

Economic Development Commission Minutes  
EDC Room South City Hall  
360 Rio Communities Blvd.  
November 8, 2017

**Call to Order** - Jim Winters called the meeting to order at 10:05 a.m.

**Roll Call –**

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

**Approval & signing of minutes – October 25, 2017**

- Kuan Tikkun moved to approve the minutes of October 25, 2017 as submitted. Frank Logan seconded the motion and the minutes were approved on 3-0 vote.

**1. General Discussion –**

- Frank Logan moved to cancel the EDC meeting on November 22. The motion was seconded by Kuan Tikkun and approved on 3-0 vote.
- Jim Winters said the next meeting will be on December 13, and he will put cancellation of the meeting scheduled for December 27 on the agenda for discussion at that time.
- Kuan Tikkun said she has notes from the Domenici Conference that she will discuss at the next meeting.
- Bob Skerry said some of the utility companies have located lines in seventeen intersections so that the contractor can begin cutting asphalt and repaving. He further explained that work on Manzano has been put off until warmer weather and the county will do that.
- Bob Skerry also said we're also getting a bid for six standalone solar powered street lights and he has asked that the bid include surveillance for law enforcement. He said we have one speed sign from last year's LEPF that is solar, but it has to be mounted on a post. He said we have sixty-three street name signs, twenty stop signs and twelve 25 mph speed limit signs and work on installation of those will begin next month.
- Bob Skerry said thirteen intersections were paved last year and seventeen more are being paved now. He said we will probably do twelve to fifteen more and further explained money that is available and work that could be done on the roads.
- Jim Winters said Frederico will be chip and sealed like Goodman, but that will be next spring when it's warmer.
- Bob Skerry said P&Z designated land at the south end of the city next to the industrial park for solar use. He said we put PNM in touch with the land owners to discuss future solar development.
- Jim Winters said that will double solar capacity in the city which will help market the industrial park.
- Bob Skerry said Jim and Mark met with management at the industrial park, and we have approval to go forward with the annexation. He said the easiest and best way to annex is for the people to ask to be annexed. He explained that the vote is one acre one vote so the people that own the

most land get the most votes. He said the LLC owns most of the land and they have asked to be annexed.

- Jim Winters said we will need a marketing plan for the industrial park when it's annexed.
- Bob Skerry said capacity of the cable that has been installed along Hwy 47 is huge. He said the line going into the fire station is still fiber optic but a smaller capacity and most of our businesses including the ones in the industrial park will only need the smaller cable.
- Kuan Tikkun said the good news, in terms of economic development, is that the cable installed along Hwy 47 will go to the industrial park and the addition of solar and high-speed internet will make us competitive. She also said she is pleased that we're building an infrastructure for energy and high-speed internet.
- Bob Skerry said he is talking with architects about design of the front of building and the sign which will change the economic look of the city.
- Bob Skerry said we have a census in two years and census workers look to us to tell them where people live. He said we will take a list of customer addresses from the water company, PNM and the gas company and then the assessor's numbers, and we can tell which houses are occupied. He said, for the census, we need to know that someone that will answer census questions lives in the house.
- Jim Winters said New Mexico is one of the worst states for underreporting on the census. He said it is important that we report as many people as we can because federal benefits available are equivalent to \$3,000 per person.

## **2. Grocery Store –**

- Jim Winters said a developer is interested in buying a considerable amount of land in Rio Communities, but the city won't get involved.

## **3. Economic Development Plan –**

- Jim Winters distributed copies of the economic development plan he's working on. He said this is the first draft and asked everyone to read it and see what needs to be added or changed. He said as soon as this plan is finished he will start working on LEDA because we need both pieces before state economic development will send potential businesses to us.
- Bob Skerry said we're looking at annexing the industrial park and we need to offer industries the opportunity, if they qualify, to apply for LEDA funds through us. He said we can't incorporate and send companies to another city to apply for LEDA.
- Paul Baca said the employees at Valencia High School, Valencia Middle School, Tome Elementary and Manzano Elementary should be included in the total number of employees in the city. He said when Horizon created the development, it was divided into northern Rio Communities and southern Rio Communities and those schools are in the northern city.
- Jim Winters said we should also include the Family School.
- Kuan Tikkun suggested adding Los Lunas to the population growth figures.

## **4. Welcome Neighbors**

- Frank Logan said he has talked with Bobby Caldwell about the letter we need to put with license plates for Welcome Neighbors.

**Adjourn**

- Frank Logan moved to adjourn. Kuan Tikkun seconded the motion and the meeting adjourned at 12:00 p.m. on 4-0 vote.

Respectfully submitted,

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Pam Johnson, Deputy Clerk

Approved

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Jim Winters, Chairman

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Paul Baca

\_\_\_\_\_  
Frank Logan, Vice Chairman

\_\_\_\_\_  
Kuan Tikkun

\_\_\_\_\_  
Fran Rossberg, Secretary

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