

Economic Development Commission Minutes
EDC Room South City Hall
360 Rio Communities Blvd.
January 23, 2019

Call to Order – Frank Logan called the meeting to order at 10:08 a.m.

Roll Call

- Present- Chairman Frank Logan, Vice Chairman Kuan Tikkun, and Secretary Fran Rossberg
- Also present – Deputy Clerk Amy Lopez, Tom Zanotti

Approval & signing of minutes

- None to approve

1. General Discussion

- Kuan Tikkun brings up Mission Graduate, which is an organization looking to coordinate businesses with students. Part of what they are finding is that the 400 kids that were introduced to employers and they were realizing that there were better opportunities out there. We are talking to employers and schools. Employers are finding that millennials are looking to more time off and flex time more than money.
- Tom Zanotti said that it is the administrations that are setting curriculum and allowing students too much social time instead of actual curriculum. The discussion continued.
- Kuan Tikkun said that there is a divide between employers and millennials and there needs to be some give and take.
- Fran Rossberg welcomed Morgan’s Bakery into the neighborhood. She brought her a basket to welcome to the neighborhood. Morgan had said March 4th and the other businesses in the strip mall. Maryland offered to run an ad in the paper for the grand opening in the News Bulletin and we can put it in ours. Economic Development would pay for because Jim Winters donates his check to the EDC.
- Frank Logan asked how many welcome baskets do we have left.
- Fran Rossberg said she still has quite a few but she doesn’t always know who is moving in.
- Kuan Tikkun is wondering if there could be a flyer that could be given out to realtors to get the word out so we can distribute.
- Frank Logan suggested that we put an ad in the newsletter telling people to let us know if they have new neighbors so that we can welcome them.
- Fran Rossberg said most of the time it is word of mouth that she hears about new community members.
- Tom Zanotti said that realtors are discouraging people to by outside of Rio Communities and we should encourage realtors to bring people into the community. He suggested he send a questionnaire to the realtors to see what they think of our community.

2. Finished business brochure, distribute

- Frank Logan said that the map used for the brochure was not the correct map, it was smaller than what should have been printed.
- Tom Zanotti said that it doesn't take 45 minutes to get to the airport.
- Fran Rossberg said that maybe next printing we will drop it down.
- Frank Logan said that he would take some brochures to Albuquerque Economic Development and New Mexico Partnership.
- Kuan Tikkun said that she would take 25 brochures to Ralph Mimms
- Tom Zanotti said that motorhomes are common with retirees and he would like to know rates for rentals and RV's and we should be advertising more. Maybe adding more to the website or other publications.
- Frank Logan said that if the price isn't too much maybe we can look at more options for getting some names in there.
- Tom Zanotti is saying that his magazine is promoting people with motor homes to have a base city and encouraging them to buy homes in their areas. We could do the same because we have a great location and weather.
- Kuan Tikkun asked where else should we be distributing these flyers.
- Frank Logan said that a lot of them will be distributed at trade shows and through NM Partnership.
- Tom Zanotti read about print options for the motor home magazine and gave information and will get some information about cost and article space.
- Kuan Tikkun wanted to clarify that we just printed the business brochure and what the magazine would want to print about the area would be different.
- Tom Zanotti said that the magazine would probably do its own write up.
- Kuan Tikkun asked again where else can we use the business brochure.
- Frank Logan said that we can leave them anywhere we go and Mayor Mark Gwinn, as well as the Council Members need to have some brochures so that they can leave them where ever they go.
- Kuan Tikkun said that we could change out some of the wording and have a tourist or residential brochure. With a residential we could add the Rail Runner and the Valencia Campus, as well as ABO Ruins and other entertainment locations.

3. Discuss 501C3 progress

- Frank Logan said we have gotten very little back from Annemarie Henton and need to talk to her about more information about 501c3s. There is a webinar on Thursday, but I have not received anything that she said she was going to send, such as branding, real estate companies.

