unless done through this form.

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## James Van Sickle

inside NORTH MESA  
February 24, 2021, 8:56 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

We only have two real options. The County purchases the buildings and helps local businesses, or the current landlord holds out until the Lab or its contractors rent the building at 5x to 10x its market value for office. Despite the fact that the Lab has been open about looking at cheaper office space options in Santa Fe and praised the success of the telework programs initiated during the COVID-19 pandemic. This means the landlord holding out for Lab office space will leave the building empty for years.

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### Christopher Olsen

inside EASTERN AREA

February 24, 2021, 9:25 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Implement a "vacant property tax" to encourage landlords to lease property at an affordable/reasonable rate.

### Question 3

- Other - Implement a "vacant property tax" to encourage landlords to lease property at an affordable/reasonable rate.

### Question 4

- No

### Question 5

Los Alamos County suffers from a small number of commercial property owners who seem to prefer to try to lease to LANL and/or let the properties sit vacant with a higher-than-market asking price. Several business owners I've talked to have been stymied by this situation in

either expanding their business (i.e. upgrading to a larger space) or just getting an initial lease.

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### Name not shown

inside NORTH MESA

February 24, 2021, 9:30 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)

### Question 2

- None of the above.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside NORTH MESA

February 24, 2021, 9:39 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above.

### Question 4

- No

### Question 5

No response

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### Daniel Seitz

inside BARRANCA MESA

February 24, 2021, 9:43 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Do something about the old Smiths area including Hilltop house first!

#### Question 3

- Other - Do something about the old Smiths area including Hilltop house first!

#### Question 4

- No

#### Question 5

Do something about the old Smiths area including Hilltop house first!

The first thing a visitor to our town sees is a abandoned hotel/gas station.

The next thing they see is another set of abandoned buildings in the old Smiths area.

The council/CDD sure seem concerned with keeping all the residential properties "in compliance" but for some reason turn a blind eye to all the abandoned commercial properties.

The way to re vitalize downtown is to hold absent property owners liable.

Buying them out just prolongs the issue and costs the tax payers more money!

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### Name not shown

inside BARRANCA MESA

February 24, 2021, 9:47 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Let the owner Fox dispose of it as best he can.

#### Question 3

- Other - Let the Deals dispose of it as best they can.

#### Question 4

- No

#### Question 5

You won't keep the Aquatic Center adequately funded, but you'll blow money on a leisure pool, and then what, not adequately fund either of them? County Council's fiscal profligacy borders on criminal.

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### Name not shown

inside QUEMAZON

February 24, 2021, 9:47 AM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- No

### Question 5

I do not believe our county should be involved in real estate. We should not subsidize a builder who has now decided not to develop a property. It sets a terrible precedent. Other developers might also decide to sit on their properties in hope that the county will pay above what they paid for them. Where does it stop?

I could see purchasing the movie theater and using it as a community resource, but absolutely NOT a retail property.

I am deeply disappointed that the county paid \$50k to a consultant to decide what to do with the CB Fox property. Waste of money! Let the free market decide.

---

### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 10:02 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Use the space for a pop up space for out local micro businesses that cannot afford a brick and mortar storefront. Maybe a place for a more permanent farmer's and crafters market. bring in smaller restaurants to have a food court.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - Yes maybe in partnership with LACDC

### Question 5

No response

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### Pinghan Chu

inside NORTH MESA  
February 24, 2021, 10:09 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- No

### Question 5

The county should help more residential space in the downtown which can help the small business and relax the housing issue in the town. It can also create urban life in Los Alamos. The old Smith's space should be used somehow.

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### Name not shown

inside BARRANCA MESA

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

February 24, 2021, 10:10 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - The County should not be involved in owning this space.

### Question 3

- Other - The County should not be involved in owning this space. HOWEVER, I'd LIVE to see the theater remain, providing movies

### Question 4

- No

### Question 5

No response

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### Name not shown

inside EASTERN AREA

February 24, 2021, 10:15 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

I am really opposed to the county being a landlord - As a matter of policy, the county should not be in real estate, but should make opportunities for private enterprises to fill that space.

However, I answered this mostly assuming that if the county does purchase these buildings, what I would like to see - which is maintain the unique building architecture and links to our past, but using them for general community support.

---

### Nancy Wurden

inside PAJARITO ACRES

February 24, 2021, 10:18 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment
- ...promote opportunities for small businesses to own their own retail space

### Question 2

- Other - The County should not use financial resources to renovate or rebuild buildings that are not public facilities. Instead, change codes, develop a promotional plan and team.

### Question 3

- Other - The County should not be in the real estate business.

### Question 4

- No

### Question 5

The County should not be in the private real estate business. The focus should be on projects for public benefit: the White Rock splash pad, the Walkup Center addition, restoring our aging parks and developing community spaces. Meanwhile, our roads are falling apart and our infrastructure is aging. This is where we should be spending County revenue. Purchasing businesses is not the way to go. The County can and should promote Los Alamos, and develop a plan and a team to encourage development by other businesses and organizations, working also with

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

the Chamber of Commerce. The County has a reputation of being unfriendly to local business. This needs to change, and new codes need to be developed and enforced that support business in Los Alamos- this will help attract other new businesses. Tax incentives should be a consideration, but giving land away to developers should not. The plan should be to increase revenue with development from outside, and improve quality of life in the County. Granted, the pandemic has stalled economics in the County, and our town is poorer for losing businesses, the Monitor, KRSN, and the Reel Deal. It's up to the County to reverse this trend, but not by buying properties.

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### Name not shown

inside NORTH MESA

February 24, 2021, 10:24 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Performing Arts Center and movie theater

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside WHITE ROCK

February 24, 2021, 10:30 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

They're too many unknown variables for the CB Fox building, fire suppression system, structural and envelope issues, Fire safety, ADA, Mechanical is past life, and the life safety systems are either non existent or old.

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### Name not shown

inside WHITE ROCK

February 24, 2021, 10:31 AM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Keep as a movie theatre

#### Question 4

- No



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

County should not take on responsibility for owning/maintaining commercial buildings! Especially should NOT bail out real estate investors of CB Fox Blvd!

### Name not shown

inside NORTH MESA  
February 24, 2021, 10:54 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Other - It's a really cool building; what about converting to a Dave & Buster's-type place or board-game/videogame lounge that both teens and young adults could enjoy? Young adults/families are moving in and need a place to go.

### Question 4

- Yes

### Question 5

Architecture allows for the preserving of our town's unique (and super cool) history, but our population is definitely changing. We are becoming overall younger as the Baby Boomers start to retire and are replaced with Millennials (24-40) and Gen Z (10-23). The County should purchase these buildings so that the town can have what the town wants- to preserve and celebrate our history while also welcoming and supporting our future. Young adults and families need more places to socialize. We like food, live music, and a place to do something we can't do at home (with streaming services providing new releases immediately, theaters can't keep up without a gimmick- think Alamo Drafthouse which has movie trivia and serves food/drinks to your seat). We like "vintage vibes" maybe an 80's themed bowling or roller-skating area, or a 20's Speak Easy and billiards

lounge. Yes, we badly need more housing, but we also need a place to hang out and make friends.

### Name not shown

inside WESTERN  
February 24, 2021, 10:56 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

I truly appreciate the efforts the County is making to improve our downtown. Thank you for thinking ahead about what our community needs and not letting this opportunity slip away. It may not be politically expedient but it is necessary. We need small businesses to survive in Los Alamos and the current landscape is full of obstacles. Thank you for being forward thinking about how we want our community to be. Your vision is inspiring!

### Name not shown

inside NORTH MESA  
February 24, 2021, 11:16 AM

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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## Wendy Marcus

inside NORTH MESA

February 24, 2021, 11:33 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)

### Question 2

- Other - The County is not an expert in real estate development. They should not be doing this at all. Unless it is to construct a County facility.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- No

### Question 5

No response

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## Name not shown

inside DENVER STEELS

February 24, 2021, 11:45 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - I'm no sure why the County would purchase the properties to "motivate" redevelopment. Allow the market to dictate/decide this.

### Question 3

- Other - See answer above. Same question/reasoning.

### Question 4

- No

### Question 5

As shared above, I'm not sure why the county needs to be involved in this. Allow the free market to determine the best use of these buildings.

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## Name not shown

inside DENVER STEELS

February 24, 2021, 11:55 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

If anyone purchases the Reel Deal Theater, the existing separate show areas need more egress. If tax money is used to purchase either building, the uses should be restricted to locally owned businesses, residential, and non-profits that need a central indoor space. I would like to see a Zero Waste lending room, where reusable service items could be stored, checked out for various organization community events, run through a dishwasher, and stored for the next organization.

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### Name not shown

inside WHITE ROCK

February 24, 2021, 12:13 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Any of the above options are acceptable, but should be funded privately not from municipal funds.

### Question 3

- Other - Each of these facility utilizations should be able to exist in current county facilities.

### Question 4

- No

### Question 5

It appears that the cost of renovation to meet the overly strict county code compliance is so significant that it is prohibitive for private business to undertake. Thus the county feels it is necessary to take on the

exorbitant cost of renovation to incentivize private business in the county to then buy the property. The primary activity of the county government should be working to reduce the pain inherent in renovation of facilities i.e. update to codes and/or county inspection process to facilitate private business to undertake these facility renovations or upgrades.

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### Name not shown

inside WHITE ROCK

February 24, 2021, 12:15 PM

### Question 1

- ...promote additional residential development in the downtown
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside WESTERN

February 24, 2021, 12:18 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 12:44 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Update to a Modern Theater that serves Restaurant food

#### Question 4

- No

#### Question 5

If the County has money should consider making the town look nicer. For instance a uniform fence all the way down Diamond would do wonders to

make it look better. Driving down Diamond with all the different types of fences in various states of repair looks awful.

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### Name not shown

inside WHITE ROCK  
February 24, 2021, 1:28 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Yes

#### Question 5

I think this is a good way to avoid these buildings becoming office space, which the community does not want.

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 2:00 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...provide additional community activity spaces

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Other - Keep existing layout but convert one theater into an arcade for families to enjoy TOGETHER

### Question 4

- Yes

### Question 5

No response

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## Tina DeYoe

inside WESTERN

February 24, 2021, 2:06 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

I would like to make sure that the county put restrictions on the residential living options in order for property prices to stay in the affordable range for purchasing, meaning under 150K with at least 2 bedrooms. There is currently no "to own" housing/property in Los Alamos County that is affordable for working class and service industry citizens to purchase. If the County does purchase these properties, please put in place restrictions for developers to: 1) make properties affordable (under 150K) "to own" options for citizens to buy (rather than rent or lease properties).

I am also similarly interested in our community having small business start up spaces and to have spaces that are affordable to either buy or rent for potential small business start-ups.

I also think that the Food Hall idea (some of these exist in Boulder, Colorado) is a great one for small restaurant start ups that provide a variety of diverse and culturally unique food options for the community. The Food Halls are becoming the new Food Trucks. The Food Hall provides small kitchens to chefs at low cost which allows for these new entrepreneurial chefs to have a start at the restaurant business. The Food Hall space can also provide a space for community wide events, meetings, performances, etc.

Thank you!

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## Bernice Christensen

inside WHITE ROCK

February 24, 2021, 2:06 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - Not necessarily both. One or the other but keeping a community movie theater is vital.

### Question 5

No response

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 2:13 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

There should be a time limit that LAC has to get something going in those properties, whether purchased by LAC or by someone else. LAC re-selling the properties should definitely be an option throughout, keeping in mind the philosophy of enhancing small businesses there, especially that can also cater to tourism. Tourism needs to be in the top goals of both properties since they are on the fringes, indeed in, the Historical Landmark District. Tourism brings in "outside" \$, and is not a

bad thing.

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 2:56 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Other - Keep existing layout, but convert one theater and concession stand for other community indoor activities (e.g. recreational [arcade/bowling alley/gymnasium space/internet cafe], live performance venue, or meeting room).

#### Question 4

- Other - Purchase, but strongly recommend to buy at below market value. For any properties and lands slated for commercial and residential development by a private party, resell any lands/properties at fair market value (County purchase price at a minimum).

#### Question 5

Thank you for seeking out the opinions of the County's constituents. I appreciate the value of having this forum to voice my opinion on the CB Fox and Reel Deal purchases. Overall, I believe the motivations behind the purchase of the Reel Deal and CB Fox locations are a sensible, albeit an extremely situational, answer to long-term concerns regarding residential and commercial development within Los Alamos.

While I support the purchase of these two properties, considering their centralized location in Los Alamos proper, this kind of intervention isn't a sustainable solution. As others have mentioned, the Reel Deal and CB Fox properties aren't the only areas that are ripe for reinvestment - nor

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

should they be the exclusive focus of the County and its long-term strategic vision. Commercial and office spaces formerly located along White Rock's Longview Drive, the brownfield located southwest of Ashley Pond, and the derelict properties of the former Hilltop House Hotel and Smiths Grocery Store are equally in need of support.

There are several problems that need to be addressed with improving commercial (and residential, to a certain extent) development in Los Alamos. This, however, should in no way be treated as comprehensive or exhaustive - rather it's the opinions of one person. Nonetheless, I believe all of these issues require proactive input by the County in order to make this debate over CB Fox and the Reel Deal a one-off discussion rather than a permanent precedent.

Firstly is the situation of land.

Los Alamos and White Rock are heavily constrained by geography and hard political borders with neighboring communities and federal agencies. And the County, for its population and size constraints, seems to have an preponderance of detached single-family homes and single-use zoning. The normal situation for many municipalities in this situation, to sprawl outwards, isn't feasible from an environmental, social, technical, or political standpoint. A better solution would be to adopt a more vertically-oriented approach to residential and commercial development. Encouraging multipurpose construction through mixed-use zoning (similar to the residential conversion idea of CB Fox and some portions of Quemazon), and providing incentives to build affordable multi-family residential spaces in lots still vacant from the Cerro Grande fire would go a long way towards providing more commercial and residential properties within the County.

Secondly are the unique economic development pressures of Los Alamos.

A substantial portion of the County's fortunes are obviously dependent on Los Alamos National Laboratory. However, instead of discussing it from the perspective of jobs or salaries, I'd like to take a very brief moment to discuss how federal policy has created a perverse incentive for commercial property managers in Los Alamos. While this is largely a personal interpretation, I've noticed - based on comments from local business owners on social media - that the prices of commercial property in Los Alamos (both to own and to rent) are, on a square footage basis, roughly equivalent to commercial space in downtown Santa Fe. One of the biggest reasons for this high price is the willingness of the Laboratory to pay those costs to manage offices and other work spaces outside its campus. This has an obvious implication of creating competition between the Laboratory and small business community that's to the detriment of both sides.

The reason for the Laboratory's pursuit of leased space is due to federal

real property policy. Incentives to reduce the amount of properties owned and managed by the federal government, largely enforced by the U.S. General Services Administration (GSA), is not congruent with the development priorities of the Laboratory. By freezing the construction of new permanent federal facilities beyond current square footage - and tying the construction of any new facilities in the Laboratory by demolishing older buildings that have an equivalent purpose - the Laboratory has to look at commercial properties in Los Alamos and White Rock to accommodate a lack of suitable office space. Though it may sound hyperbolic, the only effective way to supersede this policy tying new federal construction to the immediate demolition of older facilities is through an act of Congress.

Since the Laboratory is capable of shouldering costs for higher rents, it creates an incentive for private property owners to prioritize development and improvements catered to that clientele, depressing business growth. In the short-term, a regulatory environment that prioritizes different types of commercial zoning (such as emphasizing retail zoning on the first floors of multi-story construction) may provide some improvement to the current pressures faced by the small business community. However, to lessen or alleviate this issue in the long-term, the County - in conjunction with representatives of the State of New Mexico, the state's Congressional delegation, the Laboratory, and the Department of Energy - should work together to identify specific provisions in GSA policy that can be reconfigured or modified based on the unique circumstances that face Los Alamos. By giving the Laboratory greater autonomy in the management and construction of their own facilities, reducing pressure on a highly competitive real estate environment, the economic climate in the County proper would be far more amenable to small business growth and development.

Thirdly is the development of suitable regulatory enforcement structures and their equitable use.

The County desperately needs to develop a strong derelict/blighted property ordinance for commercially-zoned properties while applying existing codes on the record in a transparent and equitable manner. From a personal perspective, the lack of development on the sites of the former Smiths, Hilltop House, and Blue Window Bistro elicit very strong - and almost universally negative - reactions. Whether it's due to a limited amount of public information concerning the names and intents of property developers as a matter of public record, a willingness for private developers to deny meaningful tenancy of a building or property based on competing business interests (preferring to keep the property in question vacant as a result), or the perception of inconsistent policy enforcement, there are gaps of confidence that should not exist between the County government, its constituents, and the greater business community.

However, this comes from the perspective of an individual whose experience in property law and precedent is that of a rank amateur. Yet

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

knowing that eminent domain is not within the legal toolkit of the County, due to State Law HB 393 (passed in 2007), does the Council possess other methods of encouraging the redevelopment of derelict or blighted properties outside of direct purchase and renovation? Would it be feasible for the County to develop meaningful negative incentives (such as fines, penalties, or property tax increases) on derelict properties whose managers/developers do not demonstrate a good faith attempt at encouraging and retaining tenancy after a fair and reasonable period of time?

In short, while I believe the issue of CB Fox and the Reel Deal can be solved in the matter proposed by the County, there are a number of fiscal, physical, and policy hurdles that restrict the long-term economic health of the community's commercial sector. These issues should be addressed in equal measure, and I hope the conversation related to the development of these two properties is a place where those discussions can be begin in earnest.

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### Name not shown

inside EASTERN AREA

February 24, 2021, 3:00 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

#### Question 3

- Other - Keep existing layout and keep all theaters. The town loved their movies and it was a great draw.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

inside BARRANCA MESA

February 24, 2021, 3:02 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - Mall with restaurants or small shops

#### Question 3

- Other - Retain as theatre or tear down for small, efficiency-type apartments.

#### Question 4

- Other - I don't know.

#### Question 5

No tween center. Food pantry should be off the beaten path. Force Smiths to do something with the old Smith's building - perhaps bowling alley w/arcade, trampoline park, movie theater. There's lots of vacant space in town that could be used for a food pantry. \*\*\*\*\*Tear down MariMac and build small, affordable apartments.

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### Name not shown

inside BARRANCA MESA

February 24, 2021, 3:06 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Yes, But only if the County will actually do something with the spaces and it doesn't take 20 years for it to happen

### Question 5

I like the idea of having more entertainment options down town, restaurants, the black box for community theater productions etc. , movie theater, a place for the middle school age kids would be great too. It's a good idea and I hope it works! I am all for it, I just don't want to see it go to medical offices or LANAL offices or any offices for that matter. it needs to be for the whole community to enjoy and to be planned with a vision of Community growth in mind, something that will attract people to come and stay here because of the variety of entertainment our small town can offer. Good Luck!

