

Economic Development Commission Minutes
City Council Chambers Northside of City Hall
360 Rio Communities Blvd.
February 24, 2021

This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Chairman Kuan Tikkun called to order the Economic Development Commission meeting at 10:05 a.m.

Pledge of Allegiance

- Frank Logan led the Pledge of Allegiance.

Roll Call

- Present- Chairman Kuan Tikkun, Secretary Fran Rossberg, and Frank Logan
- Absent- Vice Chair Loedi Silva and Tom Zanotti
- Present- City Manager Dr. Martin Moore and Deputy Clerk Amy Lopez

Approval of Agenda

- Mr. Frank Logan made the motion to approve the agenda for February 24, 2021. The motion was second by Secretary Fran Rossberg to approve the agenda for February 24, 2021. Vote: Chairman Kuan Tikkun – yes; Frank Logan – yes. With a 3-0 vote the agenda for the Economic Development meeting was approved as written.

Approval of Meeting Minutes from February 24, 2021

- Mr. Frank Logan made the motion to approve the Meeting Minutes for January 27, 2021. The motion was second by Secretary Fran Rossberg. Vote: Chairman Kuan Tikkun – yes; Frank Logan – yes. With a 3-0 vote the Meeting Minutes from the January 27, 2021 Economic Development meeting was approved.

General Commission Discussion

- Chair Tikkun welcomed Henry Rau and began a discussion regarding the work Henry Rau had done on the S.W.O.T report for Rio Communities in 2014.

Public Comment

- No comments were made.

Strengths, Weaknesses, Opportunities, and Threats with Henry Rau

- Chair Tikkun began the presentation of the S.W.O.T. report.
- Mr. Rau asked who would be seeing this report and said when he put this together, he wanted to have as much information as possible to answer questions, but it is not worth a darn if you don't have the right audience to show it to.
- Chair Tikkun said we are trying to be able to answer questions for developers that are interested in Rio Communities.
- Mr. Rau said he does have the power point document that can be edited and was curious what changes they would be making other than updating businesses.
- Chair Tikkun said other than a few businesses, the solar farm and the fire department, there weren't than many changes.
- Mr. Rau continued the presentation and explained how the presentation was designed to show potential retailers there is buying power in the area and what could be supported.
- Mr. Rau began a discussion regarding information the Census Bureau can provide.
- Frank Logan said we will have to do some research to update the numbers and continued the discussion.

- Mr. Rau said we want to show people that Rio Communities is not that far from everything and are connected, we have good cell service and internet and began a discussion.
- The Commission began a discussion regarding the average age of residents.
- The Commission began a discussion regarding the average salary of residents.
- Mr. said we need to show potential employers that there is a source of workers and continued.
- Henry Rau said the presentation is broken up into three portions: demographics, strengths, and weaknesses.
- Mr. Rau said we need to include drive times because most people that live here do not work here and continued the discussion.
- Chair Tikkun said she was not sure how affordable housing is here anymore.
- Secretary Rossberg said it is more affordable than Albuquerque.
- Mr. Rau said the median price of homes here is back up to what it was in 2008, so we are still very affordable compared to other areas and continued the discussion.
- Chair Tikkun said we will need more housing.
- Mr. Rau said New Mexico has very low property taxes and continued the discussion.
- Commission began a discussion about the railroad.
- Mr. Rau went over the climate information, saying moderate climates don't cost as much to heat and cool.
- Mr. Logan began a discussion about solar power in Rio Communities.
- Mr. Rau said if the community is younger than it used to be, it is because the older population has moved to be closer to a hospital and began a discussion.
- Mr. Rau said if we look at printed maps, we are still not on the map, it might be solved after redistricting after the Census, but it seems that we are such a small place, none of our Legislators care.
- The Commission continued reviewing the presentation.
- Mr. Rau went over the list of threats, saying he added the Panama Canal was added because if all ships went through the Panama Canal instead of going to California, the trains would not be as busy affecting us and continued the discussion.
- The Commission began a discussion regarding drought.
- Chair Tikkun said part of the problem with Rio Communities growing is the water and sewer infrastructure not being there and the water company being an out of state, private company.
- Commissioners continued to review the report.
- Chair Tikkun began a discussion regarding the logo for Rio Communities.
- Chair Tikkun said we don't have the contacts we need to have to market Rio Communities and we need to have a marketing budget.
- Mr. Rau suggested working with the news stations to have a webcam facing Rio Communities, north of the Industrial Park to show the trains going across the river as a way to help advertise and began a discussion.
- Chair Tikkun said RCAN does not have a clear mission and asked what it would be able to do that the City could not.
- Mr. Rau said it would be able to make donations, as a separate entity you would not held to the same rules as the City and continued the discussion.
- Mr. Rau said the All-terrain vehicle area is a great idea that would draw people to the City for recreation, we have space.
- Chair Tikkun said a drone park would also be a great idea, both of those ideas would be easy to create, we have the land and the discussion continued.
- Chair Tikkun said we could also have bike racing and continued the discussion.
- Mr. Rau gave an example of a piece of land owned by a band that might be a good location and suggested it could also be a drive-in movies and explained that it has nice river views. He then said you would have to be a developer but have permission from the City.
- Commissioners began a discussion about photography.

GRT Tax Flyer

- Chair Tikkun said this was something Vice Chair Silva wanted us to look at, but she was not sure what she wanted to discuss.

- Mr. Logan said he thought Vice Chair Silva wanted to discuss getting businesses to use the right tax ID numbers and continued the discussion.
- Chair Tikkun asked Deputy Clerk Lopez if they had gotten any surveys returned with the business licenses.
- Deputy Clerk Lopez said yes and continued the discussion.

Parks

- Chair Tikkun said we had the first parks meeting in February and will meet again in March. She explained they will be meeting with the park designers and looking at pocket parks on pieces of land we own with water and electricity already there and possible locations for a neighborhood park. She then said she thinks that Vice Chair Silva will talk about how she is working to get people involved in the parks committee.

Business Incubator

- Chair Tikkun said Vice Chair Silva has more information on that as well.

Adjourn

- Mr. Logan moved to adjourn. Secretary Rossberg second the motion and the meeting adjourned at 11: p.m. with a 4-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date: _____

Approved

Kuan Tikkun, Chairman

Loedi Silva, Vice Chairman

Fran Rossberg, Secretary

Frank Logan

Tom Zanotti