

Economic Development Commission Minutes  
EDC Room South City Hall  
360 Rio Communities Blvd.  
February 27, 2019

- Call to Order – Frank Logan called the meeting to order at 10:03 a.m.

**Roll Call**

- Present- Chairman Frank Logan, Vice Chairman Kuan Tikkun, and Secretary Fran Rossberg, and Tom Zanotti
- Also present – Mayor Mark Gwinn, Municipal Clerk Lisa Adair, and Deputy Clerk Amy Lopez

**Approval & signing of minutes**

- Kuan Tikkun moved to approve the minutes as submitted. Tom Zanotti seconded the motion and the January 23, 2018 minutes were approved with a 4-0 vote.

**General Discussion**

- Kuan Tikkun began speaking about the Incubator Meeting. She and Mayor Gwinn attended. There will be another meeting March 27 at the Y next to the park in Los Lunas. Mayor Gwinn will go to the Council and ask for more money to support the Incubator, as well as a Student Entrepreneurial Training. The training will be done through the people that did the feasibility study for the Incubator Meetings. They will start with mixed technology, such as farming or coding. There will be an Entrepreneurial Kitchen available for Rio Communities and start-ups to use in the South Valley. Instead of cooking in their homes, business start-ups can use the Entrepreneurial kitchen.
- Fran Rossberg asked if we are going to do that with our kitchen.
- Kuan Tikkun said our kitchen will only be used by the City or rented for events. Rio Communities cannot afford to have a kitchen in that capacity. It would have to have a Kitchen Manager. The good news is that our community can use the facility in the South Valley.
- Tom Zanotti said that we talked about Mr. Mims and his relationship with Rio Communities. He talked to Mayor Gwinn and apparently, we pay Mr. Mims a chunk of money. He would like to know what we are paying him for.
- Kuan Tikkun said that in Valencia county, all the municipalities were involved in an Incubator. In such we have paid, and so have Los Lunas, Ralph Mims to do this feasibility study.
- Frank Logan asked if we are paying into the Incubator and what are we getting for the money.
- Kuan Tikkun said we are small contributors to the Incubator meetings and it was miniscule and we will be able to get a substantial pay out for it. We get to promote new businesses within the county. Ralph Mims is mostly funded through Los Lunas and gets very little money from Rio Communities. Two years ago, Rio communities put money into the Incubator.
- Frank Logan said that they could say that they are from Valencia County and still get to pay into the Incubator. It doesn't seem like it is distinguishing us from the rest of the county.
- Clerk Lisa Adair said that she believes they can only use the facility if they live in Rio Communities or Los Lunas. The discussion continued.
- Tom Zanotti said that Mayor Gwinn did not define Mr. Mims job description.