---

### Name not shown

inside DOWNTOWN RESIDENTIAL S  
February 24, 2021, 3:06 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The county's involvement in private property sales rarely goes well or benefits the community. While the county may tout Pet Pangaea's recent benefit, the series of county missteps that preceded it with even that specific business far outweighs that.

Likewise, the inappropriate conduct of county officials planning to "bump into" private parties on a pier in Chicago to pressure sales that have forced several local businesses into precarious positions is indefensible. (The above quote is from public record correspondence.)

Likewise, county interference has set back th remodeling of Mari Mac Village Shopping Center by 1.5 years and counting while making the town's vacant space problem much worse, not better.

While I don't disagree with private-public partnerships in theory, this County is fundamentally awful in executing it with anything close to success

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 3:10 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - The County should not be buying empty buildings. They should be working with current owners to meet some of the needs in the community.

### Question 3

- Other - The County should be working with the current owner encouraging them to meet some of the needs of the community.

### Question 4

- No

### Question 5

The County councils duty should be to work with current owners of properties to encourage development in Los Alamos!

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside EASTERN AREA

February 24, 2021, 3:16 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

Food pantry might be better incorporated into the CB fox building space? Especially if part or all of the building is demolished and rebuilt.

---

### David Daniel

inside CLUBHOUSE - PONDEROSA

February 24, 2021, 3:23 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - I would like a hybrid of restoring the theater and creating residential options

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

I would like to see any option be FORWARD FOCUSED rather than catering to the "historical" lens that so often dominates the local setting. It is time for Los Alamos to become something truly unique and inspiring, rather than being a cling-on to the Lab. It seems to me that we as a community lack truly visionary leadership in creating something amazing and focused upon creativity and innovation, and instead play to local greed and appeasement of the Lab. It is time for Los Alamos to strike out on a bold new identity as a community that stands on its own, and these opportunities could begin to take us in that direction. Otherwise, we're doomed to slow decline into irrelevance.

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### Name not shown

inside ASPEN - WALNUT

February 24, 2021, 3:35 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - I think if we want a thriving downtown area then we shouldn't be putting residential spaces in prime real estate. Only IF it is not possible to turn the upper levels into commercial space. NO office space there.

#### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Only if there are no other interested investors. And if the county can afford it.

### Question 5

We need downtown to be a DESTINATION with lots of shopping, eating and activities.

---

### Name not shown

inside WHITE ROCK

February 24, 2021, 3:37 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

No response

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### Name not shown

inside NORTH MESA

February 24, 2021, 3:45 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Don't feel qualified to determine the best option for use of space. Mix of residential and business space is a good idea.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - If the county feels confident that the spaces can be repurposed and ownership transferred then yes.

### Question 5

Creating a community of diverse age, socioeconomic, and cultural groups is a way to appeal to new residents and tourists alike. This adds to long term sustainability and "real world" life experience. If the properties being considered can contribute to this kind of community, I am in favor.

---

### David Janecky

inside NORTH MESA

February 24, 2021, 3:51 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- No

### Question 5

No response

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### Name not shown

inside ASPEN - WALNUT

February 24, 2021, 4:03 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Are you kidding - converting a retail building into a theater, while there is an already built theater in town...? I can't even fathom the dumb that went into these questions. NO. Do not purchase these. Not the county's business. Stay out of it. And use your time and money more wisely to make it easier for already existing businesses and new businesses to stay open in this town. Maybe work on the blight that is the old Smith's? or Hilltop House? These are chronic problems that have already been brought to your attention many many times, with no improvement. You already know what the town needs and it's not to purchase buildings that can and will easily be opened again when covid is more under control.

### Karen Humphrey

inside BARRANCA MESA

February 24, 2021, 4:23 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Establish areas for small businesses, restaurants, arcades, music etc. gathering spaces to encourage tourism--somewhere to go after skiing

### Question 3

- Other - Encourage another theater to take this over; county should only buy if it wants to run movies.

### Question 4

- Other - Encourage a new theater to come in and take over; do not put housing in the midst of our downtown area. C&B could be a mini mall with retail and restaurants. We don't have so many things like clothing, shoes & repair, toys, gift items

### Question 5

We need spaces that encourage small businesses. Residential should not be in the downtown area. We have too many vacant stores; let's get some restaurants, retail, fun things back into Los Alamos. Kid friendly activities. Encourage people to stay after skiing and visiting.

---

### Name not shown

outside Community Boundaries

February 24, 2021, 4:25 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Christopher Chadwick

inside WHITE ROCK

February 24, 2021, 4:33 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- Other - No, but the country could try to work closely with a buyer(s) and issue grants or special loans if they strive to develop the property due to the needs of the community (as possibly outlined from the results of this survey)

#### Question 5

I think the bureaucracy of the county owning two vital pieces of property downtown would probably lead to quite a large delay in anything moving forward in a timely manner and may look like an aggressive move towards too much local government. Additionally, the properties offer great personal opportunity.

That being said, the town has issues with development in general, and a lack of a greater sense of purpose or unity of culture. I think the county should look aggressively into grants or loans to push development towards the goals outline in the results of this survey. While that seems to have been the same path chosen for the new hotel, I think the reason that was poorly taken was because it was seen as a hand out towards a multibillion dollar international company. Where as, on the projects proposed like in the survey, they could more easily be accomplished by a small locally owned business. Helping out the community members instead of a handout towards the elite as it was.

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### Heather Muck

inside LA VISTA

February 24, 2021, 4:38 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- None of the above.

#### Question 4

- No

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

No response

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### Name not shown

inside NORTH COMMUNITY  
February 24, 2021, 4:38 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Arthur Dillon

inside NORTH COMMUNITY  
February 24, 2021, 6:48 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

As always, politicians with zero accountability want to spend hard-earned taxpayer money for ill-conceived ideas, or at best wishful thinking. And, AS ALWAYS, if a sound investment were possible, or lucrative project potential existed, PRIVATE BUSINESS would jump at the chance.

---

### Name not shown

inside WHITE ROCK  
February 24, 2021, 7:21 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside BARRANCA MESA  
February 24, 2021, 7:45 PM

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside TSIKIMU

February 24, 2021, 7:57 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Yes

### Question 5

Using the Reel Deal building for a food depot would be a poor use of a central located space. Do we really need another teen/tween center? I like the idea of making the space for community activities (meeting spaces, live stage, movie screen).

As long as the CBFox building supported small retail, at costs that small retailers could afford, I support any plan that gets stores in there. Retail on the ground, 2nd story apartments could be viable, but so could 2 stories of mom-n-pop retail.

---

### Bob Darlington

inside ASPEN - WALNUT

February 24, 2021, 8:14 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

I don't think the county should be in the business of buying and taking over private property unless there's some defined need. And the county should certainly not be in the landlord business. Exceptions would be for specific economic development cases like tech incubators, startups, and the like with caveats such as reasonable, below market rents and tax breaks, and rules that would require these businesses to move out after some period of time (2 years or similar.). If they are successful, great!

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Move out and let somebody else in there. If they are failing, get somebody else in there. But buying property with the intent to have a permanent line item in a budget is not a wise use of our tax dollars.

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### Name not shown

inside BARRANCA MESA  
February 24, 2021, 8:24 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside WESTERN  
February 24, 2021, 8:34 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

This seems to me to be outside of the County's responsibility. I do not think that this is a good use for County funds. The private developer should do what they want to to the buildings or sell them to somebody else - not the County.

---

### Name not shown

inside ASPEN - WALNUT  
February 24, 2021, 8:39 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside WESTERN

February 24, 2021, 9:07 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Yes

#### Question 5

No response

### Name not shown

inside QUEMAZON

February 24, 2021, 9:33 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside EASTERN AREA

February 24, 2021, 9:56 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - Definitely purchase the Reel Deal building. It is newer and could be readily adapted to the proposed uses.

### Question 5

As the County Council considers these purchases I would encourage them to drive a hard bargain with the developer who is selling. I suspect they are over extended and walking away with a few financial bruises is better than being stuck trying to follow the developers ideas of office space as LANL moves to more work from home and get staff back across the bridge. Real estate speculation involves risk and reward, this time it appears they will only experience the former.

The old CB Fox building will require very extensive work to bring things up to code. The only reasonable options presented involve demoing the south wing that was originally the theater space. Trying to refurbish the space as a theater is not a reasonable use of money and is highly unlikely to produce a space that could be commercially profitable.

The Reel Deal building has some real possibilities for the proposed uses. Our community is long past due for a Tween Center. We has great age appropriate programs for high school and elementary school kids and functionally nothing for middle school kids. On paper they can go to the YAC, but in reality there is no space for them and few middle schoolers what to hang out with 4th graders, and we definitely don't want them hanging out with the high school kids. They need a space of their own.

Lacking immediately adjacent outdoor space means it is not the ideal location, but it has a lot of promise. If the plan with the community space/black box theater is chosen it would be great if the Tween Center could access that space on some days for basketball or other indoor physical activity.

Overall the proposed idea for the Reel Deal property are much more feasible and do not rely on some complex arrangement with a developer and a bunch of challenge work to redo a building.

---

### Name not shown

inside BARRANCA MESA  
February 24, 2021, 11:01 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Whatever a developer decides is economically feasible with only support from the county in the form of incentives or promotion. Developer who bought it should not be bailed out by the tax payers.

### Question 3

- Other - Work with current owner to promote usage that is of shared benefit to County and small business alike.

### Question 4

- No

### Question 5

County should only promote and facilitate, not bail out bad business decisions. Many options can be pursued where the space is utilized to benefit the County and private entities without the County owning the buildings. Be creative and aggressively pursue options to promote small businesses and partner with larger businesses to fix the abandoned buildings in our downtown, beyond just these two.

---

### Name not shown

inside NORTH MESA  
February 25, 2021, 3:02 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

---

### Name not shown

inside WHITE ROCK

February 25, 2021, 5:57 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

Please have a place for middle school children. They have very little options after school and would allow programming, mental health services, tutoring, etc...

---

### Name not shown

inside BARRANCA MESA

February 25, 2021, 6:28 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

---

### Name not shown

inside LA VISTA

February 25, 2021, 6:49 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Eldon Linnebur

inside PAJARITO ACRES  
February 25, 2021, 6:51 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Crystal Rodriguez

inside NORTH MESA  
February 25, 2021, 7:01 AM

### Question 1

- ...restore a cinema theater downtown

- ...construct a Tween Center (an activity center for middle school aged youth)

### Question 2

- Other - An arcade or some kind of place kids and adults can have family fun

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Melissa Laeser

inside BARRANCA MESA  
February 25, 2021, 7:26 AM

### Question 1

- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Los Alamos County should invest resources to rebrand Los Alamos as a thriving "mountain town". The outdoor industry is a booming business and eco-tourism is profitable. Los Alamos has an incredible trail system, an active ski hill, National Monuments, National Forest and proximity to a

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

San Pedro Peaks Wilderness. Los Alamos leaders should start to recognize this and attract businesses that cater to "mountain town" culture. Restaurants, breweries (look at how popular the "Tub", Boese and Pajarito Brew Grill are) and businesses that support outdoor recreation should be the focus. Attracting and partnering with developers to redevelop downtown to be a retail hub should be the priority. When the town is vibrant, the kids will have places to go and places to work.

---

**Name not shown**  
inside EASTERN AREA  
February 25, 2021, 8:36 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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**Name not shown**  
inside WHITE ROCK  
February 25, 2021, 9:38 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Other - Keep two theater spaces, and convert remaining to tween center.

### Question 4

- Other - County should pursue either of the spaces only with a commitment to completing a development project in a very timely manner. Once the county has the property, there will be a lot of regulations about its disposal. That must be avoided.

### Question 5

No response

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**Name not shown**  
inside EASTERN AREA  
February 25, 2021, 11:38 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- None of the above.

### Question 4

- Other - Only if the purchase is intended to finance a path toward small businesses leasing to own.

### Question 5

The county needs to change regulations to support small businesses. Los Alamos and White Rock look more like ghost towns than real ghost towns in New Mexico. This is solely because the county goes out of its way to smother successful businesses.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

For example: Give UnQuarked a place to do business and immediately stop the government-sanctioned harassment.

Stop turning the town into part of the LANL complex; they have 40 square miles and don't need to lease every building in town.

---

### Name not shown

inside WHITE ROCK

February 25, 2021, 12:19 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- No

#### Question 5

The County should not buy these properties. Instead the next buyer should do with the property as they see fit. Los Alamos County should stick to water, sewer, garbage, roads, police, fire and other public services. Not real estate development. HOWEVER, Los Alamos County should be dealing with the owners of the empty property spaces to have new business come in. IE: Old Smiths. Old McDonald's. Old Hilltop Hotel/fuel station, etc. Smiths can't even keep their parking lot (LA AND WR) maintained. Pot holes everywhere! (Don't get me started on Highway 4 maintenance. Has the County contacted the appropriate departments to get it resurfaced and fixed?? Take care of your people!) There should be clauses in contracts that state that they need to find a buyer for their old buildings. LAC has no business purchasing downtown real estate.

### Andrew Phelps

inside NORTH MESA

February 25, 2021, 2:20 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Encourage the commercial development of this property. Governments are notoriously poor at commercial enterprise. Find developer and don't limit to small business.

#### Question 3

- Other - Again - find a developer interested in the property

#### Question 4

- No

#### Question 5

This all seems to be out of context of a master plan for our town. It is great that the county council is engaged. Government entities are notoriously poor at development and private enterprise. Decisions are slow to be made with many parties which doesn't work in commercial enterprise. And it is spending other people's money - without the profit motive that drives success in the private sector. The county should give developers a vision of our future town and provide a low bureaucracy path to private sector success. DO NOT BUY THE PROPERTIES. It takes it off the tax roles. A person owning this property that is still on the tax role has the expense of maintaining the property and paying taxes. They will be motivated to sell it. The county can help market it in the context of a vision for our town.

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### Name not shown

inside NORTH MESA

February 25, 2021, 2:45 PM

#### Question 1

- ...promote additional residential development in the downtown

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Do not take property off tax role by buying it and then trying to develop it. These scenarios also do not reflect how it fits with other downtown development initiatives.

### Question 3

- Other - Do not take property off tax roles by owning it or turning it into yet another nontaxable site ( tween center, food pantry, rental space the county owns, etc).

### Question 4

- No

### Question 5

what experience does our county have in attracting business other than more LANL offices and non-profits?

Why would the county want to use tax dollars to buy commercial real estate and then more to develop it?

Why would the county want to own these commercial properties and take them off the tax roles?

The community already has a Teen Center in an unused County building on 20th Street, another at the Los Alamos Y, a huge indoor public pool, various sports teams and school clubs, a great public library, many after school church clubs and activities, and the PEEC Center. And I probably missed many.

What covenants are on these properties now? What ones would the county impose?

How does this fit into a greater master plan for downtown?

What did you buy in Los Alamos this past year? Where was that?

## Name not shown

inside BARRANCA MESA

February 25, 2021, 3:04 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

## Name not shown

inside ASPEN - WALNUT

February 25, 2021, 3:16 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Minimal changes to main store to help keep the small town main street feel of the store front. Other parts of the property can be modified. If a retail business can be recruited to buy the space that would be ideal.

### Question 3

- Other - Allow the property to be sold without county involvement.

### Question 4

- No

### Question 5

This town desperately needs redevelopment of many empty retail spaces. Please focus on protection and preservation of our small town Main Street Central Avenue. I remember when I voted this fall several candidates running had ideas to address these issues. No one mentioned buying property. Policies to protect business owners from being subjected to outrageous rent prices that are driven up by government contracts would be a great start. It is sad and ugly to drive into the town on main hill road and be greeted by glaring white light at the new traffic

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

circle and ugly empty buildings. It is frustrating to have the only local store that sells clothes be a grocery store. It is frustrating that other affordable shopping options for families do not exist in this town. I don't think the county should be buying property. I think the county should develop policies that support local businesses and ease the burdens felt by small businesses that are struggling to survive. Thank you for your time and consideration.

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### Name not shown

inside NORTH MESA

February 25, 2021, 4:33 PM

#### Question 1

- ...restore a cinema theater downtown

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

No response

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### Ron Krantz

inside WHITE ROCK

February 25, 2021, 5:12 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - County should not purchase CB Fox Building

#### Question 3

- Other - County should not should not purchase Reel Deal Theater

#### Question 4

- No

#### Question 5

No response

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### Emma Starrett

inside WHITE ROCK

February 25, 2021, 5:51 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Other - I would like the front part of the building turned into to pop up shop space for local cottage industry and back part used for tween center or activity center

#### Question 3

- Other - Keep two screens for movies, one screen for bouldering coop and one screen for arcade games or ninja course type space

#### Question 4

- Other - I think the county should promote private investment in buildings from several main buyers and/or the community. Beer Coop style.

#### Question 5



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

No response

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### BRIAN KLIESEN

inside WHITE ROCK

February 25, 2021, 6:26 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Los Alamos County does not need to get into the real estate business, a developer or business should be allowed to purchase the building and let it become a theatre again.

#### Question 4

- No

#### Question 5

Los Alamos County purchasing these buildings is a huge mistake. They can work with a developer to make business space and housing without the county having to foot the bill or having another useless and expensive study. The County can provide incentives, tax rebates or credits, any number of things to encourage development. The theatre should remain a theatre or allow a developer to put in what they want, it can contain space for local business and potential housing above. Do not let the county enter into the real estate business. How about a plan for the Hilltop Hotel? There is a lack of hotel rooms in the community. The old Smiths? The Old McDonalds? The Asian restaurant in White Rock? The vacant property in White Rock near the restaurant? The other businesses that closed due to Covid? Why does the county go out of their way to discourage new business moving in? Why is it so difficult to get permits completed? These are the things you should be concentrating on.

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### Jerome Morzinski

inside BARRANCA MESA

February 25, 2021, 6:38 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space

#### Question 2

- Other - Do not buy

#### Question 3

- Other - Do not buy

#### Question 4

- No

#### Question 5

Regarding question 1: promoting opportunity for small businesses is a reasonable goal, but it is not clear that buying these two properties is a good way to achieve that goal. Buying these properties would be too much like putting the county in the role of developer, and that's not a good idea.

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### Name not shown

inside EASTERN AREA

February 25, 2021, 6:51 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- None of the above.

#### Question 3

- Other - Keep as a theatre. This community has very little in the form of activities.

#### Question 4

- Other - Maybe the theatre but not CB Fox building.

#### Question 5

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

I don't like the County using our resources to purchase more property. They don't seem to be able to keep up the buildings and staff they already have. However, I also don't want the Lab purchasing more property either. I would like to have the theatre open up again, our community needs it.

