

Economic Development Commission Minutes
EDC Room South City Hall
360 Rio Communities Blvd.
May 8, 2019

- Call to Order – Frank Logan called the meeting to order at 10:04 a.m.

Roll Call

- Present- Chairman Frank Logan, Vice Chairman Kuan Tikkun, and Loedi Silva
- Absent- Tom Zanotti and Secretary Fran Rossberg
- Also present - Deputy Clerk Amy Lopez

Approval & signing of minutes

- Kuan Tikkun moved to approve the minutes the Regular Meeting on February 27, 2019 as submitted. Loedi Silva second the motion. The minutes for the Regular Meeting on February 27, 2019 was approved with a 3-0 vote.

General Discussion

- Frank Logan said that a Dark Sky area might be a nice thing to have near the solar array. The discussion continued.
- Kuan Tikkun said that she has two new neighbors and was going to tell Fran Rossberg about them, so that she can welcome them to the neighborhood.

Create Board for RCF

- Frank Logan said the next order of business is the 501-C3 or 501-C6. He explained that because the City's money cannot be used to start the Foundation, EDC needs to divorce ourselves from it and allow it to be separate. He then said EDC can make suggestion to the Foundation as an advisory type of thing, but we need to pick our board members for the Foundation and take it outside of EDC.
- Kuan Tikkun said that the snafu of only two of us being on the Foundation, because more than that and there will be a quorum.
- Frank Logan said there should be one or two from EDC, Council, and P&Z, but not any more than that because we do not want to have a quorum. He continued to say that the only members we have now are Bill Brown and Kuan Tikkun, but we want to get a suggestion of people for the board and move the Foundation completely out of EDC. He then asked if there is anyone from outside out the City that can be asked. He further said that maybe we should put something about membership in the newsletter.
- Kuan Tikkun said in the minutes from the last meeting, if we do the C6, that promotes businesses in Rio Communities and we have Accion, which is a non-profit that makes loans to low income businesses than that would be a great promoter for local business. The discussion continued
- Frank Logan said there are several of questions that we need to have legal counsel on.
- Kuan Tikkun said that what we need to look at is getting a pro bono lawyer at our next meeting. The discussion continued.
- Frank Logan said maybe Jim Winters would want to get involved.
- Kuan Tikkun asked if Frank Logan is still planning to leave the EDC in June. The discussion continued about how long positions can be held within EDC.

- Loedi Silva said she was curious to know if the public would be invited to be part of the corporation.
- Frank Logan said that there was no limit on how big it can be, but if we should five or six to start. He then said it would be his last official act to announce the first meeting of the Rio Communities Foundation and introduce the attendees that are nominated for board members. He further said we need a group of people for a formation meeting, and at that point it will be ready to be passed off; EDC is just trying to get the core group started. The discussion continued.
- Kuan Tikkun asked if Lisa or Mark could tell us how long we have been in EDC.
- Frank Logan said that it is all in the records, but he can find that out. He then said that at the end of this year someone has to take over chair and vice-chair and the only thing that is open ended is Fran Rossberg as Secretary, but regardless of who stays or goes those positions have to have a new person.
- Frank Logan said it was suggested that they speak with the Municipal League about a pro bono lawyer, since they are all lawyers. He then said that the people who are going to be involved in the corporation need to be getting answers for these questions.
- Kuan Tikkun said that until we get legal advice, we are stuck on whether we are a 3 or 6 and what kind of corporation would be best.
- Frank Logan said that this is stuff we do not have to do as EDC. The discussion continued.
- Frank Logan said that it was Jim Winter's idea to talk to the Municipal League, we can get their names from Mayor Gwinn. He continued to say he considered talking to the people with the 501-C3 in Belen. He then said the people in the corporation must start doing these things, and he thinks the EDC was the creative initiator of the corporation, but it is time to pass it on. The discussion continued.
- Loedi Silva said Belen would be a good resource on how to structure it because they have several entities that work together. She asked if Paul Baca should be invited to about the 501. She then said it is our job to help the corporation succeed and without help, it might not get off the ground.
- Frank Logan said that he will ask Paul Baca to come talk at the next meeting and we will see if we can come up with more on legal representation for the next meeting and see what we can find as far as people outside of the City we might want to join. He then said so far, we have Bill Brown, Kuan Tikkun and Jim Winters, be we need at least six.
- Kuan Tikkun asked if in the EDC can make a formal request that two members from P&Z join RCF. She moved to ask P&Z to nominate two members.
- Frank Logan said that we can talk to Tom Scroggins and have him bring it up in the meeting. He said that he doesn't think it needs to be voted on.
- Loedi Silva asked if RCF can advertise it a little, but if we can, we to inform people of RCF's purpose.
- Frank Logan said that there is a mission statement. He then read the mission statement.
- Kuan Tikkun said that for her it doesn't mean anything, and she thinks we need some clarity and pro bono legal advice to help define the mission statement.
- Loedi Silva said she sees why the mission statement is vague, but when it comes to recruiting business, we need to put something out there that will draw people in, and if we form a group with the people already involved in the City, it will not be as successful as opening it up.
- Frank Logan said we need other blood in it. He then said that when he was looking into the other mission statements, the top 100 mission statements averaged 18 words, and they were general and open ended. He explained that the big thing that happened with Bill Brown's 501 was its mission statement restricted them and limited their money as well. He then said the reason the RCF's mission statement is vague was to allow us to be able to do multiple things with it, it is ambiguous, but it lets the purpose be broad enough that it will allow us to do whatever we want to do.
- Kuan Tikkun said she understands and asked how to get outsiders interested becoming part of it.

