



The BDC Times

A Quarterly Update from the Mesa Grande Business
Development Corporation



Greener Pastures Ahead!

Tekamuk Facility Services, Mesa Grande's property management company, has finalized its first commercial lease. The new tenant will lease Parcel 2, an 80-acre pasture, plus barn space for 10-12 horses. Two additional proposals for leasing of Golden Eagle pastures and facilities are currently under discussion. Most lease agreements will be for 10 year terms, with periodic review and early termination in case of non-payment or other lease violations.

Parcel 2 is one of three Golden Eagle parcels that will remain under the state's Williamson Act provisions for the ten-year period required to phase out participation in that program. These provisions apply even after the land is transferred into trust status. The 10-year leases will ensure that revenue continues to flow from these agreements throughout that period.



Our New BDC Logo
features the sun, a prominent
theme in the Tekamuk brand.



Visit our New Websites!

Tekamuk Facility Services
www.tekamuk.com

Mesa Grande BDC
www.mesagrandebdc.com



Got a Project Idea?

Here's the information we
need to consider it.

BDC Applies for NAAF Grant to Create Tribal Organic Garden

The BDC has applied for a grant from the Native American Agriculture Fund (NAAF) to establish a Tribal Garden on the Golden Eagle to produce healthy organic vegetables, fruits and herbs for distribution and sale to tribal members and visitors to the area. The proposed project also would include an ethnobotanical garden to highlight the traditional food and medicinal plants that sustained our Mesa Grande ancestors.

The NAAF grant program is designed to promote Native agriculture and the creation of value-added agricultural enterprises. As Mesa Grande considers the future development of a convenience store/gas station and visitors plaza, the availability of locally grown fresh produce and prepared "Grab 'n Go" deli foods could greatly enhance the appeal of the complex as a must-stop mini-destination for visitors to the Ramona Valley area.

Preliminary C-Store Study Shows Promise

In early March, the BDC commissioned a feasibility study to assess the economic viability of a proposed convenience store/gas station facility. The C-store concept has received strong support in previous discussions about potential economic development projects on the Golden Eagle property.

Phase I of the study was completed in early May, with final results expected in September unless COVID-related travel complications delay it further. Preliminary findings suggest that a complex on the Golden Eagle Highway 78 frontage could include a 5,500-square foot C-store with 8 gas pumps, two electric charging stations, and a number of amenities such as a deli section, a Native Market featuring authentic Native-produced goods, and an outdoor plaza for dining and events.

The BDC will solicit input from tribal members on the C-store concept later this summer via an online survey that will be posted on the tribal and BDC websites, and on Mesa Grande's Facebook page. When community meetings can safely be held again, the BDC will host at least two open sessions to present the C-store concept and gather feedback.



Sycuan Square Gas Station and Convenience Store, El Cajon CA