- Frank Logan said that Clerk Lisa Adair is here to discuss the new website.
  - Clerk Lisa Adair said that the new website is still going to be Riocommunities.net. The old one will go incognito. We own the domain and get rid of CenturyLink all together. She can still get into the old one if she needs to but the public will not see it. She proceeded to show the website options. The calendar right now is strictly for City business. She went over how to navigate and site to different areas: City Calendar, History, City Council, EDC and P&Z, Finance, and the list of businesses within the City. She said the nice thing once we move over is it will be so much easier. Municode have technicians that help and maintain it. Municode will be so much easier than Word Press. She asked that the City's site be finished first, then, we can concentrate on EDC.
  - Clerk Lisa Adair left the meeting.
- Frank Logan asked for any other items that need to be under General Discussion.
- Tom Zanotti said that what P&Z does is not part of our function. We get the people in and interested, and it get put on to P&Z.
- Kuan Tikkun said there is information we need. We need to know where the commercial sites and zones are, but things like lot size changes would clearly be up to P&Z.
- Tom Zanotti said after the City Manager comes on board and learns the ropes, the manager will have a better idea how to delegate some tasks.
- Frank Logan said for the longest period Bob Skerry was the glue. He put together the Comprehensive Plan and the original ordinances for P&Z. He was going to all the MRCOG, DOT, State EDC, Financing and Budgeting. We would have our EDC Meetings, including Bob Skerry who would also go to P&Z. One of the complaints was that Bob Skerry had his fingers in everything. That was one of the complaints, but it really helped things get done. He did all the routing internally and agrees that something needs to be done, and exchanging minutes should help, that way we can approach P&Z with questions and comments.
- Tom Zanotti said that it will take time to get the new City Manager up to speed.
- Kuan Tikkun said that right now Mayor Gwinn is spread very thin.
- Frank Logan said that Mayor Gwinn has done a great job. There needs to be more communication between EDC and P&Z. All the decisions are made by council. We make recommendations to P&Z and P&Z makes recommendations to Council.
- Kuan Tikkun said that both groups are advisory to the Council. The discussion continued.
- Mayor Gwinn joined the meeting
  - Mayor Gwinn said that the new City Manager is going to be here March 12. He is also appointing Loedi Silva as a member on March 12. Friday, we find out who bought the VIA. AMR is staying.
  - Kuan Tikkun asked when the construction here will be finished.
  - Mayor Gwinn said that we have had a few setbacks. The electrical is not up to code. We are not wanting to tear down all the walls to find out to what extent. The roofers, kitchen and stucco are being done. The Code Gordon Reeves oversees keeping us abreast of any changes the contractor must make so we know what is going on. All our capital outlays were funded.
  - Kuan Tikkun asked if we got any funding for the incubator.
  - Mayor Gwinn said no. We received funding for 2 chassis for the fire department, a parks and drainage study and a trail study. We are getting close to having our ordinance for trash pick-up finished. Our new City Manager is certified, she has completed her leadership program training and has her certificate.

- Mayor Gwinn left the meeting.

#### **Real Estate contact list review**

- Was not discussed at this meeting.

#### **Plan/prioritize future projects**

- Frank Logan said that the 501c3 is the priority.

#### **501c3 progress**

- Frank Logan talked to Ceela McElveny. She said that starting a non-profit in NM is not difficult but the IRS is another story. NM Non-Profit Guide, for writing. She doesn't think we should file a 501c3 she is thinking we should file a 501c6. 501C3 is more for education and research, it is charitable and a tax write off, non-political group. The 501c6 is not a tax-deductible non-profit, it is more like a chamber in its activities and can be political. Frank Logan has not investigated it further. We need to find out if we need to decide if we want to file a 501c3 or a 501c6. He wanted to present the idea to EDC before investigating the 501c6 further. He continued with saying that Ceela McElveny from AED said a 501c6 would be better to raise money for the sign out front, or work with the Golf Course swimming pool. Anything out side of the purview of our commission, we needed this other corporation. That is why he is thinking the 501c6 might be what we need to go on.
- Fran Rossberg said the first is to make the 501 number one on the list to go on. The second thing is to find out which is right for us, the 501c3 or the 501c6. People are going to want to donate for tax purposes. We need a minimum of 7 people to form the 501c3 or the 501c6. The discussion continued.
- Tom Zanotti read the definition of 501c6. Donations made to 501c6s are taxable and lobbying is allowed. It seems like a 501c6 is transferable to a 501c3.
- Kuan Tikkun asked if there is a difference between the grants we apply for through the 501c3 vs the 501c6.
- Frank Logan said that they would have to find out.
- Tom Zanotti said that the 501c6 can apply for grants, but the money is not tax deductible.
- Kuan Tikkun said there is also the question that can we not decide which one and come up with by-laws.
- Frank Logan said that we can write our by-laws, find our board members and such.
- Tom Zanotti said that the first step would be to form an LLC or Corporation to protect ourselves from liability. We would still be liable if we had a 501c3 or a 501c6. The discussion continues.
- Frank Logan said that we can't divide the work until we have enough information to form a plan. He will do research before the next meeting. The 501 would be designated as an LLC. The discussion continued.
- Tom Zanotti said that he will not be here the next meeting, he will be on vacation.

#### **Adjourn**

- Kuan Tikkun moved to adjourn. Kuan Tikkun second the motion and the meeting adjourned at 11:39 a.m. with a 3-0 vote.

Approved

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Frank Logan, Chairman

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Fran Rossberg, Secretary

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Kuan Tikkun, Vice Chairman

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Thomas Zanotti

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Paul Baca

Date: \_\_\_\_\_