

Economic Development Commission Minutes
EDC Room South City Hall
360 Rio Communities Blvd.
April 25, 2018

Call to Order –

- Frank Logan called the meeting to order at 10:00 am.

Roll Call -

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

Approval & signing of minutes -

- There were no minutes to be approved at this meeting.

1. General Discussion -

- Kuan Tikkun said she attended the Health Fair and talked to a lot of people about zip codes and almost everyone who lives in Rio Communities knew about the zip code changes. She also asked about information she received that the difference in the cost of a home in Albuquerque and the same home in Rio Communities is \$60,000 as of 2013.
- Bob Skerry said the realtors want to advertise that the difference in the price of the same house in Los Lunas versus Rio Communities is \$50,000 but we don't have up to date information of what the median house sales are.
- Jim Winters said that information is reported every two years and the last report was due in 2017. He said it will be on the American Community Survey and that's where we should get information.
- Bob Skerry said that data can also be found on the MRCOG website.
- Paul Baca said house sales are improving. He said a house that was selling in Las Maravillas for \$142,000 recently sold for \$185,000.
- Bob Skerry said Scotty Edeal is looking to build 298 houses and Herman Tabet is still looking at the 64-lot subdivision. He also said Herman told him he would sell the parks back to the City for what he paid VIA for them.
- Kuan Tikkun clarified that rooftops are the key to getting the retail things we need.
- Paul Baca said specifically new rooftops are the key. He said once we have new construction and the city hall building is revamped there will be a different interest in Rio Communities.
- Jim Winters said the conversations we are having now are much different than the ones we had six months ago. He said there are opportunities everywhere now and that's how quickly it can turn around.
- Kuan Tikkun said her concern is that we have enough parks and management and P&Z control.
- Bob Skerry said getting businesses to relocate to Rio Communities depends on the quality of life we have to offer. He said they want to know about the school system, recreational opportunities, what will keep kids occupied and what is available for socialization.

- Paul Baca said we fail to recognize commuting time and traffic congestion when we look at quality of life here.
- Jim Winters said he attended a meeting co-sponsored by the State AED and Roger Roper who is their man responsible for all field operations in New Mexico, was there. He said he described to Mr. Roper what is happening in Rio Communities and told him we've decided our approach to attracting retail should be finding a way to increase rooftops. He said Mr. Roper told him we will not get a grocery store until we increase the number of rooftops. He also said he is convinced we have to find a way to do that and make recommendations to council based on what we think is a benefit to the city.
- Kuan Tikkun said the next thing for us to concentrate on is getting a 501c3 corporation.
- Frank Logan asked what EDC's budget is – how much have we've spent and how much we have left. He said we've discussed spending money for advertising and the fiscal year ends June 30. He said we need to forecast how much money we need and how we want to spend it.
- Jim Winters said he will get that information and send it to everyone, so we can discuss ideas at the next meeting. He said after that meeting, we can give our recommendations to council.

2. Revisit top 10 list and update – no discussion at this meeting

3. Updates on all programs – no discussion at this meeting

Adjourn

- Kuan Tikkun moved to adjourn. The motion was seconded by Jim Winters and the meeting adjourned at 11:28 am.

Respectfully submitted,

Pam Johnson, Deputy Clerk

Approved

Jim Winters, Chairman

Paul Baca

Frank Logan, Vice Chairman

Kuan Tikkun

Fran Rossberg, Secretary

Date: _____