---

### Denise George

inside WHITE ROCK

February 25, 2021, 7:11 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- No

#### Question 5

The condition of the CB Fox building is so dated that renovation would cost more than demolition and rebuild. The county has no plan so why is it even considering spending taxpayers dollars on a pipe dream. If developers are interested in the space, have them bid. The Reel Deal building could be used as a community resource for replacing the little theater and the LA Cares food pantry. Parking here might be a problem. However if this is a both building or neither proposition, neither is the correct choice. The county should not be bailing out a developer who made a bad deal.

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

February 25, 2021, 8:32 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Other - Contact Fat Cats (in AZ and UT) about the opportunity to buy the building and open one of their entertainment venues here.

#### Question 4

- Other - Purchase CB Fox Building, but pursue and promote private investment in Reel Deal building.

#### Question 5

I feel this way because I believe the CB Fox building being turned into Commercial and Residential space would provide an immediate return on investment once the construction is complete and spaces are sold. I believe demolition and new construction to be the best option due to the age of the building. I also believe a private company is better suited to provide entertainment services to the community with the Reel Deal building than the county.

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### Name not shown

inside QUEMAZON

February 25, 2021, 9:18 PM

#### Question 1

- ...restore a cinema theater downtown

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- None of the above.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 4

- No

### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

February 25, 2021, 9:33 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Other - Im skeptical that the county will do anything actually worth the investment

### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

February 26, 2021, 12:04 AM

### Question 1

- ...provide additional community activity spaces

### Question 2

- None of the above.

### Question 3

- Other - Stop development of the current planned conference center. Have the developer use the theater for conference rooms. Consider using county resources to move the current Mary Deal building residents to allow hotel construction.

### Question 4

- No

### Question 5

I think the county should generally stay out of the real estate market. That practice distorts the market too much, generally to the advantage of a small number of property owners and to the disadvantage of residents and businesses. The county can encourage development as needed, mostly by improving utilities, roads and sidewalks. In some cases, like the conference center, the county may need to get more involved. I really think the 4 theaters at the Reel Deal will make outstanding conference rooms. They would also be available for community organizations to rent from the conference hotel as needed. I think history has shown that this town cannot support a movie theater. That's a shame, I am hugely into movies, and patronized Reel Deal frequently. But it's reality. To make a conference center work, it needs to have a hotel, so the Mary Deal building would need to go. Not at all fair to the current residents, so they might need some assistance moving, perhaps to the old CB Fox space. Then there could be a hotel in its place, centrally located, lots of parking, easy access to the lab and a short walk to downtown.

As far as residential space: Yes, the town needs a lot more housing. But the solutions being proposed are all solutions designed for big cities. We're a little town. The main demand that is not being met is for quality middle-income single-family homes. The county needs to identify every piece of land where a house could be built and open it to development. We need at least 1000 new homes. No question that every single one would sell. That's what the young families coming to work at the lab want and need. Where can they be built? I'm no engineer, but I can see places that seem good for this, like the site of the old Los Alamos Inn, the site of the old sewer plant, the old boy scout property, parts of DP mesa some areas around the golf course, etc. I hear the argument that we can't build because it destroys "green space". Our county rests in a sea of green space, surrounded by National Forest and National Monument space and riven by canyons that can not be built in due to hazards like flash floods. We don't need to set aside suitable land for development for even more green space. I hear the argument that we need low-income housing, and I agree. But our problem is that we are awash in low-income housing selling for high-income prices. The only way to fix that is to meet the demand for

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

quality middle-income homes, and the market will fix the rest. Trying to fix it with government mandates only makes the problem worse.

Another way to address some of the housing problem is to get the bridge south of White Rock built. This bridge should cross the canyon at Power Line Mesa, and then a road could be built south entirely through government-owned land to the I-25 interchange at the top of La Bajada. What does this do? It makes all of the new development south of Santa Fe much closer to Los Alamos, and cuts the time to Albuquerque in half. The airport and city would be far more accessible. Two-career families, which are most common these days, would benefit the most. For example, they could make a home in rapidly growing Rio Rancho and have easy commutes to LA, SF and Albuquerque. It would make Los Alamos and the attractions nearby such as Bandelier and the Valles more convenient for tourists, and boosting the tourism industry in LA. It would be a huge benefit to the lab by making the lab a more attractive place to work, helping with two-career families, reducing travel costs, and increasing collaboration with Sandia. The county should do lobbying and whatever else it can, working with the lab, and state and federal governments, to get that bridge and road built.

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**Name not shown**  
inside NORTH MESA  
February 26, 2021, 7:57 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Taxpayer funds should not be used without taxpayer consent via adding proposal to next election opportunity.  
i am sick and tired of the council deciding the best use of county funds without taxpayer approval.  
These buildings should be developed with private developer funds.

And also the old Smith's building and the hotel behind it.

---

**Name not shown**  
inside BARRANCA MESA  
February 26, 2021, 8:01 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - just run it as a theater

### Question 4

- Yes

### Question 5

No response

---

**Name not shown**  
inside BARRANCA MESA  
February 26, 2021, 9:23 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- No

### Question 5

- 1) The county must stay out of the landlord business! Is the old Smiths, Best Western, etc. next?
- 2) Is this a bail out of the current property owners? Who is friends with who? Have councilors recused themselves?
- 3) The old Fox Building is a money pit with all the remodeling and all.
- 4) The "Due Diligence Study" omits the big consideration: FINANCIALS. The county loves to spend money. How much are these scenarios going to cost and how will they be funded? What revenue would be generated?
- 5) Create a theater? Seriously? The nice Reel Deal Theater went out of business so the county is considering installing a theater in the Fox building?
- 6) Suggestion: If the county wants to encourage a certain direction for these buildings development they could offer incentives to developers to do that. This way the county and it's taxpayers don't take the burden and risks.

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### Paul Anderson

inside WESTERN

February 26, 2021, 9:52 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- Other - stay out of the real estate investment bussiness

### Question 4

- No

### Question 5

you have wasted enough of our money already, so please give up this crazy idea.

---

### Name not shown

inside PAJARITO ACRES

February 26, 2021, 10:22 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Completely agree with the 2/25/21 article in the Daily Post by R. Wayne Hardie.

If you have too much money go back to making resources at the dump free.

---

### Name not shown

inside NORTH MESA

February 26, 2021, 11:27 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Yes but only with the caveat that none of the space is rented to LANL. We need to encourage private use in downtown and encourage LANL to stay on other side of bridge to reduce rents.

### Question 5

No response

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### Name not shown

inside NORTH MESA

February 26, 2021, 12:03 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space

### Question 2

- Other - Retail preferred, but exact details (including possible residential mix) require more consideration

### Question 3

- Other - This is prime "downtown" space that should be developed for community activity - ideally a theater should be part of the mix.

### Question 4

- Yes

### Question 5

While I strongly believe the county should not own and operate property that is used for private businesses, it also has a responsibility to plan for and ensure the future of the community. The county currently has a very poor retail sector compared to even 10 years ago, with no place to really buy anything except hardware (noting that Metzgers and LAHP are both doing a wonderful job!) and groceries. A few years ago, I could buy shoes, clothes, bicycles, skis, computers, etc. in town! The current economic environment is somewhat uncertain, and commercial developers do not seem to be making investments (as witnessed by the large amount of

empty spaces in Los Alamos county!) For this reason, I urge the county to purchase the Fox site with the plan of re-selling it to the appropriate commercial venture or ventures in the future. The "flipping" of property on Trinity to a commercial business is perhaps an example of that process. (This may include housing, but I really won't comment either way on that.) Lacking that, it is likely that the Fox building will become either another vacant, empty shell, or another set of locked offices for the laboratory. The Reel Deal complex should also be purchased by the county, but the proposed options present some interesting choices. While my first choice would be to find a buyer who would operate it as a theater again, this may not prove economically viable. Some of the proposed community uses, such as a museum, meeting rooms, or mini-conference rooms, or performance center, provide intriguing alternatives. Perhaps one or two theater rooms could be leased to an operator as a theater, while retaining other spaces for other community uses. Again, the alternatives today are likely remaining an empty shell, or being converted to yet more office space. There are two additional things to note. First, I am not necessarily opposed to "office space," but large amounts of property in the downtown area seem to be used for locked, faceless offices to the detriment of retail development. Perhaps the concept of limiting offices to upper floors has some validity. Secondly, it should be noted that currently there are several venues for smaller performance spaces - including several churches, the PEEC auditorium, and the "little theater." I suspect that the income from this use is of value to these venues, so plans for county-owned space in competition should be carefully evaluated.

---

### Name not shown

inside BARRANCA MESA

February 26, 2021, 12:15 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

No response

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### David Daniels

inside BARRANCA MESA

February 26, 2021, 2:32 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - I am surprised that this survey does not provide a "DO NOT PURCHASE" option to this question. My opinion, "DO NOT PURCHASE"

### Question 3

- Other - I am surprised that this survey does not provide a "DO NOT PURCHASE" option to this question. My opinion, "DO NOT PURCHASE"

### Question 4

- No

### Question 5

Having relocated to Los Alamos 18 months ago, one of the first things that strikes a person upon joining the community is that all available real estate is seemingly owned by local and federal government. It would be a disservice to the community for LAC to take advantage of the COVID situation to scarf up more real estate. The businesses that occupied these buildings were a greater benefit to the community than more government. Perhaps, LAC could focus on making a more business-friendly environment in the county. Please, I am not suggesting yet one more government entity!

---

### Name not shown

inside EASTERN AREA

February 26, 2021, 3:05 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Whatever the developer who owns the building decides to do with them.

### Question 3

- Other - Whatever the developer who owns the building decides to do with them.

### Question 4

- Other - NO the Country should NOT be in a real estate flip nor should be buying buildings or land!

### Question 5

Perhaps the country should do community surveys like this BEFORE spending our tax dollars on a survey on what could be done with the buildings that the community does not want to buy? The majority of responses say NO to buying the buildings – we could have used that \$50,000 in a MUCH better manner – perhaps fixing 70+ year old utility lines!

Los Alamos County should not be purchasing these properties.

As far as this and other properties sitting vacant, like the old Smiths, Hilltop house, McDonalds, multiple buildings in White Rock, perhaps the County should adopt a carrot-and-stick approach, since nothing they County has done so far has resulted in any meaningful action regarding empty commercial spaces in Los Alamos or White Rock.  
Carrot: Grants, tax incentives, or loans to assist businesses buy, renovate and operate.  
Stick:  
Negative tax incentives or a different tax rate for vacant commercial buildings, Nuisance or Blight sections for the Country Code, fines, or other penalties for sitting vacant for a long time without showing progress towards rectifying the situation. We currently do this with residential buildings (remember the gentleman with the tarp on his roof in White Rock being taken to Court by the County? Why is this same concept not applied to commercial buildings!)

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### Name not shown

inside WHITE ROCK

February 26, 2021, 4:22 PM

### Question 1

- ...restore a cinema theater downtown

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The existing CB Fox building is similar to the old County building and the Hilltop House Hotel; All are so old that the cost of bringing them up to current codes is prohibitive. Demolish the building and build a structure that meets the current codes. Private enterprise could do this efficiently.

The Real Deal Theatre could be purchase by a theatre operator and used as it was designed. Citizens still like to go out to a theater and see current releases.

The county should not spend its resources to do what the private sector can do. My favorite bumper sticker reads "Organized crime would not pay if the Government ran it!"

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### Name not shown

inside QUEMAZON

February 26, 2021, 6:08 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

If the County would not maintain ownership of the CBFox building, then what is the purpose? County could not control future space rental costs. Does the county really intend to just be a developer? What benefit is that to the county?

---

### R. Anthony Riker

inside WHITE ROCK

February 26, 2021, 6:19 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Los Alamos needs all the additional retail space as possible to turn Central into a real "Downtown."

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### Name not shown

inside NORTH MESA

February 26, 2021, 7:47 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - anything other than LANL office space

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Other - only to prevent more LANL presence in our downtown

#### Question 5

having some additional restaurant options would be good but they need to be open on nights and weekends, things have degenerated to serve the work week crowd.

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### Name not shown

inside NORTH MESA

February 26, 2021, 8:13 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside QUEMAZON

February 26, 2021, 9:44 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Facilitate move of YMCA to CB Fox building and promote current YMCA site for housing

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

I don't think the County should purchase either building. Increasing housing, dining and shopping opportunities, and businesses in general, would be a plus for Los Alamos and White Rock, but it is unclear to me

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

how purchasing either building will make that happen. The critical key in accomplishing these goals is finding people with the interest, financial resources and ability to provide services to the citizens of Los Alamos, but the anti-donation clause seems to be a huge stumbling block to any of the proposals made here, not to mention the problem of the County competing with private businesses. In addition, we have very little (or no) evidence that actions by the County actually result in accomplishing these goals unless a viable private partner is in the mix. Without such a partner we are left with using vacant buildings for things like the Teen Center, which is just a drain on the operating budget of the County. That's not necessarily a bad thing if it provides a needed community service, but it doesn't provide housing or shopping opportunities for the citizens and doesn't replace CB Fox. The bottom line is that going forward with these purchases is very likely to end up with the County spending a lot of money to remodel or rebuild buildings that will remain empty.

What is badly needed is a plan that can identify entrepreneurs who are in a position to actively participate in these goals. Members of Council, County staff or planning consultants are not good substitutes.

---

**Name not shown**  
inside QUEMAZON  
February 26, 2021, 9:55 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The County should not be in the real estate business.

---

**Name not shown**  
inside QUEMAZON

February 26, 2021, 11:14 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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**Name not shown**  
inside WHITE ROCK  
February 27, 2021, 6:00 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

Only lease space; then when something needs updated in the future or rezoned or changed the county can maintain control. Add a gondola to the ski hill. Then buy the ski hill and add residential and retail up on the ski hill.

---

### Name not shown

inside WHITE ROCK

February 27, 2021, 7:03 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside WESTERN

February 27, 2021, 7:23 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...provide additional community activity spaces

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

We need more fun things for kids and adults (I like the theater idea and tween center or even a trampoline or other fun kids' park).

---

### Name not shown

inside DENVER STEELS

February 27, 2021, 7:30 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Yes

### Question 5

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

No response

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### Name not shown

inside ASPEN - WALNUT  
February 27, 2021, 7:53 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- Yes

#### Question 5

I think you need a new name for the Tween Center. No middle school kid would go there with that name!

---

### Name not shown

inside NORTH MESA  
February 27, 2021, 7:55 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - county should zone downtown properly to accomplish results

#### Question 3

- Other - county should zone downtown properly to accomplish results

#### Question 4

- No

#### Question 5

- 1) The county should not buy property. This is not their skillset. Public private partnerships in this area have little track record of success. Take a look at the original drawings for the new Smith's area. They looked great with a second anchor store and several businesses. We do have the improved larger Smiths, but other than that some businesses moved a couple blocks and now there are just more empty storefronts in "downtown."
- 2) Counties do get to zone. Downtown should be zoned to get the desired results. This means stricter well thoughtout zoning.
- 3) The county should give fiscal incentives potentially through tax breaks for property improvements. Businesses should not receive a penalty via taxes when they make structural/aesthetic improvements to the property.

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### Name not shown

inside BARRANCA MESA  
February 27, 2021, 7:58 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Demolish the building, and see if developer will buy land for development.

#### Question 3

- Other - Demolish the building, and see if developer will buy land for development.

#### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- No

### Question 5

Perhaps the question should be why developers are unwilling to purchase property. Are the building codes impossible to get approved? Is the land and/or development too expensive? If so, make these green spaces.

Since housing is short, why are these areas not designated for apartment buildings?

In regards to the number of parking spaces per your designs seem short-sighted, a 500-seat theater with only 22 parking spaces? This makes no sense.

In light of the past 12 months of a pandemic, what are the needs of the community? I doubt theaters are going to bounce back. Where as people always need places to live.

---

### Neale Pickett

inside DENVER STEELS

February 27, 2021, 8:05 AM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown

#### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

#### Question 3

- Other - Don't know

#### Question 4

- Other - On the fence

#### Question 5

No response

### June Gladney

inside WHITE ROCK

February 27, 2021, 8:13 AM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - I prefer the option of having both the Tween Center AND food pantry here. This was discussed at the Council Meeting but does not appear as an option. I am sorry that this question is worded to make people choose between one or the other.

#### Question 4

- Other - I am much more supportive of the purchase of the Reel Deal than CB Fox.

#### Question 5

Properties purchased by the County should be used as a community resource. Commercial and Residential development should be left to the private sector and not taxpayer dollars. The Tween Center and Food pantry and even a cinema run by Parks and Recs would be uses of the building that would support more members of our community.

---

### Joan Schultz

inside CLUBHOUSE - PONDEROSA

February 27, 2021, 8:16 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- Yes

### Question 5

It's my hope that we can again have a general department store that will offer clothing and furniture (and perhaps appliances as well) like CB Fox did, and I hope the county will purchase that location with the purpose of finding such a willing company. Again, with the Reel Deal location, a movie theater or bowling alley or other entertainment or recreational facility of interest to the whole community would also be very welcomed to our entertainment-starved community. Please focus on the needs of the whole community rather than just one age group.

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### Name not shown

inside WESTERN

February 27, 2021, 8:47 AM

### Question 1

- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

It is time for new, attractive architectural design instead of the same old beige and brown stucco. The Justice Center is nice in layout but disappointing in appearance; it is the same old colors in stucco. The municipal building is attractive. The animal shelter is especially attractive. The Catholic Church is attractive. The newer, tall glass buildings at the Lab are attractive. Bradbury Museum's entrance is attractive. Stone and glass with pitched roofs are much more attractive in our mountain and mesa environment and can be designed to accommodate older buildings such as the post office and Fuller Lodge. This is a science-based, modern, educated, artistic and sporting town; our buildings and landscaping should reflect that. Our architecture should reflect the mountain/ski town that we are at the edge of changing vegetation zones. Consider the visitor buildings of Grand Canyon, Yosemite (Ahwahnee Hotel), and Aspen. We may not get much snow nor be as large, but the architectural attractiveness would attract more visitors and businesses.

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### Caroline Boyle

inside EASTERN AREA

February 27, 2021, 9:05 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

Not appropriate use of County funds.

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### Brian H

inside LA VISTA

February 27, 2021, 9:08 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

This proposal is an abhorrent waste of taxpayer dollars. A private developer already paid to purchase this lot and decided that it would not be prudent to develop it. The use of taxpayer dollars to pay a price that is above the market rate for this deteriorating property is shockingly irresponsible. This amounts to a bailout of a developer who clearly did not do their own due diligence. The property is in poor condition and it is not clear that any of the proposed development options would ever recoup the purchase and redevelopment costs. I find it shocking that the county's presentation does not even include an analysis of the potential economic viability of the proposed options nor any quantification of potential benefit to the community that might justify it. This suggests to me that the local government already knows that these proposals will lose money -- and this is why developers are not lining up to buy this property. Our local government should not be an investment vehicle for taking on this high level of risk. At most, the local government should be reaching out to private investors to advertise the potential for developing properties like this, not exposing taxpayers to the risk of a souring investment with no governmental purpose. If members of the community think this is a wise investment, let them purchase and develop the property. Let the current owners take a loss for buying a property and then realizing it's not viable to develop it. If the county purchases it from them and allows them to profit from it, it will only encourage other unscrupulous developers to buy

up land in the county only to turn around and sell it back to us at a profit. That business model would at least be far more likely to succeed than the county's.

