

Economic Development Commission Minutes
EDC Room South City Hall
360 Rio Communities Blvd.
February 14, 2018

Call to Order - Chairman Winters called the meeting to order at 10.03 a.m.

Roll Call

- Present – Jim Winters, Fran Rossberg, Paul Baca and Frank Logan
- Also present – City Manager Bob Skerry and Deputy Clerk Pam Johnson
- Absent – Kuan Tikkun (excused)

Approval & signing of minutes of January 24, 2018

- Frank Logan moved to approve the minutes as submitted. Paul Baca seconded the motion and the minutes were approved on 4-0 vote.

General Discussion –

- Fran Rossberg said filling out the form for Welcome Neighbors seems to be a problem, but they have already seen three people and she has another one she will see Friday. She said people letting us know if they have a new neighbor may be the best way to find new residents. She said they will meet again next week and discuss how to proceed.
- Jim Winters said, if the committee has an address, they could drop off a form and let the new resident bring it to city hall.

- Paul Baca said he sold twenty-five developed lots in Las Maravilles Unit 3. He said the buyer has held the lots for eight years but said he is beginning to see some interest. He said he has also met with a developer that looked at land in 2008 to build a 55 plus community and they're interested in coming back and have a master plan of the area.
- Jim Winters said two groups are interested in development within the city. He said the price on Goldie's has been lowered to \$150,000 and one person will bid depending on the condition of the roof. He said it will be a benefit for the city if someone buys it and cleans it up.

- Jim Winters said P&Z submitted to Council a list of their preferences for a solid waste ordinance, but Council wants a firm commitment from P&Z. He said two of the Councilors wanted a recommendation from EDC, but he doesn't feel like EDC should get involved.
- Frank Logan asked why EDC would get involved unless to say it would be less expensive for road repair.
- Bob Skerry said the EDC plan does say trash clean-up is encouraged for economic development reasons.
- Jim Winters said we may want to make a statement that we've made a recommendation in our EDC comprehensive plan.

- Frank Logan said he is still trying to find the owner of the property at the entrance to Montano. He said the pillars on the corner are falling apart and not only look bad but are also a liability. He also said there are a lot of potholes in the road there.

- Jim Winters said if the proposed development goes through, we'll patch the potholes but won't do much on Montano until the development is done.
- Jim Winters said DOT is likely to close access on the east side of 47 and on 304 from Horizon Vista to Western. He said we've also asked them to close access from the Mormon Church to the industrial park on the southeast side of the road.

Strategy for attracting target businesses to Rio Communities –

- Jim Winters said what we've done to attract business hasn't worked and we've done a significant amount of work on it, so we need to decide which direction we want to go.
- Fran Rossberg said we sent a lot of letters out, but at the time we had just become a city and Rio Communities was unknown. She said we should still target schools and entrepreneurs.
- Bob Skerry said incubator projects are going through the county and cooking and food prep is a portion of that but probably won't be in Rio Communities.
- Fran Rossberg said this would be a good place for restaurants that build their own type of building.
- Paul Baca suggested visiting with Albuquerque Economic Development on the retail side and NM First and State Economic Development office and see if they can put us in contact with someone.
- Bob Skerry said Ralph Mims told him all business is tied to the number of roof tops, so a potential business will want to see growth in the city. He said if we don't have statistics we don't have a sales pitch.
- Paul Baca said if we can focus on attracting something to the Tillery corner, people will see that as an investment in the community.
- Fran Rossberg asked if something can be done to attract a medical facility.
- Paul Baca said he has contacted Bella Vida who has the urgent care facilities in Los Lunas, but he hasn't had a response.
- Fran Rossberg said she talked to Lynn Rivera at the Center for Ageless Living and she wants to see development south of her business. She said Ms. Rivera told her we have to network and be able to work together.
- Paul Baca said Valencia County used to have an economic development commission and all prospects went to that commission and they decided which city would be a good fit for that business. He said now there is no leadership from the county level and that is a problem. He said we should be looking at the county as a region.
- Jim Winters said we talked about a workforce program for the industrial park, but Belen found out about it and beat us to it. He also said Valencia County is the second fastest growing GRT place in the state. He said the city's property taxes are increasing and if we can get another solar farm and the proposed subdivision we'll be in second place in the county and bypass Belen. He said Rio Communities is the second fastest growing place in the state for rooftop solar so we're getting a "green" reputation and have an opportunity to market ourselves as green.
- Frank Logan said if we get the proposed subdivision, we can send out letters again and talk about new houses and current growth.
- Jim Winters said Council will have a presentation from an architect on the City Hall renovation including development of the land between the buildings.
- Paul Baca moved to hold the next meeting at 10:00 a.m. on Wednesday, February 28 so everyone can attend the Council workshop to hear the architects' presentation. Frank Logan seconded and the motion passed on 4-0 vote.

How to attract small developers/builders –

- Jim Winters said two developers that have been here for a while have said they have a problem because they don't have builders interested in building here. He said we need to think about how we can attract builders.
- Frank Logan said AED had a list of builders, so he will go back to see them.
- Paul Baca said we need to get an idea of the inventory of lots and location that are potential for development.
- Jim Winters said our primary target should be infill lots.
- Paul Baca suggested sending a simple sales letter to some home builders letting them know that lots are available along the golf course, great quality of life, etc. He said we can go to the associated builders' website and find list of members.
- Jim Winters said the city will offer some enticements for development and will approach the possibility of forgiving some fees.
- Bob Skerry said the LEDA ordinance passed as drafted and now goes for fourteen-day review.

Adjourn –

- Frank Logan moved to adjourn. The motion was seconded by Fran Rossberg and the meeting was adjourned at 11:25 a.m.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Approved

Jim Winters, Chairman

Paul Baca

Frank Logan, Vice Chairman

Kuan Tikkun

Fran Rossberg, Secretary

Date: _____