4. Discuss information from AED

- Frank Logan said that he likes the trifold because it does have more information. We need to get the brochures to AED and Ralph Mimms.
- Kuan Tikkun referred to Annemarie Henton saying that our brochure should be given to the Greater Albuquerque Association of Realtors. We need to clarify who it is that would be selling real estate for our industrial areas.
- Tom Zanotti looked up Industrial Realtors, Keller Williams, Milavec Realty, Camco, and Loop Net also might be a good contact. The discussion continued.
- Fran Rossberg asked if Annemarie Henton ever got back to us on information for the mailing list we should be on, non-profits, and other items.

- Frank Logan said that Annemarie has not gotten back to us on those items.
- Kuan Tikkun asked where we are with brochures for next time.
- Frank Logan said that can wait time next time. We will have a list of places.
- Fran Rossberg said that Lodi Silva is interested in the EDC and she would be a good real estate contact with us. The discussion continued.
- Kuan Tikkun said that Councilor Brown wanted a list of employees of AED and what they do. The second thing was to see Annemarie Henton's example of a 501c3, Annemarie had a contact with Mayor Berry to help us work with 15 to 17 year-old interns. Another interest was using internships and working with the campuses to incorporate with students to do research on economic development. The discussion continued.
- Frank Logan said that he would get ahold of Annemarie Henton on some of the information, take her some brochures.
- Kuan Tikkun said that the AED marketing person is the one the brochures need to go to.
- Frank Logan said that the Saqib Kazmi is looking to build because the building that he wanted to move a grocery store into is more than he wants to pay.
- Fran Rossberg mentioned a few places that a grocery store might be acceptable. The discussion continued.
- Jim Winters came in and continued the discussion about potential lots for sale for Saqib Kazmi
- Frank Logan asked if the car wash is still in escrow.
- Jim Winters said that it will be up for auction with other business owners have passed away. The three properties that Jim Winters suggested to Saqib Kazmi were the Nazarene church, who he contacted but they haven't gotten back to him, the VIA building, which Paul didn't think Saqib Kazmi would have enough money to buy, and a piece of land on 304. He feels that we should ask the sellers of the properties if they want to be on the list. Another person that is interested in the VIA building is a toy manufacturer. His concern would be AMR being kicked out of the building and the noise the toy manufacturer might create. We could rezone it to accommodate that to light industrial. One of the concepts P&Z are looking at is zoning Rio Communities into neighborhoods. The area that came up for development of an assisted living is off of Golf Course Rd. One guy owns all of the vacant property there. The developers wanting to come in and build smaller housing units. Some of the lots are pretty small and what they are talking about is 1,000 – 1,200 sf. There is a lot of property that has already been divided beside the driving range at the Golf Course that are about 3,000 sf. and you couldn't do anything other than common wall on those pieces of property
- Fran Rossberg asked if there was any development on the housing try to go in down the road.
- Jim Winters said that it is dead in the water and explained that until the drainage is fixed there cannot be any developing. The land owners responsible for the drainage problem are in competition with one another and won't fix it because it might benefit the other. He believes that the new city manager would be the best to handle the problem.
- Frank Logan said the water already backs up into the street. The discussion continued.
- Kuan Tikkun asked if there was any incentive for Scotty Edeal to fix the problem.
- Jim Winters said that there is none. Because they are competitors, they won't agree to help each other. The discussion continued.
- Jim Winters left the meeting at 11:36.
- Frank Logan said that there will be several items to discuss next meeting.

5. EDC priority for future road map.

- This item was not discussed. Awaiting material from Annemarie Henton.

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Adjourn

- Fran Rossberg moved to adjourn. Kuan Tikkun second the motion and the meeting adjourned at 11:40 a.m. with a 3-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Approved

Frank Logan, Chairman

Fran Rossberg, Secretary

Kuan Tikkun, Vice Chairman

Paul Baca

Date: _____