---

### Jim Bergauer

outside Community Boundaries

February 27, 2021, 9:12 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Stay out of the real estate business. Zone areas of the county like you want them, modify your procedures and departments to become more business friendly and get out of the way of private business investors. The county needs to concentrate on providing roads, utilities, fire protection, safety, clean water and the like at lowest possible cost to the citizen. They do not and should not become real estate investors or developers. One only needs to drive in Espanola to see the commercial development of businesses that the public uses, not office space for the laboratory, that has occurred while county government is still trying to decide what to do with the old McDonalds,

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### Name not shown

inside BARRANCA MESA

February 27, 2021, 9:18 AM

### Question 1

- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside WHITE ROCK

February 27, 2021, 9:33 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Let the developer sell the property to whoever can find it's highest and best use. The County should not be involved.

### Question 3

- Other - Let the developer sell the property to whoever can find it's highest and best use. The County should not be involved.

### Question 4

- Other - I prefer my tax dollars not be used to bail out developers. If there is a demand for these properties private entities will figure that out.

### Question 5

If the County is concerned about vacant properties becoming eyesores then focus on making sure they are maintained properly while vacant. If they are not maintained according to code then impose fines and take possession if the fines are not paid. If tax dollars must be spent then perhaps help the current owners in outreach to alternate potential owners

with financial backing to redevelop them into viable businesses or other uses. Tax dollars should not be used to bail out developers.

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### Name not shown

inside WHITE ROCK

February 27, 2021, 9:39 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- None of the above.

### Question 3

- Other - I think there should be a tween center as well as space for the food pantry.

### Question 4

- Other - I think the purchase of the CB Fox building is too complicated with many legal issues yet to be solved, so no. I think the Reel Deal Theater should be purchased for community endeavors, like a tween center, food pantry and other artistic venues.

### Question 5

No response

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### Name not shown

inside BARRANCA MESA

February 27, 2021, 9:43 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - We need a movie theater. Restore its use in part of the space, use remaining space for food pantry, meeting room for rent.

### Question 4

- Other - It depends. If the County purchases the building and then DOES NOTHING or takes FOREVER to make them into something our town can use, then it's best if they don't purchase.

### Question 5

LA County has the habit of asking for input and then doing nothing or taking forever to enact plans that would benefit our town. Improvements must proceed more quickly to increase our town's value and attraction to younger members of the Lab workforce. County needs to do a deep examination of why it takes so long to get things done and what archaic beliefs and processes are still in place that keep our town from growing, improving, and entering the 21st century. It's not enough to have nice plans. Don't just say something--DO something.

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### Paul Bombardt

inside QUEMAZON

February 27, 2021, 9:44 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

According to the county presentation, one option is for CBFox to have a Multipurpose 500 seat theater. Flat floor theaters of this size are not very accommodating from a users view point. For 500 seats, you need 5000 sq ft; add a minimal 1200 sq ft stage, along with additional spaces for performer storage or prep, along with restrooms and you'd be lucky to get to 250-300 seats. Fuller Lodge capacity is 200, and CrossRoads church is 400, along with an 1100 sq ft stage. If the county wants to do a theater that is useful, they should plan on building it right, and not just adding shell space that can't be fully utilized for it's purpose. It is also my understanding that the original sloped floor was filled with 4 ft of cement when it was converted to retail space, so undoing that would be expensive. You could create the sloped floor up into the second story sacrificing the housing options. A well designed 500 seat performing arts theater would act as an anchor and business attractor for Los Alamos and the Downtown, but without a major expense, repurposing a clothing store will not add much to the community. Furthermore, like others in the community, I don't believe that the County should be bailing out an investor.

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### Erin Ifversen

inside WESTERN

February 27, 2021, 10:07 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Retain as-is, and seek partnership with a theater chain to continue movie operations

#### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - I do not think the county should purchase Reel Deal, but instead promote it to existing theater companies. CB Fox could be purchased, IF the county reasonably expects to add value and get a small ROI.

### Question 5

As a semi-historical structure, I would not like to see the CB Fox building demolished as part of development. While I would love a live theater, I am not sure that it could be reasonably supported in this community. I do think that residential use for part of the structure is a wonderful idea, but would want this done with an eye toward affordability. There is already too much over-priced development (Arkansas Place) here.

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### Name not shown

inside EASTERN AREA

February 27, 2021, 10:31 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside PAJARITO ACRES

February 27, 2021, 10:53 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside CLUBHOUSE - PONDEROSA

February 27, 2021, 11:05 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - would county make money or lose money on this deal?

### Question 5

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Consider a bowling alley so kids don't have to go to a casino in Pojoaque to bowl.

---

### Name not shown

inside BARRANCA MESA  
February 27, 2021, 11:12 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Other - I would like to see at least one movie theatre in operation if that is feasible. LA Cares may be a good use. Not too interested in the Tween Center.

#### Question 4

- Yes

#### Question 5

Central between 15th and 20th streets is a prime business area and it should be designed to generate pedestrian traffic to the post office and other businesses in that area. Demolish CB Fox because it would be difficult to remodel that building into a nice space. Encourage retail/restaurants on the first floor (not offices!) and build for other uses above, going as high as possible within height restrictions for that area to accommodate businesses/offices above. Put residential to the east in the area where the current Mari-Mac is located.

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### Name not shown

inside WHITE ROCK  
February 27, 2021, 12:11 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

inside BARRANCA MESA  
February 27, 2021, 12:21 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)

#### Question 2

- Other - The County should not buy this building!

#### Question 3

- Other - The County should not buy this building!

#### Question 4

- No

#### Question 5

The County should not purchase these two buildings. Nor should the Council have proceeded with investigating purchase once the County Attorney told them about a potential illegal activity if purchasing CB Fox. This was back in December as has now been revealed. It should have been stopped at that time instead of wasting people's time and falsely leading the community.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside WHITE ROCK

February 27, 2021, 12:46 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Other - Keep it as is. Post-pandemic, the community is going to want a movie theater that's closer than Espanola.

#### Question 4

- Other - Only the CB Fox building.

#### Question 5

No response

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### Alan Wadlinger

inside WHITE ROCK

February 27, 2021, 12:51 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - See comments below.

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Yes

#### Question 5

I can imagine what the tourists that we attract, because of our historic significance, are observing while walking around town to do some shopping and thinking that this place is dead. And because of their disappointment at what they see, will not even bother to stop to eat at one of our restaurants. Therefore, I strongly suggest that the county do what it can to keep the CB Fox store for retail. So here is a suggestion. The CB Fox building has enough floor space to provide for a substantial sporting goods store to include shoes and clothing, fishing and hunting equipment, backpacking, skiing, canoeing, biking, and sporting instruction books, etc. We are the gateway to the Jemez Mountains and centrally located for many summer and winter outdoor activities. The former kid's store at CB Fox could be used as a visitor center to both advertise the area with a constantly running video showing the sites of North-Central New Mexico, and retail to sell hiking maps, souvenirs, local interest cards, and Los Alamos T-shirts like CB Fox used to have. This use of the CB Fox store could be the start of a needed critical mass for attracting additional retail to turn us from a "dead" downtown to a vibrant one. I am afraid that unless the County takes an active role in how the CB Fox building is used, it will just add to the dead space we already have. Retailers will have no incentive to invest in downtown Los Alamos unless they can envision substantial foot traffic into their stores.

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### Steven Clarke

inside LA VISTA

February 27, 2021, 12:54 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - Entertainment / Activity complex. Bowling alley, video arcade, laser tag, indoor mini-golf, etc. Year round indoor activities for the youth of the community. see [www.provobeach.com](http://www.provobeach.com) as one example.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 3

- Other - Conference center and Community space. Possibly work with Lab to include lab networks in facility so Lab meetings / conferences can be held in facility, close to restaurants, stores, hotels, etc. .

### Question 4

- Yes

### Question 5

What we need are facilities that bring more people into the downtown area to support current restaurants and stores, and possibly expand the number and variety of those stores and restaurants. Right now, many lab meetings are held at Buffalo Thunder because they have auditoriums, restuarants, and hotel for visitors. We need that up on the hill. Work with Lab to make a new conference center complex at Reel Deal. We need a entertainment complex for the youth of our community. Bowling alley, Laser Tag, indoor mini golf, video game arcade. Such complexes work in many other communities. We might even draw people from the valley up to Los Alamos. Think about things like <https://provobeach.com/> or <https://www.mainevent.com/locations/new-mexico/albuquerque/>

DON'T try again (and fail again) at downtown living. There are other options for trying (and failing) at the downtown residential experiment. We demolished the old hotel on Trinity (where Trinity Brewing Company was) in order to build downtown living apartments. That failed. No one really actually wanted to buy into that idea. If someone really really wants to try again at the downtown living residential experiment, use that unused space that was already set up for that experiment before. Don't demolish another building or two to have the residential experiment fail again giving more empty land.

Another crazy idea ... what about trading the Shine Club & the Elks lodge on Trinity and Real Deal? Could Half of Reel Deal be the Elks Lodge and half be the Shrine Club, and then use the large plot of land where those two older buildings are to make a LARGE plot for a bigger hotel/conference center, or a big apartment complex, or new shopping center? --- Those two clubs (Shrine and Elks) are important groups and we should have space for them in our community, but their buildings are old and located on Prime Redevelopment sites. If the County bought Reel Deal, and then bought Shrine Club and Elks to give those groups funding to buy Reel Deal from the county, then the county ends up with the nice big plot on Trinity. County can then re-zone that into one big parcel and work with a developer on many options for a prime parcel on Trinity.

### Jean Dewart

inside EASTERN AREA

February 27, 2021, 12:54 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - Keep one theater. Other space for retail. It does not seem practical, to have a tween center downtown, when the middle school is on north mesa. The teen center works, in part, because high school kids can walk or take the downtown bus to the center.

### Question 4

- Yes

### Question 5

1) Theater - it would so great to have a theater in town, in some form. Probably retail space for the rest of the building. It is difficult for me to understand how a "tween" center downtown would work, since the Middle School is on North Mesa. In part, the teen center works, because high school kids can walk to it, or take the downtown circulator bus. And, I understand "twens" and parents would like more ammenities, but the theater failed, in part, because kids would not come to the Real Deal theater arcade - I am guessing it is just too expensive to keep up that kind of equipment.

2) CB Fox building - it would be so great to have a real department store in town. Is there anyway to do this - can some smaller business be recruited? (not target or walmart) I am not in favor of another second hand store - it seems like we have this "nitch" covered at this time. I would think how much of the building is used for retail would be determined by market forces - does anyone understand these ideas? (my understanding was that the building purchasers wanted to remodel it and rent it to LANL for office space - highly lucrative, but now out of the

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

picture).

3) It is important to have a location for a food pantry, where food can be stored safely. (I had wondered about moving the smart house to another location, rather than tearing it down)

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### Name not shown

inside EASTERN AREA

February 27, 2021, 4:17 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Yes

#### Question 5

No response

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### Name not shown

inside LA VISTA

February 27, 2021, 4:51 PM

#### Question 1

- ...restore a cinema theater downtown

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- Other - The county should not subsidize the present owner by paying more than assessed value. County should negotiate a reduced price.

#### Question 5

- 1) I see little sense in demolishing a theater and then renovating CB Fox into a theater. Make use of the existing one!
- 2) The county subsidizes the airport, the golf course, the ice rink and the pool (at a minimum). Would it make more (or at least as much) sense to subsidize a theater for the public and/or a food pantry and/or space for sale of reusable items like casa mesita?
- 3) The county should not subsidize private developers who purchase buildings and then change their plans.
- 4) Has the county considered a purchase of the old Smiths building? or the Hill top house hotel?
- 5) In general I think mixed use structures are better - first floor might have predominately retail space or offices and second (or higher) floors might have predominately small apartments, student housing, or temporary living space.
- 6) In all fairness, this is a difficult challenge to resolve.

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### Name not shown

inside WHITE ROCK

February 27, 2021, 6:25 PM

#### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Shared retail space for local artists and businesses.

### Question 3

- Other - Allow the community to propose uses for this space. I am interested in converting one theatre into a community climbing/bouldering space.

### Question 4

- Other - Depends on what the plan is for the spaces, and if they can be purchased at a fair price. If the county is paying anything more than fair market value they should not buy these spaces.

### Question 5

I support the CBS Fox space remaining a shared retail space if the county buys it. Due to its location and walkability, I believe this should remain an accessible shopping space rather than become an apartment or office space. A shared retail space here would promote local small businesses and cater to tourism due to its close proximity to the Bradbury Museum. I would hate to see this space become office or apartments since it's such a prime location. If a retail space is not possible, it would be best to keep this open to the community in some way. As for the theater space I think if the county buys it there would be value in leaving one theatre in operation for community movies and events. The other theater should be converted into a space that would receive regular use. I am supportive of the other theater becoming a coop bouldering/climbing space or a community arcade/game space. Both of these options would provide an outlet to the community and would be used regularly due to its location to downtown.

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### David Powell

inside EASTERN AREA

February 27, 2021, 6:37 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The County of Los Alamos should not put taxpayers at risk in such real estate [mis]-adventures; these projects are the proper realm of private developers.

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### Name not shown

inside LA SENDA

February 27, 2021, 7:13 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 4

- Yes

### Question 5

The feedback from the community on this proposition is both hilarious and heartbreaking.

Many of my neighbors are irate about the old Smith's and Hilltop House eyesore at the entrance of town. I hate that area too. I pass it to get to work every day and I'm sure the scowling has accelerated my fine lines and wrinkles. This is the purest example of why the county taking over CB Fox and the theater is a good idea. If we "let the free market decide," as is repeated ad nauseum in the feedback, those buildings will stay vacant and decrepit forever, guaranteed. At least the county cares about the community and has a vested interest in avoiding blight. Kroger obviously, literally, couldn't care less about our community. Businesses don't want to come here. Period. Our population isn't big enough. No one will ever move into the two spaces.

And another thing: Quit complaining about SR 4. That is a STATE ROAD. The county can't do anything about it. NMDOT has to make it a priority and why should they?

So I support the county taking ownership of the two buildings, and moving ahead with one of the plans presented, but with some stipulations. Housing absolutely needs to be rent-controlled. As in, rent based on income. It can't just be affordably priced, because that won't work here. It won't matter. Upper-class people want cheap housing too. Six-figure-salary earners will snatch them up and boom! No more low-income housing availability.

Second, I know free market is important to everyone, and it is to me, too. But somehow, someway, I wish there could be some control over what moves into the commercial space. If I see an insurance office, a dentist and a bank move into those spaces I'm going to be crushed. I watched that happen when Smith's Marketplace opened up. All those shops along Trinity? I happily waited for that hub to become a place where we could get a quick dinner and do our grocery shopping. Instead, Verizon moved in. Then Supercuts. Then a bank, and a dentist. It's utterly lame and boring over there, and no reason to spend any time, other than grab groceries and get out.

I'm a hopeless throwback, because I want a bookstore, but I also want ice cream. Buffalo wings. A music store, Lakeshore Learning, sporting goods... Like everyone else, I head to Santa Fe or ABQ to shop, but that doesn't mean I'm thrilled about it.

That strip along central is critically important to the town. With anchors of the PEEC nature center and the Bradbury, and the History Museum and

pond and historic walking tour along the way, we absolutely need the old theater and CB Fox to fit the purpose. It has to be restaurants/shopping/recreation. Something to make that entire street worth traveling to Los Alamos for. I believe the County understands this and will make it happen.

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### Name not shown

inside WHITE ROCK

February 27, 2021, 7:22 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Other - Any scenario that keeps a theater in Los Alamos. The Reel Deal was a community asset and having a theater to watch movies is a great amenity in a town this size. If CB Fox has a theater, this could be a tween center and food pantry.

### Question 4

- Yes

### Question 5

Maintaining a theater in Los Alamos provides a great community amenity and provides other non-profits with a partnership opportunity to bring larger films and events to town (e.g. PEEC's Backcountry Film Festival, films for Los Alamos ScienceFest, etc.). CB Fox could easily transition back into a theater that would be right beside our town's breweries and restaurants. That would also keep a major amenity and keep the historic feel of the downtown. Then, the Reel Deal could transition to other uses like the tween center, food bank, community space, etc. Those things don't necessarily need to be right downtown and the large parking lot could be useful for them.



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Overall, I commend Los Alamos County for conducting due diligence on this and considering to purchase these assets. It is important to consider creating a vibrant downtown area. There are already a number of offices and storage spaces in the county. The last thing we need is another office in the best real estate of downtown Los Alamos! I applaud the county for considering other options and working toward creating a more vibrant downtown for locals and visitors.

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### Jennifer Estrada Lupianez

inside LA VISTA

February 27, 2021, 7:27 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- No

#### Question 5

As a constituent and resident of Los Alamos, I am ashamed and frankly embarrassed by how run down and lacking in businesses that this town has become, even pre-COVID. This is a problem, and we do nothing to fix it. We have so much money here that it bothers me how little amenities and businesses we have. It bothers me how broken the town looks. The physical appearance of this town does not make me proud to live here. The lack of businesses and the run down appearance of everything just accentuate how silly it is that Los Alamos holds the title of "most millionaires per capita". It's shameful the council keeps pushing for more of the same with kid activities and housing. More and more of the same every year, for the past half decade at least, that I have been a resident.

Things that will not stimulate the economy or even help the vast majority of residents! The skew to a small subset of the population is very clear. Actually revitalising the businesses in Los Alamos will help people want to live in Los Alamos and keep the economy going. Shame on you for letting this town become more economically stagnant and decrepit than the Rust Belt! It's inexcusable!

We have TONS of places for little kids to hang out all over the county! Stop pushing this idea! It's very clearly the objective in this survey! We have the library in LA, WR, a teen center in LA and one in WR, the makerspace, the YMCA, the family strengths network, the schools themselves that also offer after school activities, tons of parks and pools.

We also have enough housing already! People with rentals can't even find renters and are bleeding money as it is because we are in a work from home situation, and that will continue onward, so the housing situation in Los Alamos is already making businesses like landlords and even private citizens who rent out rooms cry out in Facebook in desperation to fill their vacancies! These ideas are overflowing the market and causing economic issues already, so stop pushing them already!

Also, we should be encouraging businesses to open up in town! Concentrate on this! The pandemic is killing businesses and we didn't have many to begin with! This would actually stimulate the economy and refresh the town and attract talent to this town!

