



City of Rio Communities Economic Development Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Wednesday, July 28, 2021 10:00 AM
Agenda

Please silence all electronic devices.

ATTENTION: We encourage you to participate in the Economic Development Meeting from the comfort and safety of your own home by entering the following link:

@ <https://www.facebook.com/riocommunities>

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

1. Meeting Minutes of June 23, 2021

Commission Discussion and Consideration Action

2. Discussion, Consideration, and Decision – EDC Website Changes
3. Discussion, Consideration, and Decision – Digital Brochure
4. Discussion, Consideration, and Decision – Special Workshop with Council

Public Comment: The Commission will take public comments on *this meeting's specific agenda items*. These should be in written form via email through 9:00 PM on Wednesday July 28, 2021 to info@riocommunities.net. These comments will be distributed to all Commissioners for review. ***If you wish to speak during the public comment session in person:*** The Commission will allow each member of the public three (3) minutes to address the Commission. Both the public and Economic Development Commission will follow rules of decorum. Give your name and where you live. The public will direct comments to the Commission. Comment(s) will not be disruptive or derogatory.

General Commission Discussion/Future Agenda Items

Adjourn

Public We will be streaming live on Facebook Live @ <https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.

Economic Development Commission Minutes
 City Council Chambers Northside of City Hall
 360 Rio Communities Blvd.
 June 23, 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 10:08 a.m.

Pledge of Allegiance

- Mr. Frank Logan led the Pledge of Allegiance.

Roll Call

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

Approval of Agenda for June 23, 2021

- Chair Tikkun asked that the digital brochure be moved to the next meeting on July 9th.
- Mr. Frank Logan made the motion to approve the agenda for June 23, 2021 as amended. The motion was second by Secretary Fran Rossberg to approve the agenda for June 23, 2021. Vote: Chairman Kuan Tikkun – yes; Vice Chair Loedi Silva- yes; Secretary Fran Rossberg- yes; Frank Logan – yes. With a 4-0 vote the agenda for the Economic Development meeting was approved as written.

Approval of Meeting Minutes from May 26, 2021

- Mr. Frank Logan made the motion to approve the Meeting Minutes for May 26, 2021. The motion was second by Secretary Fran Rossberg. Vote: Chairman Kuan Tikkun – yes; Vice-chair Loedi Silva- yes; Secretary Fran Rossberg- yes; Frank Logan – yes. With a 4-0 vote the Meeting Minutes from the May 26, 2021 Economic Development meeting was approved.

General Commission Discussion

- Municipal Clerk Adair began a presentation of the new agenda program the City is using, the general discussion section will be moved to the end, and public comments will be under the general items. The discussion continued.
- Chair Tikkun said we are looking at making changes to the website and asked what types of questions would be directed to EDC rather than Council or P&Z.
- Manager Dr. Moore said the public is able to make any comment, but we would need to direct them to the correct department. The discussion continued.
- Clerk Adair said we are now using an agenda book to keep track of items that come up in meetings to be added to future agendas and then there will be a meeting between the chair, the clerk and the City Manager to complete the agenda. She then said the commission needs to send extra documents or information that is going to be presented at the next meeting to her to be added to the packet sent to commissioners along with the minutes to be approved.

Public Comment

- No public comments were made.

RV Parks, Garth Tallman

- Developer Garth Tallman handed out a packet of information regarding RV Parks including the two types of people that stay, over-niters and monthly renters called Destination Travelers. He explained Rio Communities would be more of a destination. He then explained what needed to be considered: spaces large enough for the 40' RVs (about 40'x80'), amenities including pavement rather than gravel, patios, privacy between parking sites, electric, water, sewer,

internet, and possibly a club house. He explained each space would cost roughly \$10,000 a s the RV park roads need to be large enough for the large vehicles to turn, and he thinks the City could own the RV park and generate a good income. The presentation continued.

- Chair Tikkun said she is hearing right now an RV park would be competing with Vista del Rio because they are taking RV who are staying a month or more and is not sure how much competition that would be for them.
- Secretary Rossberg said that is a 55 and over community and asked if they are enforcing that rule with the RVs and began a discussion.
- Manager Dr. Moore said having the only golf course in the county, it would be busy and began a discussion.
- Mr. Logan explained people take day trips from here and that is one thing we are using to promote Rio Communities and continued the discussion.
- Chair Tikkun said an RV park with the word of mouth between RVs would be a good way to make Rio Communities more visible and continued the discussion.
- Garth Tallman said there are funds for RV Parks including LEDA and word of mouth would be huge for Rio Communities because there are very few RV parks that accommodate big rigs.
- Chair Tikkun said although we are wanting to attract young families, but we do attract retirees and continued the discussion.
- Chair Tikkun said she and Garth will be looking at 27 acres the City owns and other locations in the City and began a discussion on ideal locations.
- Garth Tallman explained the expenses of putting in the infrastructure on the land the City owns and continued the discussion.

EDC Website Usage

- Vice-chair Silva explained the website has seen an increase in usage, explained there has been some interest by some developers and a business that has been asked to be put on the website. She explained she gave him some connections for him to get involved with to help him get his name out there and began discussion.
- Vice-chair Silva said she attended the grand openings over the weekend, and she has had a lot of viewers on social media regarding those businesses.

EDC Website Changes

- Vice-chair Silva said we need to update the current businesses, the tax rate, photos, maps of the opportunity zones, remove Tom Zanotti from the Commissioners. She then said we need to add that we have areas that can be used for film.
- Mr. Logan said the MRCOG numbers are old and need updated and said we have nothing in events and highlights that is empty.
- Chair Tikkun said asked if we can add Sue Moran's newsletter to our website.
- Mr. Logan said he would not know where to add that and continued the discussion.
- Chair Tikkun asked if we could add it under news and continued the discussion.
- Chair Tikkun said we might need to run it by the City Manager.
- Mr. Logan suggesting adding a new pull tab under news with local organizations and continued the discussion.
- Vice-Chair Silva said we could change events to local organizations and continued the discussion.

Digital Brochure Updates- How to Complete

Adjourn

- Mr. Logan moved to adjourn. Secretary Rossberg second the motion and the meeting adjourned at 11:50 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

DRAFT

EDC digital brochure list revised 7/14/21

Digital Brochure Headings and Revisions

1. Thanks for visiting Rio Communities- median home values for ABQ, Los Lunas(?) and Rio Communities

Rio Grande River pictures

3. Favorable location-add business map

4. If you lived here – 5 minutes-additions

5. If you lived here- 15 minutes-delete numbers

6. low cost of living- Rio Communities versus national average

7. Commercial property map- update starting prices? Price per acre?

8. Available residential land- amount of acres available? List price/cost per acre?

9. Other gathering spots-senior center and Moose Lodge

10. Tierra Del Sol Golf Course

11. La Merced Elementary school- current student teacher ratio?

12. Rio Communities Utilities-revise

13. Internet broadband/fiber optic coverage

14. Rio Communities demographics – update MRCOG? American Community Service?

15. Railrunner-transport- current cost? Website?

16. Rio Grande River Bridge- new photo

17. Rio Grande Estates Fire Dept- new bldg. photo-new trucks photo?

18. Low crime rate- update- ABQ/Belen/Rio Communities

19. invisibility on local maps

20. update city map with city boundary streets identified – no current copy

21. Map of water and sewer lines for developers- no current copy

22 Strengths, Weaknesses, Opportunities

23. Industrial Park map