

Economic Development Commission Minutes
EDC Room South City Hall
360 Rio Communities Blvd.
April 11, 2018

Call to Order –

- Chairman Winters called the meeting to order at 10:03 a.m.

Roll Call –

- Present – Jim Winters, Fran Rossberg, Kuan Tikkun, Paul Baca and Frank Logan

Approval & signing of minutes –

- Jim Winters moved to approve the minutes of the March 28, 2018 meeting as submitted. The motion was seconded by Fran Rossberg and the minutes were approved on 4-0 vote with Paul Baca abstaining.

1. General Discussion –

- Jim Winters said he met with members of Rio Grande Industrial Park Ltd. He said they were allowed forty-five minutes to make their presentation and Belen went first. He said they brought a consultant to discuss how Belen could annex the park by shoestring annexation. He said Bob Skerry did our overall forty-five-minute presentation and they continued to ask questions for another forty-five minutes. He said there are other LLC's in the area that this group owns, and they control all the land on the other side of Manzano and quite a bit of land around the solar farm. He said we're now waiting for them to give us an indication of what they want to do.
- Jim Winters said we gave them a copy of a plan for the roads because that is one of the biggest complaints the current tenants have. He said we have territorial control of the park because it is located within three miles of our contiguous border.
- Bob Skerry said all the property in the industrial park is owned by the Rio Grande Industrial Park Ltd. He explained that some people say Belen owns businesses in the park and some refer to the zip code which is Belen's. He said it could never be considered for annexation by Belen or get through an annexation commission hearing because the park will never be contiguous to Belen and Belen can't provide services.
- Paul Baca said some of the confusion is because Belen floated some of the IRB's as their contribution to Valencia County EDC which was at no risk to them, but they think Belen is entitled to it. He said there is also talk that Belen built the rail spur but that isn't the case.
- Kuan Tikkun asked for an explanation of "shoestring annexation".
- Bob Skerry explained that shoestring annexation could be done under extreme circumstances. He said if an unincorporated subdivision is located close to a city that was providing services, that subdivision could be annexed because it would be impacting the city's service area. He said this type of annexation is primarily for subdivisions that happen to be outside the city limits, but the city has to be able to provide services.
- Bob Skerry said we've elected not to do a forced annexation and have invited the owners of the property within the industrial park to join our community.
- Kuan Tikkun said we still need to support and promote industrial manufacturing and retail even if they don't annex.

- Jim Winters said we need to promote housing because that's what we already have. He said having someone build on an infill lot is better for us than building in an area that doesn't have infrastructure.
- Paul Baca said he had a request from council that he bring up the idea of contacting Planet Fitness about locating here.
- Frank Logan said one of the councilors gave him a brochure from Skarsgard Farms. He said they used to have a delivery service in Belen, but they moved the entire operation to Albuquerque.
- Jim Winters said it may be possible to get them in touch with the feed store or the spice shop. He said we should visit both businesses and ask if they would be interested.
- Frank Logan said the first step is to go to Skarsgard and see if they are interested in another location. He said he is in the area and he will visit them and report at the next meeting.
- Jim Winters said we need an exercise center in the city and one that will do physical therapy. He suggested we target a competitor of Planet Fitness. He also said he contacted Aldi and they called him and said they don't have plans to build in New Mexico in 2018 or early 2019.
- Bob Skerry said attracting business to the city is tied to the number of new rooftops which is why new subdivisions are important. He also said it will make a big difference when we start renovation of the city hall building.
- Paul Baca said we need our own zip code, so we can differentiate ourselves from Belen. He said medical safety is important and people are concerned about that so we should reinforce the issue of using a Rio Communities address for safety reasons in the city newsletter.
- Bob Skerry said it is also critical for people and businesses to use a Rio Communities address.
- Fran Rossberg suggested sending address stickers to residents with a Rio Communities address.
- Kuan Tikkun said we should start with address labels for businesses.
- Bob Skerry said we need to let them know it's conducive to their business to be associated with Rio Communities rather than Belen.
- Frank Logan said we could also send a checklist of things that need to be done to change address. He said we should visit businesses and let them know what we're doing.
- Jim Winters suggested making it a welcome package and include the checklist and labels. He also asked if there is a grant available that would pay for providing house numbers. He suggested asking L.E. Rubin or Jason Gonzales to do some research since that's part of their problem.
- Bob Skerry said it would also be good to check to see what it takes for Rio Communities to have a weather station.
- Jim Winters said the fire station would be an ideal location for a weather station.
- Bob Skerry said we may be able to get people to donate money that could be used to pay for the "welcome business" packet.
- Paul Baca asked what is being done with the stipend money he is supposed to be getting. He said he indicated he didn't want it and has said he wants to donate it so that it can be used for things like the welcome business packet.
- Frank Logan said he will get a price on the labels and then we will need to vote on spending money. He said he'll get a number, so a vote can be taken at the next meeting and we can put a package together for businesses.

2. Revisit top 10 list and update – not discussed at this meeting

3. Open Meetings Act – Reapprove updated –

- Jim Winters explained that we need to approve the current version of the Open Meetings Act. He said the only difference is that council added two posting places – one we already had, and the Coffee Shop. He said if it’s easier to post at the Coffee Shop, we could do that.
- Frank Logan moved to accept the current version of the Open Meetings Act. Paul Baca seconded, and the motion passed on 5-0 vote.

4. Consider adding Claudine’s Restaurant to official posting list

- Paul Baca moved to add the Coffee Shop to our official list of posting places. Frank Logan seconded, and the motion passed on 5-0 vote.

5. Updates on all programs – not discussed at this meeting

Adjourn

- Kuan Tikkun moved to adjourn the meeting. Fran Rossberg seconded, and the meeting adjourned at 12:00 pm.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Approved

Jim Winters, Chairman

Paul Baca

Frank Logan, Vice Chairman

Kuan Tikkun

Fran Rossberg, Secretary

Date: _____