- Frank Logan said it is hard to say how can you be interested in all of the above, maybe we need to narrow it down to two or three ideas, such as raising money for land scaping and putting in jungle gyms. The discussion continued.
- Frank Logan said whether it is a 3 or a 6 depends upon how it raises money, through dues or donation or grants. He asked how the corporation will generate money, and since it is a non-profit there needs to be a rigorous accountability of where that money is spent.
- Loedi Silva said that it will be up to them to set those standards and put them in the by-laws, and we need to start the corporation with our best foot forward. She then asked if we can schedule a meeting in the City building.
- Frank Logan said the City has said that the building would be available for community events, so we should be able to have a board meeting. The discussion continued.
- Loedi Silva said we are trying to package it up and send it out the door without people to head it up.
- Kuan Tikkun said we need to get people on board and motivated with ideas that are possible but not commit to just one idea. The discussion continued.
- Kuan Tikkun said that she can talk to Mayor Gwinn about Municipal League and see if there is another person from the Council that might want to join us.
- Loedi Silva said that once a date is set, we can add it to community pages, and announce it at Oasis Café and other places. The discussion about Oasis Café continued.
- Loedi Silva said that what she would like to ask for community thoughts about how the corporation can helpful to them. She then said that City Manager Haynes said that she is not allowing any events until the building is finished and asked if the meeting were considered events.
- Frank Logan said that even though it is the goal, we can ask to use a room and it should be ok. He then said he understood that it closed off to larger community events.
- Kuan Tikkun said what we are looking at for our first meeting, are members of P&Z, City Council, EDC, and maybe a few outside the City, but to invite public comments right away might be overwhelming.
- Loedi Silva said that it would be for those who would want to be involved, and there are probably several people in the community that would want to help, but once people realize that there is work involved most will back out.
- Kuan Tikkun said that if we want to put it in the June Newsletter, we would need to get in turned in soon. The discussion continued.
- Frank Logan said that he will speak with Tom Scroggins to see who might be involved from P&Z, he doesn't know whether they want to involve anyone else from the Council, and we should get some civilians to come into the corporation.
- Loedi Silva said that she would work on a flyer for the next meeting. The discussion continued.

Real Estate Contacts

- Frank Logan said that we are trying to make sure that the homes being sold are filed so that the taxes come to the City instead staying in Santa Fe or Valencia County. He then said that we wanted to contact Real Estate companies and have them use the correct numbers and codes. He further said he also wanted to make sure when new homes are built, that all of the new homes listed and sold correctly. The discussion continued.
- Loedi Silva mentioned that she sent out feelers to developers for the 14 lots that came up for sale on Nancy Lopez but has not received any response. The discussion about rooftops continued.
- Loedi Silva said that all of their properties auto-populate as Rio Communities in the system and have for the last 5 years, but the disconnect is there are a few realtors that auto-change it back because it is

pending, then it goes to title wrong because they want it to go to Belen, and it is up to the title company to make sure it goes to the correct place. The discussion continued.

- Loedi Silva said the UPC number for the listing is put in, it automatically goes to Rio Communities, but if it is an old listing that was originally listed under Belen, it will still say Belen. The discussion continued.
- Loedi Silva said that according to Mayor Gwinn there some people who are changing them to go to Belen intentionally so that Belen gets the tax. She has not seen many of them that comes up as Belen.
- Kuan Tikkun said that the Realtors in Albuquerque need to be aware that we are separate from Belen.
- Loedi Silva said that part of the confusion comes with Tierra Grande because they are using Belen, and they associate us with Tierra Grande. The discussion continued.
- Loedi Silva said the other key piece that City Manager Haynes is going to require all realtors selling properties within Rio Communities is requiring them to get a business license and education them about listings in Rio Communities. She explained that some real estate companies are huge with up to 600 people and it would be hard to educate them all because there would only have one license per company would be required not one license per realtor. The discussion continued.
- Kuan Tikkun said that we need to get information to the brokers who would be responsible for training their employees and the title companies.
- Loedi Silva said that maybe we could see how Corrales does regulates realtors because they are very strict, and maybe we can approach GAR. The discussion continued.

Opportunity Zone Potential

- Frank Logan said that he did some research on the Opportunity Zone and we need to know about it, but we don't have anything to do with it. He continued to say that if your area is designated as an Opportunity Zone there are financial institutions that are geared toward being very lenient in loaning money to businesses wanting to start up in those Opportunity Zones.
- Loedi Silva said that it opens a stream of money for businesses, but it also allows them a reduction in capital gains tax after 10 years, and includes any area bordering the Opportunity Zone. She explained if there are things built there, it still qualifies as a tax incentive and banks are helping promote it. She then said that is why some of the older buildings are being picked up because there are incentives. She then said that she is using it as a marketing piece. The discussion continued.
- Loedi Silva said that she has a potential buyer for the old car wash. The discussion continued.
- Frank Logan said that we are listed as an Opportunity Zone and that is something that RCF needs to be cognitive of as we try to promote our area.
- Kuan Tikkun asked if we will be inviting Paul Baca to the next meeting.
- Frank Logan said yes and he will ask Jim Winters to sit in as well. He then said that if we have Paul Baca came in, he would not add him to the agenda as a guest speaker but under General Discussion.

Adjourn

- Kuan Tikkun moved to adjourn. Loedi Silva second the motion and the meeting adjourned at 12:08 a.m. with a 3-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Approved

Frank Logan, Chairman

Fran Rossberg, Secretary

Kuan Tikkun, Vice Chairman

Loedi Silva

Tom Zanotti

Date: _____