Stop with the pleasing of overly vocal stay at home moms in town that have the time to go down to council meetings during the middle of the day to demand more free daycare options in Los Alamos, and start actually doing something to help Los Alamos stop being a residential bedroom community with a commute of 45 minutes to Santa Fe for everything commercial, as that is not helping the economy or reputation of this town.

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### Howard Cady

inside WESTERN

February 27, 2021, 7:31 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - County should assist any private party to use as permitted by zoning. But the County has no business redeveloping any property that is not obtained except by donation or non payment of taxes.

### Question 3

- Other - County has already encouraged private developer to construct meeting facility. Will competing county owned similar create legal problems

### Question 4

- No

### Question 5

It is fine with me for council to invest their own money in this. But not public money. Stay away from bailing out failing private owners. That is not a proper use of public money.

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## Name not shown

inside NORTH COMMUNITY

February 27, 2021, 7:45 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

## Name not shown

inside LA VISTA

February 27, 2021, 8:32 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Other - This space should remain a movie theatre. Theaters can be popular if they innovate in the right market. The Violet Crown in SF is a great example.

### Question 4

- No

### Question 5

I'm primarily against purchase by LAC because it sets a negative precedent. The optics of the situation are that the current owner / developer made an irresponsible purchase (for any number of reasons) and is now looking for an easy bailout via LAC. If LAC follows through, it could set a precedent for future developers. I've also come to question LAC's ability to make good business decisions on vacant properties (i.e. the "old Smith's" building vacancy and non-complete contract debacle and the Pet Pangea and/or Starbucks land sale at Trinity and 20th that never happened - but another hotel? Why!?!).

I think public / private partnerships are good, I think LAC should spend some money promoting opportunities and development. I don't think the county should purchase and own the space.

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## Karen Schramm

inside WHITE ROCK

February 27, 2021, 9:50 PM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The property should be purchased by some other business. The county should not buy the property.

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### Name not shown

inside NORTH MESA

February 27, 2021, 9:50 PM

#### Question 1

- ...restore a cinema theater downtown
- ...provide additional community activity spaces

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Other - build combined community indoor climbing gym and movie theater

#### Question 4

- Other - indifferent

#### Question 5

The YMCA rock climbing gym is in need of an upgrade. Expanding to the Reel Deal makes a lot of sense. A modern rock climbing gym would be a great benefit to the community. Youth competitions, LA Mountaineers,

the local climbing community, etc. The operations of the current climbing wall are volunteer driven and this can be continued and expanded to allow for low cost, long term operations.

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### Mary O'Brien

outside Community Boundaries

February 27, 2021, 10:37 PM

#### Question 1

- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

This town has an affordable housing crisis. The housing crisis in turn creates a system of discrimination; the only people that can afford to live here are scientists with PhDs who are in turn majority white. Thus these are the only people whose kids get to benefit from the great schooling in Los Alamos. Both the local government and the DOE need to do all they can in order to create and sustain affordable housing to sustain the lab and prevent further economic segregation.

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### Name not shown

inside EASTERN AREA

February 28, 2021, 8:43 AM

#### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The County should lift red tape and make the process easier for developers, private owners, co-ops, or non-profits to pursue their own endeavors. The County should not be in the business of buying up the town spending GRT and taxpayers' money and landlording. Recall when future GRT was uncertain during the Lab contract changeover. This uncertainty will recur with every contract change. The County should prioritize funds to maintain its current community assets (golf course, aquatic center, ice rink, etc.) and/or offload the ownership of such assets to non-County entities such that the County doesn't get stuck holding the bag if GRT should decrease greatly or evaporate completely and have to issue bonds or raise taxes on property owners and residents.

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### Albert Apodaca

inside WESTERN

February 28, 2021, 8:46 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- None of the above.

### Question 4

- No

### Question 5

If I had a vote, I'd leave Reel Deal as is. The theaters can be offered for a variety of activities using the existing infrastructure. And I'd also vote you stop promoting development concepts based on the perceived needs of a vocal minority. A tween center?!? Really??? I guess having their own pool, splash pad, etc. isn't enough? But that said, I don't have a vote. I don't own the property and neither should the County. So butt out. It was purchased by a developer. Let him/her live with their decision.

As for CB Fox, I'd demolish it and start over. I suspect it would be cheaper in the long run vs. attempting to remodel/reconfigure a hodge-podge facility to meet current safety standards and building codes... especially if/when County building code inspectors get involved! But once again, it is not my decision. It will be the property owner's decision i.e. not the County's.

Not to put too fine of a point on this... the County has no business purchasing these properties. Since there are soooooo many other vacant properties throughout the downtown area, what makes these two properties different? Perhaps the County should buy up all the vacant properties, spend/waste lots of money studying options, and arrive at the same conclusions as before... residents want more retail options, more restaurants, more affordable housing. You all asked for our votes claiming to focus on affordable housing and more retail options. So use the tools currently at your disposal (incentives, tax breaks, etc.) and get focused on what you were elected to do. But foremost, stop attempting to become something you're not. You are not developers, you are not real estate brokers.

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### Name not shown

inside DENVER STEELS

February 28, 2021, 9:48 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Incentivize private developer to purchase and open business that makes sense in this market.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 3

- Other - Incentivize private developer to purchase and open business that makes sense in this market.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside EASTERN AREA

February 28, 2021, 10:21 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

### Name not shown

inside WHITE ROCK

February 28, 2021, 11:40 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Space for restaurant/business, not residential

### Question 3

- Other - I liked it when it was a theater.

### Question 4

- Other - Only if they can use them to promote businesses, not something that the county would continue to funnel money into

### Question 5

I really liked the Reel Deal Theater as a place to watch movies, and I would have kept going if not for COVID. In my experience, downtown housing is prohibitively expensive, so I do not believe that will alleviate our housing issue and it would take away valuable downtown space from businesses. I would like to see more businesses in Los Alamos. I would rather have a place for the whole community than a specific "tween" space, since my ideal downtown would be a fun place for everyone to hang out at and explore.

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### Name not shown

inside LA VISTA

February 28, 2021, 12:36 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 3

- None of the above.

### Question 4

- No

### Question 5

I think it would be very financially irresponsible for County to buy back those buildings. County has no need for those, and County should not use tax-payers money to bale out and provide profit to the developer who bought those buildings.

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### Name not shown

inside DOWNTOWN RESIDENTIAL S  
February 28, 2021, 2:02 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Mixed use with book store / coffee shop on ground floor. Possible bar / rooftop garden on top floor. Please oh please give us a non-alcohol centric downtown hangout space. Coffeeshop/Bookstore would make so many people so much happier.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

Please. We have a teen center now, and are considering a tween center. Please make a Young Adult (18-40) center. (Book store, tea shop (mom

and pop, small business..... please... less corporations., etc etc) and don't gouge the owners of it by letting the property owners charge asininely high rents.

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### Name not shown

inside NORTH MESA  
February 28, 2021, 2:22 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The county should stay out of purchasing anything. That is not what they are here for and certainly not what they are good at. Everything they approve is detrimental to the beauty of the town. We have not had an award winning building since the county building they tore down. Worry about things that matter like roads, parks, open space and security.

---

### Adam Lane

inside NORTH COMMUNITY  
February 28, 2021, 3:01 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - I support keeping the first floor as commercial/retail space, and using the existing second floor as residential space, but I do not support adding additional floors to the building.

### Question 3

- Other - Our community needs a multi-screen movie theater. This space should be left for the exclusive purpose of serving as a movie theater.

### Question 4

- Other - I think the county should purchase CB Fox only.

### Question 5

I believe purchasing the CB Fox building to renovate and use as commercial and residential space is in the best interest of the county and the lab, so long as additional levels are not added which would hinder the mountain views and small town feel that are key parts of Los Alamos' appeal. I also believe that a movie theater is an important part of any town and will help Los Alamos attract families and the best and brightest minds. For this reason, I do not believe plans should be made for the Reel Deal theater, until the movie theater industry has had a chance to recover and offers can be made on the theater space that would fit its intended purpose.

### Name not shown

inside WHITE ROCK

February 28, 2021, 4:04 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Brenda Fleming

inside WESTERN

February 28, 2021, 4:52 PM

### Question 1

- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Minor changes—yet ALL the building is reserved for retail and restaurants; giving priority to businesses already established in Los Alamos that desperately need better locations and higher visibility.

### Question 3

- Other - I don't think Reel Deal is a great investment.

### Question 4

- Other - I think they should purchase CB Fox.

### Question 5

We have great small businesses in this town. We have a beautiful, walkable, bikeable mainstreet—our beloved Central Avenue. Yet, there is a major disconnect. Those small businesses are scattered around this town like easter eggs in the Amazon Jungle. And, more and more office spaces are moving to our beautiful, yet dying mainstreet.

The lack of cohesiveness has made our town feel kinda dead.

A new employee at my work said he drove through the main stretch of Los Alamos before moving to New Mexico, and was like, "There is nothing there!" And then he chose to live in Santa Fe.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

My preference for the county is to purchase CB Fox and rent it affordably to retail and restaurants that already exist in this town but desperately need better locations so they are visible and accessible!

Fleur de lys, Seeking Chameleon, Cricket Window, Village Arts, Candy Man music shop, etc.—can you imagine how amazing it would be if they were all on Central Avenue? Our beautiful, walkable downtown would actually have businesses to walk to!

The former CB Fox stretches down almost the entire block of Central Avenue, and with the recent renovations to Central Avenue, this is a perfect place for patio seating, window displays, and folks dropping dollars while walking between Bradbury Museum, Gordon's concerts, and Fuller Lodge.

(Perhaps there would have to be some application process for businesses, and perhaps locals voting on what businesses they would see thriving on Central, as it is in a way, an investment from us taxpayers...)

I pushed for a multi-recreational path a few years back that is in process of being built. It will go from the Rim Trail to downtown (Fuller lodge/Ashley Pond) and end at the PEEC Nature Center by the Aquatic Center. How cool would it be to bike, stroller, walk, wheelchair, etc. through this town and have all the businesses just right there, all together, easily accessible to all?

I have to admit I find it easier to just go to Starbucks or Smiths because the small businesses are crammed into little corners of this town that are inconvenient, hidden, and ultimately forgotten about. Not everything in this town needs to be a secret!

I have read some of the ideas about a bringing back movie theater and a Tween Center. I think these ideas need to be tested out by a passionate entrepreneur. While a Violet-Crown style movie theater would be awesome, I think it's too risky to do on the public's dime. I don't think the county should be buying buildings for a business that is yet to come into existence. And, as a former tween in this town, I remember just walking around, going out to coffee, hanging out at random businesses, Gordon's concerts. In other words, the best type of tween center may come in the form of continuing to make our downtown more walkable between PEEC, restaurants, the library, the skate park, Ashley Pond concerts and parks—I just can't imagine a tween wanting to be boxed into some center. As for purchasing the Reel Deal, I think the Reel Deal theater isn't exactly a fantastic location—its kind of awkward visibility-wise and on a steep hill—and while the pool and its new swim area will be across the street, it is not a good place to cross the street or walk. I think this is a good building to leave for some private investor for offices or businesses that don't need high visibility, or an ambitious entrepreneur willing to take the risk of reopening a movie theater.

In conclusion, we have a gorgeous venue for concerts at the Pond, and a beautiful, walkable mainstreet with views of mountains in all directions. Friday night concerts have drawn people from all over the state—but those people come and don't see our hidden businesses. Locals often forget or are inconvenienced by our hidden businesses. So why not create a sustainable situation for the businesses we already know and love? And a lively, awesome mountain-town downtown that we all enjoy?

Many thanks,  
Brenda Fleming

P.S., Is the Los Alamos location for Candyman music shop still open? I have a huge music family. My kids play violin and piano and my husband has more instruments than I want to share. YET, we never made it to Candyman music shop, because it was "somewhere out on DP road" and well, I just forgot about it! If this music shop was on Central Avenue, I am sure we would have wondered in Every. Single. Time. we went downtown to grab a coffee or hang out at Ashley Pond. Just sayin...

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**Susan Sprake**  
inside NORTH MESA  
February 28, 2021, 5:08 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

I would like to have the county consider buying the old Smith's and turning it into a recreation center with physical activities for the youth of



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

all ages. E.g., game consoles, bumper cars, paint ball, bouldering, things along those lines.

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### Mary T Marzili

inside BARRANCA MESA

February 28, 2021, 6:20 PM

#### Question 1

- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- No

#### Question 5

Why is the county buying more buildings when they cannot maintain what they have? I just left Cottonwood, an excellent restaurant space, that has had trouble with no heat in the conference center since the building was built. We had to wait for a table & many families were turned away. The patio is being rebuilt and is running behind. Tables in the remaining space are very limited. The conference room, which could be used for dining is without heat. How can the county take on more responsibility when they don't have the ability to maintain what they have?

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### Name not shown

inside WHITE ROCK

February 28, 2021, 7:32 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

2nd floor residence options might work, but street level space should stay restaurant and/or retail.

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### Name not shown

inside WESTERN

February 28, 2021, 8:17 PM

#### Question 1

- ...promote additional residential development in the downtown

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- No

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

Affordable housing is needed in Los Alamos. Not everyone works at the Lab, or has a spouse that does. Try finding a place to live in town when your wage is \$10/hour, and you have more than just yourself to support. Nearly impossible when you consider all the other expenses a person or family incurs just to exist. More rent controlled apartments are needed, ones that base monthly rent on a person's income.

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### Theresa Cull

inside BARRANCA MESA

February 28, 2021, 8:48 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - I would like to see retail, but am concerned about the cost of upgrades and renovations, given the age of the facility.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - I'm torn. I'd prefer purchasing the Reel Deal building, but I'd hate to lose retail space downtown.

### Question 5

Is there really no one else interested in purchasing these buildings? Why did the current owner(s) decide not to pursue what they were planning? Seems like we already have a lot of empty space. How will we attract small retail businesses? Who would want to live downtown if there isn't retail or restaurants within walking distance?

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### Name not shown

outside Community Boundaries

February 28, 2021, 8:54 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

I think the county should keep reel deal as a theater and use the space at CB fox to make the Tween Center and move the youth Activity Center there as well to up grade it from its current location.

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

February 28, 2021, 9:29 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 4

- Yes

### Question 5

No response

### Tina Derr

outside Community Boundaries

March 1, 2021, 1:18 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - The county should not purchase this building. It should be sold to another developer, allow them to do demolition and rebuild. The cost of the antiquated building to do remodel would be more than a new build and not in purview of the county.

#### Question 3

- Other - (Can't correct sentence)This facility has great potential for the use by Manhattan Project NationalPark as lecture halls, or Bradbury Science Center to expand their educational offerings. Maybe even PEEC. However, LA County should not become a landlord

#### Question 4

- Other - Not CB Fox building. If theater can be used for educational purposes by county, yes. If not, let federal government buy for use by National Park or Bradbury Science Center.

#### Question 5

Though we have not lived in Los Alamos for 7 years, we still hold a very personal connection to the community, the people and it's welfare. The county should be more supportive of private enterprise (please stop the extreme "over-the-top" prohibitive code regulations). A possible way of supporting acceptable private rental prices (vs government rentals for office space) could be accomplished through a zoning of areas that can be used by private enterprise and other areas zoned acceptable for government rentals/use.

With the (finally) successful addition of family friendly pool, it seems

logical to have a space at the pool designated as a "tween" hangout with appropriate hours.

### Name not shown

inside ASPEN - WALNUT

March 1, 2021, 2:02 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Minor changes or renovation, where all the space remains retail. No apartments.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

There's so many ways to incentivize people and business to come to our town without using taxpayer dollars so blatantly. Please don't purchase the buildings. I don't want to see flats/apartments downtown unless they're a proper high-rise with an elevator and has accessibility options for the disabled. County can create a more inviting environment for new businesses without owning the buildings the entrepreneurs pay rent to (this looks like a big conflict of interest). Leave the reel deal building alone, i believe that with some small tweaks to the viewing experience it could be open again, we all want a movie place again. The food place shouldn't be so centralised. I'm not against the tweens having their own place, but I don't like it inside reel deal.

### Name not shown

inside NORTH MESA

March 1, 2021, 6:49 AM

#### Question 1

- ...restore a cinema theater downtown

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - Although I support the food pantry, I don't like the idea of the food pantry being in one of the prime spaces downtown. I would like our movie theatre to stay and make one of the spaces into a space to rent for meetings, or performances, etc.

### Question 4

- Yes

### Question 5

I've lived here for 25 years and I have always been an advocate for a vibrant downtown with locally owned shops and restaurants. No big box stores or office space please!

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### Name not shown

inside ASPEN - WALNUT

March 1, 2021, 7:33 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote additional residential development in the downtown
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - only if definite use is determined

### Question 5

No response

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### Name not shown

inside CLUBHOUSE - PONDEROSA

March 1, 2021, 8:26 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

March 1, 2021, 9:59 AM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Do nothing; let the market decide.

### Question 3

- Other - Do nothing; let the market decide.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside BARRANCA MESA

March 1, 2021, 10:02 AM

### Question 1

- ...promote additional residential development in the downtown
- ...provide additional community activity spaces

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - Leave it alone. Encourage purchaser, post-COVID, to buy it and run as usual.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

March 1, 2021, 10:25 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - not sure

### Question 5

What we really need is a dedicated 500-seat performance arts space downtown that could be shared by such large ensembles as the Los Alamos Symphony Orchestra, Community Winds, Little Theater, Los Alamos Choral Society, etc. They shouldn't have to squeeze into spaces (like Crossroads Bible Church and Griffith Auditorium) that weren't really meant for such purposes, and they shouldn't have to compete for rehearsal and performance dates anywhere. It should all be organized by the Los Alamos Arts Council in an equitable and unified fashion. The County Council needs to think beyond businesses and housing. In this highly intellectual community there is a tremendous interest and participation in the arts. Such a performance space could be as much a draw to the downtown ALL YEAR LONG as any of the other proposed uses of the CB FOX and the Reel Deal locations.

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### Name not shown

inside BARRANCA MESA

March 1, 2021, 10:26 AM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...provide additional community activity spaces

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Other - County "promotes" by seeking movie theater company to purchase & operate as movie theater. County could rent one of theater rooms to convert to tween center.

### Question 4

- Other - Only purchase CB Fox (depending on cost/income analysis). Create at least 9 residential units and tween center here, possibly food pantry, too. Rest for retail/dining.

### Question 5

Only purchase CB Fox—depending on cost/income analysis. Create at least 9 residential units and tween center here, possibly food pantry, too. Rest for retail/dining. Ensure no restrictions on tenants/owners, eg Starbucks, Smiths cannot dictate type of store operating in its vicinity. After Covid, County works to promote our community to outside businesses, restaurants, movie theater companies, etc. The latter should purchase Reel Deal to run as movie theater. County should be in the business of financially promoting community spaces, eg, recreational facilities that promote healthy lifestyle and children's teams, like swimming facilities, tennis courts, golf course, and ice rink—we still need a new ice rink! County should not, in general, serve as landlord of for-profit entities. It should promote businesses via business friendly rules & regulations. As is, the proposal is not clear regarding the intended business model. Who would be responsible for described renovations? Is the idea that businesses benefit by being able to purchase small segments of the larger space? Are residential tenants owners or renters? Who is the landlord...one entity or several? Etc. Reel Deal should be sold to a theater company to run as movie theater. That company can decide how to make a profit by instituting uses beyond just showing movies, but consistent with the space.

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#### Name not shown

inside EASTERN AREA

March 1, 2021, 10:56 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Other - Find private investors. Minor changes. First and second floor retail space.

### Question 3

- Other - Keep largest theatre for community entertainment/lecture events, create multi-use open space, refreshment bar, meeting space(s)

### Question 4

- Other - purchase Reel Deal for community event space, find private investors for retail space in CB Fox building.

### Question 5

The county should avoid the role of being a landlord for retail/commercial space. If, for the sake of keeping Central Ave from becoming a ghost town or just more office space, the county needs to buy the CB Fox building it should be sold to private enterprises with affordable terms. Existing local businesses should have preference in purchasing. Regarding residential space in the CB Fox building: the investment it would take to create 4 residential areas on the existing top floor make this a ridiculous notion. Demolishing the south part of the building and constructing residential space with taxpayer money is even more ridiculous.

There is a need in town for performance, meeting, and event space. The Reel Deal building would be good for this and is more consistent with county purpose than being a retail/residential landlord.

Re: space for a food bank is a good thing to do but there are plenty of other empty buildings in town that aren't in the heart of town we are trying to develop that would serve the purpose.

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#### Name not shown

inside WHITE ROCK

March 1, 2021, 11:20 AM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

March 1, 2021, 11:47 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Convert to restaurants and shops.

### Question 3

- Other - I don't generally support supermarkets but some sort of grocery store would be good if we are to promote walking from surrounding apartments. There isn't one on that side of town.

### Question 4

- Other - Yes, but only if that helps the transition to small businesses occupying the sites.

### Question 5

I imagine it is too late now, but separate questions on whether to buy CB Fox and Reel Deal would've made the results clearer - especially as people

filling out this survey could be influenced by looking at 'the results so far' on this website.

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### Paul Geimer

inside DENVER STEELS

March 1, 2021, 12:31 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside WESTERN

March 1, 2021, 1:10 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Unsure, basically Yes. Could county encourage private enterprise with low interest loans etc

### Question 5

I do want a vibrant Main Street. Maybe with a pedestrian mall.  
Leave the movie theater at Reel Deal location and add live theater space for live plays and music.c  
I want a retail store again. Miss CB Fox.  
Basically I understand and approve of county evolution to guide down town development, but feel unsure about getting into real estate/ landlord duties.  
Where is private enterprise?

---

### Bill Somers

inside NORTH MESA  
March 1, 2021, 2:07 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Need to determine the cost/benefit of upgrading an old building vs. new. It should have plenty of retail space at street level. At least two stories of residential space above (3 story bldg.) Do NOT move the theater back into the building.

#### Question 3

- Other - Leave it as multiplex theater. If there is only one theater for movies people will most likely go elsewhere. Food pantries, community space, tween centers can go elsewhere (old Smith's building, Mari-Mac) They shouldn't be in the downtown retail area.

#### Question 4

- Other - Only if the purchase is for the same amount the current owners paid. They should not make a profit after a few months of ownership and then deciding they aren't interested.

#### Question 5

The retail space should be affordable for small businesses to get started. There should be a way to assist small businesses to get started financially. Encourage current business owners to relocate to downtown rather than be scattered. Have a variety of unique shops, restaurants and bars to make downtown a place locals and visitors would want to go.

---

**Name not shown**  
inside EASTERN AREA  
March 1, 2021, 3:35 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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**John Gustafson**  
inside BARRANCA MESA  
March 1, 2021, 5:15 PM



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown

### Question 2

- Other - A combination of residential and commercial. I want to say demolish and start new, but that seems like a huge (and expensive) undertaking.

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Other - My answer is yes, but I wanted to comment. Many commercial spaces have remained vacant for years. If LAC does not take the lead I worry we'll have more vacancies staring at us for years to come.

### Question 5

Would love to see downtown development that includes residential options to give some vibrancy and life to our downtown area.

---

### Name not shown

inside DENVER STEELS  
March 1, 2021, 5:25 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Other - With the LANL expansion and few old people moving away, we need residential space AND retail, entertainment space downstairs. This, however, isn't a minor change. As the presentation stated, this building needs a lot of rebuilding and repair.

### Question 3

- Other - Keep a theater complex--two movies and a black box. We desperately need storage for our increasing low-income population. But a Tween Center? You'll need to give us more data about that necessity.

### Question 4

- Other - Tout it this downtown area as a great investment, and don't subsidize the so-called investors. And do NOT let it go to office space.

### Question 5

Let's not let this area devolve into another Merrimac or C d'Baca ghetto. However, the County should advertise the great investment from the LANL expansion; with 400 - 7K new households needing housing a places to spend money this is a no-lose property. HOWEVER, the lease must stipulate that the property must be developed within one year of purchase, meet the County's goals and Comprehensive plan, and that all improvements meet an equivalent of LEED Gold environmental standards and our zero-net-carbon by 2040 goal. We should also stipulate that the CB Fox building, the only remnant of the 1951 Cold War planned downtown mall, must be maintained as an historic part of Los Alamos. We also should not subsidize the developer. We need a fair price for both these prime properties, and, of course, we don't need to sell them as a package.

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### Name not shown

inside WESTERN  
March 1, 2021, 8:15 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Yes

### Question 5

No response

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### Name not shown

outside Community Boundaries

March 2, 2021, 8:50 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- None of the above.

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside EASTERN AREA

March 2, 2021, 8:58 AM

### Question 1

- ...restore a cinema theater downtown

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Other - I really like the idea of this space becoming a museum. This is a great location for one, and it provides another attraction to the downtown.

### Question 4

- Yes

### Question 5

I believe if the County purchases the spaces, they have a responsibility to use the tax payer dollars to benefit the community in the short and long term. We need retail spaces that are within reach for small businesses. We need housing. And we need attractions to keep people coming to Los Alamos, so we can grow and eventually have even more retail space and support for local businesses. I ask the Council to not just listen to the loudest voices in the choir, but think instead of the community as a whole. I have lived here my whole life, and the way forward will never be by standing still. This community has a lot of potential, and has so many unique aspects to it. Don't waste it!

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### Name not shown

inside NORTH COMMUNITY

March 2, 2021, 9:27 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - County government has no business getting involved with ownership or redevelopment of commercial or residential properties at all.

### Question 3

- Other - Repeat prior comment

### Question 4

- No

### Question 5

Repeat prior comment

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### Diana Martinez

inside EASTERN AREA

March 2, 2021, 9:31 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Other - Perhaps a mix of 1 and 2

#### Question 3

- Other - Probably a mix of 1 and 2

#### Question 4

- Yes

#### Question 5

At first I didn't think this was in the County's purview, but this is a unique

county given that at one time it was all government owned and finally privatized. However, given that we are essentially a one-industry town and land-locked, it seems like our City-County government must act to open up sectors that would normally be performed by private/commercial sources. Since the shortage of affordable land/building resources free of a few landlords in town, it seems like the County must step in to help provide the resources that the citizen's indicate they want, which is in alignment with strategic plans to support the LANL workforce, and once you provide housing, you must consider options to do outside of work, to make this town and employment here attractive to staff you attempt to recruit.

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### Name not shown

inside NORTH MESA

March 2, 2021, 11:15 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

inside NORTH MESA

March 2, 2021, 12:52 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - Purchase Reel Deal. Not CB fox.

### Question 5

Purchase price should be of equal or lesser value than price paid last year. LA county should refrain from providing profit to real estate speculators.

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## Robert Wells

inside EASTERN AREA

March 2, 2021, 12:53 PM

### Question 1

- ...provide additional community activity spaces

### Question 2

- Other - see detailed comment below

### Question 3

- Other - Interactive Interactive Childrens Museum (already have a teen center)

### Question 4

- Other - Depends on careful assessments

### Question 5

To: Los Alamos County

RE: County request for ideas for County use of CB Fox and Reel Deal Theater properties: CB FOX ARCADE

First, I support Elizabeth Jacob's suggestion that a potential use for the Reel Deal Theater could be an interactive Children's Museum – potentially with programs coordinated with the Los Alamos Nature Center/Pajarito Environmental Education Center.

Second, entice Dave Fox to re-establish CB Fox as it was so well regarded by Los Alamos folks over many decades. Assuming that Dave can't be enticed, maybe he has ideas about how CB Fox could be replicated in an age of Amazon-type on-line shopping. What residents seem to especially miss is the opportunity to "in-person shop" for personal items, gifts, quality chocolates, etc. Presumably, such a re-creation would not need to replicate Fox's furniture/mattress enterprise (previously on the fourth level).

Alternatively, the CB Fox building could be converted to a moderately high-end four-level shopping arcade (as was done 30-years ago by Gerald Peters with a building on West San Francisco Street in Santa Fe). The shops would need to profit enough to cover rent, etc., which means they would have to carry more expensive items (e.g., clothing, arts & craft) than sold at the Fuller Lodge Arts Center and other County supported activities, such as the above proposed Children's Museum. Ideally, they should be either different or not overly competitive with inventories carried by other local businesses, such as Karen Wray Fine Art.

It is likely that some features of the CB Fox building, such as handicap access, were "grandfathered" in terms of building code compliance and would necessitate extensive building renovation for whatever future purpose, such as the "arcade" possibility. Most likely the south end of the building would need modification for (1) an attractive entry from parking along Deacon Street (which should become an inviting parallel shopping street to Central and Trinity) and (2) the bottom level might include, in addition to the public entry, rest rooms, an elevator to the upper levels, and necessary utility-storage space.

Keeping in mind that the building was originally a theater, there will be a handicap access problems going between the four levels. Presumably, this can be worked out, but this proposal will leave the problem for further consideration. When designing the arcade "cubicles", security must be balanced against customer visibility/attractability. Probably, the best solution would be a matrix of easily adapted retail spaces, emphasizing visibility of items for sale, while ensuring appropriate security (taking in to account the relative insurance liabilities of the County and the renters). An opportunity exists to have a deck constructed off the third level (i.e., former male clothing), south side of the building (which could be glass enclosable in inclement weather) would provide for a year-round tea room/café. Central Avenue entry to the second level could remain largely unchanged. Successful implementation would bring back the "community

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

centroid" aspect of CB Fox and be even better.

It seems important to recognize that the Albuquerque-to-Taos art market has long been considered second only to the New York art market (which is only second to the Paris art market, world-wide) in terms of dollar volume. Specifically, prior to the current socially restrictive Covid environment, a lot of tourist money has traditionally been spent along the Rio Grande Valley – but Los Alamos has not shared much of that income – to the extent that many long time Valley residents still think we "glow in the dark" up here. (I once was meeting with a Santa Fe County official who bemoaned that there was nothing to do with her kids in Santa Fe – and I asked her: Are you aware of Los Alamos' Tuesday and Friday summer concerts? No, she had never visited Los Alamos.) Given all the amenities available in Los Alamos and immediate surroundings, we've essentially been derelict in ensuring the rest of Northern New Mexico is aware of what Los Alamos County has to offer – to our considerable financial loss.

Developing the former CB Fox building as something that not only attracts local residents, but regional, national and international visitors in Northern New Mexico, seems imminently prudent. Naming the building CB Fox Arcade provides long-term recognition of role played by Clement, Benner and Fox during Los Alamos history. Los Alamos County appears to have the following options: (1) Do nothing—leave it to the current owner to resolve; (2) Purchase the building and develop as a County resource; or (3) Purchase the building and subcontract renovation and operation with close County oversight.

Long-time resident

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### Jason Gans

inside NORTH COMMUNITY

March 2, 2021, 1:22 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Demolish and convert to open space until a commercial developer is willing to purchase

#### Question 3

- Other - Demolish and convert to open space until a commercial developer is willing to purchase

#### Question 4

- No

#### Question 5

If the county purchased these properties, would the current owners be (a) making a profit, (b) breaking even, or (c) taking a loss? Why is the county backstopping a commercial transaction/bailing out the developer (and would this simply encourage other developers to try to "flip" other properties with the expectation that the county would step in)? If there is no current commercial interest in these properties, then the county should "encourage" (by judicious property tax rates) the developer to tear down the existing buildings and leave the spaces as landscaped open space/garden areas until a future purchase can be arranged.

---

### Dawn Summers

inside LA VISTA

March 2, 2021, 1:44 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

outside Community Boundaries

March 2, 2021, 3:48 PM

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

---

### Terry Goldman

inside WESTERN

March 2, 2021, 4:18 PM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)

### Question 2

- Other - These or other scenarios should be decided by a commercial investor, not the County

### Question 3

- Other - A tween center and community theater would be a good county investment

### Question 4

- Other - CBFox, no. Reel Deal, maybe.

### Question 5

The County is taking on too much of what should be determined by private enterprise. In particular, CBFox redevelopment in prime downtown real estate should be done by an experienced commercial developer. The suggestion for the Reel Deal have clear community functions: Tween center, community theater, food distribution for the needy, .... so the County being directly involved there makes some sense, especially given the proximity to the County Pool, Teen Center and High School.

---

### Barbara Kettering

inside EASTERN AREA

March 2, 2021, 5:28 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The County should take care of our infrastructure, community parks and trails and stay out of private enterprise.

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### Name not shown

inside NORTH MESA

March 2, 2021, 7:25 PM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Let current owner do the remodeling. Don't buy

### Question 3

- Other - We already have a teen center. Don't buy

### Question 4

- No

### Question 5

If the county purchases these 2 building the county will lose the property taxes for those buildings. Look at how long the old Smith's has been vacant. Let someone else remodel the buildings for what they want and not spend LA county tax dollars. If we lose those tax dollars the home owners taxes will go up. Fix what we own and don't buy those properties.

---

### Name not shown

inside NORTH COMMUNITY

March 3, 2021, 7:13 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

I strongly feel we should have a movie theater in town so if Hollywood goes back to making blockbuster movies, I want to be able to see the movies without driving a long way.

---

### James ODonnell

inside EASTERN AREA

March 3, 2021, 7:09 PM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Skyla Scher-Luna

inside EASTERN AREA

March 3, 2021, 7:09 PM

### Question 1

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

Turning downtown into a lively place to gather is long overdue. Office space has completely taken over and it makes the main strip totally bare. Another proposal is to take back the space where sparkys soda bar and the movie theatre used to be and turn that into a major shopping area. That's so much wasted space that could be used for the community. As for cb fox, turn it into a coop with small businesses throughout and a dining, gathering, meeting area downstairs. Line central with food trucks, coffee and tea shops, tap houses, breweries, bakeries, wine and dine restaurants, retail, etc. this town has unlimited potential to be a true gem. It just needs a better layout and lower rent so Small businesses can make it! Put a bowling alley, arcade, escape room, putt putt, teen center, or tap house in the old smiths. Just a few thoughts but there's plenty more where that came from!!

---

### Karen Jentzen

inside EASTERN AREA

March 4, 2021, 9:17 AM

### Question 1

- ...restore a cinema theater downtown

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

Please keep the movie theatre. We need entertainment for all ages in this town. CB fox building should be retail space similar to old CB fox but something more in the line with the old woolsworth and the old CB kids should be turned into a soda fountain/ ice cream parlor.  
Thank you

---

### Name not shown

inside WHITE ROCK

March 4, 2021, 2:03 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Do not trust Council to handle this situation in a way that benefits our community. Very bad track record and too secretive.

---



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside WHITE ROCK  
March 4, 2021, 2:53 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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### Scott Havemann

inside QUEMAZON  
March 4, 2021, 3:11 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- Yes

#### Question 5

No response

---

### Name not shown

inside NORTH MESA  
March 4, 2021, 3:18 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - This purchase is a ridiculous idea and should not be entered into by the county

#### Question 3

- Other - Again another ridiculous purchase

#### Question 4

- No

#### Question 5

This whole idea sounds like an entrepreneur/investor from out of state bought some properties then realized there was no viable use for the buildings and wants the county to cover his poor investment by taking these properties off his hands. I think he made an error in judgement--I don't think the county should repeat his mistake with our tax dollars.

---

### Suzie Havemann

inside QUEMAZON  
March 4, 2021, 3:42 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

This conversation has been going on for decades here in Los Alamos. We have a hodge podge layout with businesses, shops, and eateries scattered all over the place. The town is not walkable. Thousands of hours have been invested, or wasted, depending upon one's perspective, in trying to revitalize our 'downtown' and in trying to improve our housing stock. And the result? Empty buildings, sheets of asphalt, sparse shopping options, insufficient and expensive housing. Not enough places to meet friends, not enough places to entice visitors to stay a while, not enough amenities to convince newcomers to accept employment here and/or live here versus Santa Fe. Bottom line, we have no "there there". I'm all for private sector and market based solutions, but sometimes public sector nudging is in order to avoid negative externalities and to realize a greater community benefit. Activity begets activity. I think this could be a launching pad for more and better investments to come.

### Name not shown

inside NORTH COMMUNITY

March 4, 2021, 8:03 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space

- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

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### Name not shown

inside NORTH COMMUNITY

March 4, 2021, 8:24 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Yes

### Question 5

I would like to see at least one of the theaters at Reel Deal remain a cinema. I think the county could "operate" the cinema as a fundraising vehicle for the various non-profit organizations in the county (e.g. Little League, Girl Scouts, Family Strength Network, etc.). Each organization could take several weeks of the year to operate the cinema and concessions, with the proceeds going to the non-profit organization. In order to ensure that a minimum capacity is met, tickets could be sold online several weeks in advance. If an insufficient number of tickets are sold, everyone the showing is canceled and everyone that already pre-purchased tickets gets their money back.

### Name not shown

inside BARRANCA MESA  
March 4, 2021, 9:09 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - The CB Fox location should be dedicated to retail, restaurants, and other like businesses, with local businesses prioritized. There should be no residences in this corridor. The County should use zoning, rather than purchase, to accomplish these goals.

### Question 3

- Other - The Reel Deal should be maintained as a movie theater, dance space, art space, black box theatre, and stage space. Another teen/tween center is not needed. The purchase of this property to be put toward this use may make sense for the County.

### Question 4

- Other - The County should consider purchasing the Reel Deal Theater but not CB Fox. Generally, the County should use other tools at its disposal, including land use and zoning laws, to guide the development of the downtown area by the private and public sectors.

### Question 5

The County needs to use incentives and/or punitive measures to encourage commercial property owners and developers to either sell or utilize the vacant properties in town. Options may include a vacant property fee or tax on vacant commercial property separate from or combined with revitalization incentives and/or re-zoning efforts or other appropriate measures. The County does not need to encourage outside developers to purchase properties in town with the knowledge that the County will bail them out if the economic outlook of the properties changes. The County also needs to stop giving away / allowing the development of new and/or vacant land and instead use alternative measures to encourage the sale of existing properties to new developers so as to maintain as much open space as possible until all currently blighted and vacant properties are repurposed.

### Name not shown

inside ASPEN - WALNUT  
March 4, 2021, 10:16 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

### Ed Kettering

inside EASTERN AREA  
March 5, 2021, 11:19 AM

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

1. I do not believe that a government should get involved in a business that should be handled by private enterprise.
2. From what I am seeing, it sounds like the County Council has already made up its mind to make the purchase.
3. If it is decided on to make the purchase, we DO NOT need to pay the 4 million dollars that is being tossed around. Maybe pay the current owner what he paid for the properties. You do not also make a profit on an investment.

---

### Name not shown

inside BARRANCA MESA  
March 5, 2021, 12:07 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Such a leading question! The county should not buy the property in the first place. Our county has meddled enough in the business of real estate ownership. Will they just give this property away like the lot given to a hotel chain that is still vacant?

### Question 3

- Other - Again, don't buy it.

### Question 4

- No

### Question 5

Please stop buying properties to push your mis-aligned agenda. There are other ways to encourage growth. How about you start with supporting the businesses we currently have in town?

---

### David North

inside LA SENDA  
March 5, 2021, 12:45 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

Gluings both properties into one package is a strategic mistake. Spending money to pursue options on a property before establishing if the purchase even could be legal seems to be a wasteful approach. The seeming lack of disclosure is yet another reason for growing public distrust of the council.

---

### Name not shown

inside BARRANCA MESA  
March 5, 2021, 4:08 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

The best scenario would be to close off part of Central Avenue to vehicle traffic and convert it to a pedestrian mall.

---

## Galen Gisler

inside WESTERN

March 5, 2021, 5:04 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

No response

---

## Name not shown

inside ASPEN - WALNUT

March 5, 2021, 7:20 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Other - We just want our movie theater back. We want to bring our children to movies to be able to relax and get away. We would prefer not to have to drive all the way to esplanola to just watch a movie.

### Question 4

- No

### Question 5

Please just bring back the movie theater.. We need a department store as well for los Alamos. Either target or a locally owned business it doesn't matter.. but something of that sort that would actually benefit our community. All we wanted was a movie theater and shopping and these ideas are nothing of what the community and our children actually want.

---

## Richard Honsinger

inside EASTERN AREA

March 5, 2021, 9:41 PM

### Question 1

- ...restore a cinema theater downtown

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...construct a Tween Center (an activity center for middle school aged youth)

### Question 2

- None of the above.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Purchase the theater, but let private investors develop CB Fox

### Question 5

If the county is to purchase vacant real estate for demolition or development, start with Hilltop hotel and/or old Smiths

---

### Name not shown

inside DENVER STEELS  
March 6, 2021, 8:00 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - Purchase is endorsed only if the best means of promoting the above uses or countering the typical fate of space going to lifeless existence as LANL contractor office space.

### Question 5

No response

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### Name not shown

inside NORTH COMMUNITY  
March 6, 2021, 9:07 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- Other - Atomic "Meow-Wolf" type of space

### Question 4

- No

### Question 5

County involvement in these two properties is a bad idea. No further resources (financial or personnel) should be expended on this matter.

---

### Name not shown

inside DENVER STEELS  
March 6, 2021, 9:29 AM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Yes

### Question 5

I hate to spend the money, but the county needs to be bold if the county wants to have some control of it's destiny. Letting real estate developers decide what should be in these parcels would mean these parcels are developed for what developers think they can make money on immediately, not what could possibly benefit the community now and in the future.

The county government can't legislate the downtown into a flourishing vibrant area by telling developers what they can't do. Developers need to make money immediately. The county needs to direct through ownership and the county can be more patient than developers.

It's time to be bold -- it's time to step up and try to create a better future for the community. Purchasing these properties spreads out the pain through the whole community for the benefit of the existing and future community.

---

## Leslie Puckett

inside NORTH COMMUNITY

March 6, 2021, 10:44 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- None of the above.

### Question 4

- Other - Can the county purchase CB Fox but not the movie theatre? If it is all or nothing I vote for purchasing both.

### Question 5

If the county could provide reasonable rent controlled retail and restaurant locations in downtown it will help improve the area.

---

## Name not shown

inside QUEMAZON

March 6, 2021, 12:09 PM

### Question 1

- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- None of the above.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

I don't think the county should bail out the developer who paid high price for the property. If we do purchase any, my choice would be the movie theater for maintaining one screening space, meeting place and LA Cares. However, there maybe cheaper options available for these activities in some of the empty spaces in LA or WR.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### David Platts

inside NORTH COMMUNITY  
March 6, 2021, 3:04 PM

#### Question 1

- ...restore a cinema theater downtown

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

The theater is quite unique and valuable, it would be nice to preserve it.

---

### Name not shown

inside NORTH COMMUNITY  
March 6, 2021, 6:06 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

#### Question 4

- Yes

#### Question 5

Instead of making the top floor of CB Fox into apartments, why not utilize it as office space and "recommend" the current office space on the other side of the street to move upstairs and use that space for retail businesses. An ice cream place would be nice for those of us who do not drink coffee. I thought the shopping area where Casa Mesita and Hallmark was and where Bliss was was to be torn down and apartments were to be build there. What happened to that plan? I understand that N3B was trying to move all their offices into the old Smiths so they could all be in 1 place, but the new Smiths refused their plan. I understand that Weck's was moving to LA but Smiths was requiring a 10 year contract, which Weck's felt was risky. It doesn't seem to me that Smiths/Kroger are making good neighbors for our community--once they have the only place in town to purchase cloths, toys, bikes, besides groceries, they don't feel the need for new businesses. What has happened to Wendys? It seems there are lots of plans, but no follow-through. Will that happen when the county purchases CB Fox and Reel Deal--no follow through?

---

### George Kyrala

inside WHITE ROCK  
March 6, 2021, 9:13 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Let private business handle it

#### Question 3

- Other - Let private business handle it

#### Question 4

- No

#### Question 5

Why waste my tax payer funds to bail private business? Reduce the municipal taxes on these properties to motivate business.



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside QUEMAZON

March 7, 2021, 10:47 AM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- Yes

#### Question 5

I would like at least one theater in Reel Deal retained for commercial movies. I would not like to use the space in either building for a tween center or food pantry. I prefer commercial space over residential space. A rental theater in Reel Deal would be nice. I prefer space to be used for practical commercial space (Department store, clothing, sporting goods, furniture, etc.), rather than specialized boutiques. I do not like driving to Santa Fe for ordinary household items.

### Name not shown

inside LA SENDA

March 7, 2021, 11:54 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

inside DOWNTOWN RESIDENTIAL S

March 7, 2021, 1:04 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Sell the building to a national theater chain, to retain functionality as a multi-screen movie theater.

#### Question 4

- No

#### Question 5

Why on earth would the county use taxpayer money to buy a theater, convert it to storage space, buy a department store, and convert it to -- a theater?!?!? Purchasing these two buildings is the dumbest idea that county council has had in a long time - and they've certainly had some doozies in the past! These buildings should be sold to private investors who will bring a movie theater and some retail/restaurants/entertainment spaces to town.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Name not shown

inside NORTH MESA  
March 7, 2021, 4:20 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- None of the above.

#### Question 4

- Other - Purchase CB Fox, but not the Reel Deal.

#### Question 5

No response

---

### Larry Pirkl

inside QUEMAZON  
March 7, 2021, 5:07 PM

#### Question 1

- ...provide additional community activity spaces

#### Question 2

- Other - Do not purchase. Stay out of the commercial property business.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Other - Maybe the Reel Deal Theater, depending on price, but not at this time.

#### Question 5

Time for the county to stop subsidizing local developers.

---

### Name not shown

inside EASTERN AREA  
March 7, 2021, 5:14 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote additional residential development in the downtown

#### Question 2

- None of the above.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Other - Don't buy the old CB Fox building! Maybe buy the old Real Deal Theater.

#### Question 5

I don't understand why the county would buy the CB Fox building. There is plenty of dead office space in town that a motivated developer could turn into residential space. However this is not something the county needs to take on work with developers to zone street level areas into housing. I am neutral about the Real Deal it will be a money sink, but the CB Fox building ideas is not anything the county should be mixed up in.

---

### Robert Perry

inside WHITE ROCK  
March 7, 2021, 7:06 PM

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - Leave to private developers - without tax dollars involved

### Question 3

- Other - Leave to private developers - without tax dollars involved

### Question 4

- No

### Question 5

Why not lower taxes and let the taxpayer determine how their money is spent.

---

## STEPHEN BECKER

inside BARRANCA MESA

March 8, 2021, 9:26 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- Other - Reopen the movie theaters as a public service. Don't expect to necessarily to make a profit, but keep in mind that the County does other things to serve the public that don't make money like the Golf Course.

### Question 4

- Other - Just the REEL Deal. Be realistic Planning and Zoning would drag out development of CB Fox for years!

### Question 5

Why does the County like to spend money on consultants who charge a lot of money to give silly or obvious advise?

---

## Name not shown

inside WHITE ROCK

March 8, 2021, 9:41 AM

### Question 1

- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- No

### Question 5

The county should not be using our tax dollars to bail out buyers of these buildings. If they do purchase these two buildings then movie theater should have minor changes only for storage and keep other movie theaters. The downtown property should be purchased by a developer and not the county who will over spend to get it to code.

---

## Gary Stradling

inside LA VISTA

March 8, 2021, 9:50 AM

### Question 1

- ...promote more downtown activity such as restaurants and shops

### Question 2

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- None of the above.

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- No

### Question 5

County government should not be in the real estate business. It should not be in a position to enrich speculators. It should be pristine in eliminating any potential for corruption of county leaders. It should use laws and zoning to encourage small business, provide a pleasant environment for shopping, and facilitate profitability of service businesses. We need small retail and service businesses to serve the community. The opulence of building projects of the last two decades far outstrip the level of elegance and investment seen in the community they are supposed to represent. Los Alamos is a frugal and careful community.

---

### Name not shown

inside NORTH MESA

March 8, 2021, 11:14 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The County should not be in the real estate business. We would be better off if more \$\$ was spent on infrastructure, like replacing water lines and mains.

---

### Name not shown

inside QUEMAZON

March 8, 2021, 11:17 AM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Other - Without knowledge of structural integrity it is impossible to reply

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Other - I am not opposed but generally do not view the role of government as landowner for private business. So purchase should be for community activity. Seems there is a lot of other vacant bldg space that should be considered if city is in the bus. of ownership

### Question 5

Generally, any move by govt to get in the business of buying and selling private property should be done with extreme caution.

---

### Deb Wood

inside PAJARITO ACRES

March 8, 2021, 11:23 AM

### Question 1

- ...promote opportunities for small businesses to own their own retail space

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- ...promote more downtown activity such as restaurants and shops

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- Yes

### Question 5

If the county does not purchase these buildings then certain developers will just turn it into more lab space. It should remain commercial as was intended. Let some innovative and creative people put it to good use.

---

### William Knight

inside ROYAL CREST

March 8, 2021, 11:41 AM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Other - Maintain original functionality. The town needs a theatre.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside DENVER STEELS

March 8, 2021, 12:18 PM

### Question 1

- ...promote more downtown activity such as restaurants and shops

### Question 2

- Other - Convert to theater/bar/restraunt combo with retial space for tourist

### Question 3

- Other - another hotel close to down town would be good

### Question 4

- Yes

### Question 5

No response

---

### Name not shown

inside QUEMAZON

March 8, 2021, 12:48 PM

### Question 1

- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- No

### Question 5

The County should not be delving into the private real estate market. It will just drive further inflation of a market that is already disrupted due to the presence of the Laboratory in the downtown areas. The County can promote a more walkable downtown through proper zoning and by not impeding small business development. The County should not be using tax dollars to further the interests of outside developers.

---

### Name not shown

outside Community Boundaries

March 8, 2021, 1:16 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

---

### Andrew Fraser

inside BARRANCA MESA

March 8, 2021, 1:37 PM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space

- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

### Question 2

- None of the above.

### Question 3

- Explore options that would allow for other uses on the site (could result in demolition of the theater to build something new on the site)

### Question 4

- No

### Question 5

I watched my wife first help open the Co-op and then open her business. The rents here were 3 times what they were in Santa Fe. At the same time much of the commercial space here was empty. It contradicts what I learned in Econ 101&102. There is a problem here that I don't understand, but that I want fixed. While having Los Alamos County buy these properties might address the problem, I don't see how. Isn't illegal for the County to rent space at below market rates?

If we buy these properties, I would like them used for public community purposes, eg, A bowling alley, a roller rink, a dance floor, a movie theater, a performing arts venue (Duane Smith and LALT seem adequate). I don't see an advantage to adding to the already vacant commercial space available without the option of lowering rents.

---

### Name not shown

inside LA VISTA

March 8, 2021, 2:02 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops

### Question 2

- None of the above.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 3

- None of the above.

### Question 4

- No

### Question 5

The Reel Deal Theater has some promise, and I'm not wholly opposed to it. However, why did the council draw up a purchase agreement for CB Fox knowing that they could not, and still cannot, legally buy the building due to the parking situation? It is a situation that was of import to a community member in order to make an informed decision on whether to support the purchase, a situation that Councilors Izraelevitz, Scott, and Derkacs intended to keep from us. The council should separate the purchases and be more transparent next time. As the purchase is described now, I cannot, and will not, support it.

---

### Name not shown

inside WHITE ROCK

March 8, 2021, 4:45 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - whatever the private owner decides to do considering zoning requirements. LAC should not be involved with buying the building nor directing what the private owner may choose to do with it

### Question 3

- Other - whatever the private owner wants to do with it, limited by zoning requirements. LAC should not be involved in ownership or development

### Question 4

- Yes

### Question 5

LAC should not be riding to the rescue of the out-of-state developer who purchased the buildings based on his/her apparently flawed market

analysis. The residents of this county do not pay taxes to provide bail-outs for the poor decisions of the private sector.

As to the CB Fox building, it is so out of compliance with current codes and potentially structurally unsound for the proposed uses that the prudent course of action is to tear it down and start from bare earth. Rehabs always cost much more than anticipated and never are as useful as a purpose-built structure; but that should be the call of the private owner using his/her funds, not the County.

As to the movie theater, again whatever use it is put to should be the decision of the private owner and s/he should bear the cost and risk.

LAC doesn't need more housing right now, as hundreds of units are currently under construction and I question whether the water and sewer systems can handle the additional loads. What LAC needs are basic services such as dry cleaning, laundromat, tire store (remember Metzger's?), sporting goods store, etc. that have disappeared over the past several years and force us to take our shopping and Gross Receipt Taxes off the hill.

Given that Pajarito Rd has been off-limits to non-badged folks for several years, I found that going to Santa Fe or Espanola for shopping is preferable to going up the hill, despite the longer drive, even before LA started losing businesses. Regardless of the final decision on the two buildings, I submit that Council should consider the impact of focusing on the townsite has on White Rock.

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### Name not shown

inside EASTERN AREA

March 8, 2021, 6:43 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 5

No response

### Name not shown

inside NORTH MESA

March 8, 2021, 7:39 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Yes

### Question 5

Purchase conditions: CB Fox building should be purchased only if CB Fox parking legal issue can be solved (either parking association splits off CB Fox building's share of parking for separate ownership, or temporarily holds this share to be distributed to the new private owners as building is sold in condo arrangement). This building's first floor should be remodeled for retail and restaurant use, second floor (first choice) remodeled into small (1 or 2 bedroom) condo residences, or (second choice) remodeled for office use; in both cases, only if cost of remodeling is not prohibitive (e.g., no more than ~\$2 to 3 million). Condo retail, residence, or office units should be priced at 95% of fairly appraised value (per charter section 14-32). Some space at the first floor rear (south

side) of the building could be used for LA Cares food pantry storage/distribution site. Ultimately, most or all of the building is sold to private owners.

Reel Deal building should retain the largest movie theatre, possibly modified to allow stage performances; seek a private cinema operator for lease of that part of building to begin with, later possibly sell that portion if cinema business becomes commercially viable after pandemic. Other spaces could be used for art museum, meeting rooms, possibly tween center, possibly LA Cares storage/distribution site.

### Name not shown

inside WESTERN

March 8, 2021, 8:44 PM

### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

### Question 2

- Keep the main structure of building "as is" but convert part of the first floor back to a theater (original use of the building)

### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

### Question 4

- Yes

### Question 5

No response

### Richard Browning

inside LA SENDA

March 8, 2021, 9:06 PM



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- Other - CB Fox was the best clothing, and only furniture store. Make repairs as needed, but leave the purpose as it was.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

No response

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### Name not shown

inside QUEMAZON

March 8, 2021, 9:55 PM

### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...provide a permanent location for food pantry storage and distribution
- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

I find it hard to believe that the county would consider purchasing properties at above market value and thus driving up the prices even more for the private investor. There are a few large retail spaces available to purchase that have not sold. Does the county think it wise to compete with the private sector.

While I believe it important to assist in providing a locations for food distribution and storage I don't believe valuable downtown retail/residential properties are the places to be considered. Perhaps county property at East Gate.

As far as a tween center goes, the county could work in conjunction with the YMCA to develop this program and perhaps rent space from the private sector. Funded by assistance from the county along with donations from the community.

As far as the idea of using county funds to restore the old theater at the CB Fox location that is just ludicrous! There is a perfectly good theater. The current movie theater should not even be considered in the whole scenario. Give it time to find a new private investor!

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### Name not shown

inside BARRANCA MESA

March 9, 2021, 9:13 AM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- Other - The Reel Deal Theater should be purchased by the county and be remodeled to be a recreation center, tied to the aquatic center that is across the street. This town needs a recreation center--indoor tennis courts, track, weight lifting, etc.

### Question 4

- Other - Purchase one of those buildings to become the County's Recreation Center that citizens wanted and need!!!

### Question 5

The job of our county council is not to be in the business of real estate.

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

The job of our county council is to make laws and codes that allow for business's to flourish and want to come to Los Alamos. I think our town's number one problem is the hurdles that business's have to jump through to make their plan work in this county. I can cite numerous examples: Subway--arguing over the size and placement of the sign for close to 2 years, Unquarked--can't get permits to move their restaurant to an existing restaurant space?!? Wendy's--heard they got so fed up with our processes they decided to remodel in Espanola instead? Merrimack Center--still sitting empty as there is no incentive to get Smith's to finally sell and get rid of it while everyone promised it would never just sit empty. Pig and Fig--hours and hours and months and months of delays due to issues between the builder and the county. The elevator at The Church of Jesus Christ of Latter-day Saints sat for months and couldn't be used due to issues with the permits. Small Business signs having to be hung in the cover of darkness as no one can understand what kind of sign is legal and the permit process to put one up. Don't we still have space available at the new development of Smith's no one is chomping at the bit to get? We need to streamline the process of pulling permits, being upfront and accessible and helpful in getting business to want to come and go through the process. Not just give lip service--we want these things, but we are going to make it as hard as possible to get it accomplished seems to be more our Moto!!!! If we want businesses to come, we need to make the process clear to help them to come. And that will trickle down and help the residential permit problem as well. . .

I have only lived here for twelve years, but I hear the stories of how there was more than one grocery store, a sport's shop, a bowling alley, etc. We need to make it easier for entrepreneurs to want to come and set up shop in this town. I do believe those things will flourish, but the council government needs to do their part of providing their guidelines and then letting the people get the job done.

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### Name not shown

inside NORTH COMMUNITY

March 9, 2021, 9:26 AM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - Keep as a movie theater

#### Question 4

- Other - I haven't read enough to determine the soundness of the two purchases. BUT, I do NOT want to see those buildings be empty for years to come like the old Smith's bldg

#### Question 5

Is there NO other possible way to encourage/support/cultivate more downtown businesses and activities without the county purchasing the buildings? If so, what are they?

If the county purchases the buildings, how will it assure citizens and make it legally non-negotiable that nothing like the Kroger Corporation deal happens again and leave us with even more empty buildings and few indoor activities in this town?

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### Name not shown

inside EASTERN AREA

March 9, 2021, 11:18 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- None of the above.

#### Question 3

- None of the above.

#### Question 4

- No

#### Question 5

LAC should not spend public money on real estate development initiatives that are not viable through the private sector. If the developments were viable, the private sector would invest in them. The county can do things to encourage the desired developments through the county code and through certain (appropriate) incentives, but they should not be in the middle of a real estate deal. The county should focus on improving public

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

infrastructure and public utilities that make development more attractive to private investors. Do not waste our money again, and do not commit us to future debt because we will have to care for these white elephants.

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### Name not shown

inside EASTERN AREA

March 9, 2021, 12:46 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Other - Bookstore, clothing store, shoe store. Competition for Smith's.

#### Question 3

- Other - Stop with the teens and tweens. Use for ENTIRE community.

#### Question 4

- Other - Only if no other developers are possible. And only because we have too many empty properties. And now LANL moving some operations to Santa Fe. There is a hole in the middle of town with all the vacancies.

#### Question 5

I'm curious as to why the council seeks our opinions (including via the expense of a vote—recreation expenditures and development) and then completely ignores input, opting instead to cater to a loud, vocal minority. Splash pads, swimming pool renovations—all voted down, but that didn't stop the council! I'm trying once more to give input, although I suspect this survey is merely meant to appease—before being ignored.

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### Name not shown

inside BARRANCA MESA

March 9, 2021, 5:16 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Let the property owner develop it or sell it to another real estate company.

#### Question 3

- Other - Let the property owner develop it or sell it to another real estate company.

#### Question 4

- No

#### Question 5

No response

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### Name not shown

inside WHITE ROCK

March 9, 2021, 6:17 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote additional residential development in the downtown
- ...provide additional community activity spaces

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - First option but keep the concession area so can sell stuff.

#### Question 4

- Other - Depends on what the vote is regarding usage.

#### Question 5

No response

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Mike Grothus

outside Community Boundaries

March 9, 2021, 10:26 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - This should be left to private enterprise - the county should not compete.

#### Question 3

- Other - I'm all for having a Tween Center and community space but the community, not the council should vote on this.

#### Question 4

- No

#### Question 5

There is plenty of blight in Los Alamos. The county has sold out to Smith's and to now step in to subsidize other venues is not in the best interest of the community. Let the private enterprises determine how they want to invest in Los Alamos without the deep pockets of the county interfering.

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### Name not shown

inside WESTERN

March 10, 2021, 9:05 AM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - The County should not be bailing out a developer with whom it has financial ties.

#### Question 3

- Other - The County should not be bailing out a developer with whom it has financial ties.

#### Question 4

- No

#### Question 5

I would like to see these spaces used as retail establishments. The County should zone them as such so that private developers can't buy up these properties and wait to sell them to the highest bidder (the Lab, the County, etc).

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### Name not shown

inside WHITE ROCK

March 10, 2021, 9:38 AM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

Change all of Downtown to:  
Street level Shops  
Second level Offices

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Third level Apartments

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**Name not shown**

inside LA SENDA

March 10, 2021, 10:19 AM

**Question 1**

- ...construct a Tween Center (an activity center for middle school aged youth)

**Question 2**

- Other - The county should not be in the real estate business and should let free market determine use of commercial real estate. Smaller government is better government at all levels.

**Question 3**

- Other - The county should not be in the real estate business and should let free market determine use of commercial real estate. Smaller government is better government at all levels.

**Question 4**

- No

**Question 5**

No response

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**Name not shown**

inside WHITE ROCK

March 10, 2021, 10:53 AM

**Question 1**

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

**Question 2**

- None of the above.

**Question 3**

- None of the above.

**Question 4**

- No

**Question 5**

No response

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**Name not shown**

inside WHITE ROCK

March 10, 2021, 11:15 AM

**Question 1**

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

**Question 2**

- None of the above.

**Question 3**

- None of the above.

**Question 4**

- No

**Question 5**

Under the County survey heading of "Why is the Council considering this purchase?" is the statement: "A private developer purchased the two properties last year but decided against pursuing options to use the properties as contemplated (for offices or storage)."

The obvious question that raises is: So what? A second question is: Why would the County Council even know, let alone care, what the private developer decided?

Los Alamos County should not be competing with the private sector to purchase commercial real estate. If the developer no longer wants to own the properties, it is the responsibility of the developer to sell them. It is not a proper function of Los Alamos County to be a potential buyer.

Consideration of the CB Fox property is moot, anyway, assuming that the

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

Los Alamos Reporter's February 26, 2021, article is correct. And there is no reason to think that it is not correct. The lead sentence of the article states "Los Alamos County Council members were informed in a privileged memorandum Dec. 14 that the way the CB Fox property is structured, it cannot be lawfully purchased by the County." For those who don't have time to read the whole article, one way to summarize it is to note that covenants run with the land, the CB Fox property owns Common Stock in the Central Parking Lot Corporation, and the County is constitutionally prohibited from owning Common Stock.

In their defense, or not, the County Council approved the purchase agreement only one day after receiving the County Attorney's memo. The County Attorney noted that the Council has a way out. The County can walk away from the purchase and sale agreement for any reason or no reason and not lose its \$25,000 in earnest money.

If the purchase agreement requires that both CB Fox and Reel Deal be purchased, then purchase of both cannot legally occur. If not, the fact that the County should not be a potential purchaser of a movie theater remains.

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### Name not shown

inside DOWNTOWN RESIDENTIAL S  
March 10, 2021, 12:10 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Other - keep one theater, have pantry for LA Cares, tween center

#### Question 4

- Yes

#### Question 5

Would like the county to purchase the buildings. CB Fox to be used for small businesses, not sure about housing. I stated above what I prefer for Reel Deal.

My concern, tho, is end cost but at the same time it will be a disaster if a developer takes over - i.e., what happen to MariMac and with that horrible Smith MarketPlace Complex.

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### Name not shown

inside BARRANCA MESA  
March 10, 2021, 12:38 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Other - I like parts of all the scenarios except for street-level housing.

#### Question 3

- Other - I'd prefer two theaters and one meeting space/performance venue. I'm ambivalent about the Tween Center.

#### Question 4

- Yes

#### Question 5

Almost all of the scenarios are feasible. While I love the idea of downtown residential space, I do NOT think any should be ground level. Ground level should be commercial only. I'd only want a theater in the Fox building IF there's no theater space at Reel Deal. I DO like your theater layout idea w/entrance but used instead for a mall with small shops for local vendors, crafts, etc. Whenever I travel, those are the types of areas that draw me in. The skylights are great (gotta invite in our NM sunshine AND plants)! And I love the patio garden idea for a restaurant if you build new.

Currently, I do not linger downtown or browse or meander or meet friends (well, even pre-Covid) because, frankly, it has a personality problem. I adore the Mesa Public Library/Fuller Lodge area (and the Pond), so I'm

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

not hard to please. It would be wonderful if the facades of the buildings mimicked or complemented the look of the lodge or the library. They are what make this town what it is considering that the Manhattan Project buildings were utilitarian and temporary. If Fuller Lodge/Big House/Bathtub Row architecture were to define the look of downtown, it'd be cohesive, interesting, historic, and pretty.

I'm a homebody, but I can be dragged out (quite often) to shop/eat/walk/gather if the area feeds my senses. Whatever you do, make it aesthetically pleasing. I would love, love, LOVE to spend time in a downtown area. Much of my life has been spent in downtown Annapolis, La Jolla, Salt Lake City, and European towns/cities. If it's pretty, I'll spend time there. And if I spend time there, I'll spend money there. And if I spend money there, everyone wins, right?

For the Reel Deal building, scenario 2 is my favorite. (With regard to the Tween Center, I don't have an informed opinion although it does seem far from the middle school.) The one thing I miss (besides friends) from where I lived before is a fabulous food bank/charitable donations drop-off place. From my time volunteering at this one (and watching it be built) in Tracy, CA, I'm not sure the Reel Deal space is the right one (although I agree a space is definitely needed). Here's a link: <https://tracyinterfaith.org/>. Definitely a similar idea to LACares (100% volunteer-run and faith-based but not dominant), the organization's new building provided drive-through services for charitable donations, desk space for those determining need to speak with those receiving aid, pantry space for donations/farm surplus, etc. If something like that can't be done and a better-than-nothing space could be created in the old theater, then sure. However, I don't love the use of downtown space, the lack of privacy for patrons, the loss of a theater space. If I had my druthers, the Reel Deal site'd be two theaters, a tween center, and a meeting room/art gallery/performance space with a NEW site, more private and better suited for charitable drop-offs/services, for LACares.

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### Windy Earls

outside Community Boundaries

March 10, 2021, 1:40 PM

#### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Minor changes. First floor remains commercial/retail space. Second floor converted to apartments or residential loft.

#### Question 3

- Convert one theater to be a new community space (possible idea: meeting room for rent) plus a new space for LA Cares (local food pantry) to operate

#### Question 4

- No

#### Question 5

The options to promote growth are good, however the county should not purchase property, make changes, and re-sell.

Instead the county should work with a developer to encourage this type of progress and growth to meet the needs of the community. The county should purchase only facilities the county will run as a county project. The county should not purchase properties and do the redevelopment and then sell the properties again. This creates unnecessary expense and churn. Let the real estate developers do the development all to better meet the needs of our community.

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### Name not shown

inside WHITE ROCK

March 10, 2021, 2:23 PM

#### Question 1

- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide a permanent location for food pantry storage and distribution

#### Question 2

- Other - Let the market decide the price, not developers from outside of Los Alamos who donate to county councillors.

#### Question 3

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

- Other - Let the market decide, not people who donate to our county councillors.

### Question 4

- No

### Question 5

We need to change the way the police are rewarded. Instead of for arrests but not convictions, we need to have them reduce crime, based on reports, and not let Brenda Gurule or any police officer decide whether or not they can take the report. We also need to have the county councillors set the priorities based on public input. We need safer streets. We need to make sure we continue to pay for lower cost garbage removal and possibly look at a methane/trash based power plant for electricity like Ohio has. We do not need to buy up religious houses of worship and have the county become a developer or violate the anti-donation clause either. I think it would be a good idea to allow hunters to have one day every quarter to take out coyotes and any other predatory pests.

### Name not shown

inside DOWNTOWN RESIDENTIAL S  
March 10, 2021, 2:23 PM

### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces
- ...provide a permanent location for food pantry storage and distribution

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

### Question 4

- Other - Yes but with a time limit on how long they long they have to turn them over to new owners

### Question 5

No response

### Name not shown

inside WHITE ROCK  
March 10, 2021, 2:38 PM

### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

### Question 2

- None of the above.

### Question 3

- None of the above.

### Question 4

- No

### Question 5

I would have liked to have been able to comment on the first question "Do you think that the County should use financial resources to"  
My "none of the above" response does not accurately reflect my belief regarding public fund usage.

### Name not shown

inside TSIKIMU  
March 10, 2021, 3:13 PM

### Question 1

- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops



## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

### Question 2

- Demolish entire building and construct new residential and new commercial/retail same site

### Question 3

- Other - wait and see if they can re-open

### Question 4

- No

### Question 5

If the county buys both buildings and DOES NOT keep them for retail space, you are just giving the small businesses of the town a big smack in the face. Making them for commercial uses or office spaces is 100% is stupid. We need to think in common sense here. With CB Fox gone and Belles I feel that Smiths is just going to take over the town. This extra county money could be used to help small business to make a law to keep landlords from raising rents in the old buildings. A lot of us are paying rent equal to a space that is on the Santa Fe Plaza. CB Fox sold out for personal gain, so why would the county buy it for more money? The movie theater got closed for COVID so why not wait until we can see movies again. Maybe this is not the time to be buying up buildings that just got hit from COVID restrictions for only 1 year (not cb fox). If they become office/meeting rooms are going to be made and making them office spaces when the majority people might be working at home for a long time. CB fox building could be torn down but then rebuild like 3-4 new small business spaces. Maybe the county could make a cap on how much landlords can keep raising rental rates or lower property taxes on these buildings that are old (1980 and older). It seems like the county does not care for all of the small business because this is the reason landowners use to raise our rents. When the county buys property, then here come offices for the schools or the county employees. ugg, it is like the 529 bond again. How can we keep our town alive if the county just decides to purchase building that only been vacant for 1 year? Can we look at these older building and help everyone make them nicer for customers to come into the stores. When you drive on central what do you see; banks, credit unions, closed up store fronts, medical offices, lanl offices, a few shops, the post office, a restaurant, and Starbucks. If you take CB fox and make it a parking garage, who is going to use it? the people working in offices? Probably. Will that bring in customers? No, cuz there is no shopping around it. When you drive on Trinity what do you see; a rotting hotel with an empty smiths parking lot and old gas station, smiths, dominos, more doctor offices, a walk in bank, sonic, McDonalds, and more office spaces. Those of us who have made their business from a passion are always getting the short end of the stick and get shoved in the corner and then have to close because the county does not have their back to support them. And WHY, since the county has money to spend on 2 buildings that

have been empty for 1 year is not common sense. The county should BUY the old SMITHS and HILLTOP HOUSE. Those are sitting there empty for, ummm, how long maybe 10+ years? And THAT is what the county wants visitors first impression of our town to be? OMG it looks so horrible to see when anyone comes to our town for the first time and maybe that is enough of a bad image and they might not come back. Buy those and tear them down and just watch all the retail businesses that would love to move into. Or lets just leave the most ugliest thing when you come into town just rotting away. Once again, use some common sense county board. There are so many buildings/land that have been empty for 5+ yrs or longer and start there and not buy 1 building that became empty due to the pandemic and buy 1 other "just because" and pay more then what they sold it for is just not right in any common sense.

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### Mark Rayburn

inside NORTH COMMUNITY

March 10, 2021, 3:42 PM

#### Question 1

- ...restore a cinema theater downtown
- ...construct a Tween Center (an activity center for middle school aged youth)
- ...promote opportunities for small businesses to own their own retail space
- ...promote more downtown activity such as restaurants and shops
- ...provide additional community activity spaces

#### Question 2

- Other - With a remodel, use the first-floor space for retail sales: clothing store, sporting goods (skiing, mtn biking, camping, backpacking gear, etc.). Convert the second floor to small business office space for those that only experience small volume traffic.

#### Question 3

- Other - Keep one theater for movies, one for live theatrical/dance productions & concerts. The rest for consessions accomodating those activities in order to keep like-use businesses together.

#### Question 4

- Yes

#### Question 5

With the CB Fox building dead-center, and the theater sitting on the west

## CB Fox and Reel Deal Possible Purchase - Registered Responses

Should the County purchase the CB Fox building and Reel Deal Theater? What do you think of the possible scenarios for future use of the buildings (presented to Council on Feb. 16, 2021)? What other ideas do you have for use of the buildings? Give us your feedback!

end of our primary drive-through part of town (Central Avenue), please do not allow either of the properties to become "storage" facilities. Those spaces both need to be purposed with active, customer-centered, businesses that encourage local as well as out-of-town purchasing and use.

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### Name not shown

inside WESTERN

March 10, 2021, 3:47 PM

#### Question 1

- None of the above because, as a matter of policy, the County should not use financial resources to motivate redevelopment

#### Question 2

- Other - Allow outside interests to redevelop the property into a modern use. The County tries to run the town like a Military Base which clearly IS NOT WORKING.

#### Question 3

- Other - So odd that the County fought this facility when initially proposed. The County needs to stay out of the redevelopment.

#### Question 4

- No

#### Question 5

With LANL moving significant fractions of the workforce to Santa Fe and Rio Arriba County, the schools will be losing their "cash cow" tenant on their dilapidated properties over the next few years. The County has continually frustrated private development as evidenced by the poor retail offerings and abandoned look of the town and White Rock.

Establishing a grocery monopoly on County/School property hasn't been the phenomenal success that was promised by previous, esteemed Councilors.

Housing development on the Middle School property was being discussed 25 years ago. That progress is certainly astounding.

We are underwriting a hotel/meeting center that should offer several part-time jobs as modest service positions. The recently announced LANL lease on a meeting space in Santa Fe might be a negative impact to this project - no surprise to the average citizen watching the ham-handed

Council actions.

Remember the money spent to promote air travel via the Los Alamos Airport? That seems to have not had the miraculous impact on the local economy that was predicted.

The exciting part could be the lawsuits against these current actions. We can no doubt chuckle at some more dumb hats placed on the Oppenheimer and Groves statues while we wait for all of the enormous benefits to roll into the community.

Seems like only churches and banks are the viable, enduring businesses under the standards of our County Council.

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### Frances and Mike Meier

inside BARRANCA MESA

March 10, 2021, 4:38 PM

#### Question 1

- ...restore a cinema theater downtown
- ...promote opportunities for small businesses to own their own retail space
- ...promote additional residential development in the downtown
- ...promote more downtown activity such as restaurants and shops

#### Question 2

- Demolish south wing and add residential component; convert CB Fox Kidz to residential; keep north wing as commercial/retail.

#### Question 3

- Keep existing layout but convert one theater and concession stand to be a new Tween Center (middle school aged youth) with a theater for movies or other stage acts, as well as a black box theater.

#### Question 4

- Yes

#### Question 5

The article in "The Daily Post" by Sara Scott and David Izraelevitz convinced me that, by buying these two properties, the County will be in the strongest position to develop them in a way that will be of the most benefit to County residents.