

NOTES
Mayor Swisstack's Transition Team
Development Team Meeting

Thursday, April 10th
1:30-3:00p.m. – Rio Rancho Regional Chamber

Bill Moore started the meeting. Eight of the thirteen members were present. Six residents attended.

Committee consensus on top three areas to be improved:

- DPM {implementation by city 7/1/08}
- clarity of deadlines
- attitude of staff and accountability

The team discussed the following items:

- who is ultimately accountable for the follow through, maintenance and implementation of the DPM
- keep “decision makers” in one place i.e. one-stop shopping; stop having residents/developers running all over city to get approvals
- assign a responsible party help guide residents/developers through permitting process; make it the same for all
- ABQ, Glendale and Denver identified as having DPMs that work and are dynamic; quick turnaround time
- attitude of some staff can be handled through Quality New Mexico; get everyone in the departments on board and working toward the goal {better customer service?}; some non-management employees “hands are tied” when it comes to helping
- city isn't working with landowners/developers/others as a team to acquire land
- lack of decision making {the buck stops here} with staff; does anyone want to take responsibility for final decision?; too many meetings to get approvals
- capital follows path of least resistance
- Fannie Mae declared Rio Rancho as a sluggish market and now residential appraisals are discounted 5%; commercial appraisals are discounted 25% of finished value

Public/Private Partnerships discussion:

The private sector stands ready, willing & interested in working with the City; however they want a no non-sense approach & a commitment from the City to work on the partnership in a more effective & professional manner. The time & money invested in a

project needs to be turned quickly & without the City/staff dragging their feet. This approach would be effective for all involved & a model for the future of the City.

Additional comments regarding public/private partnerships:

- all agreed it's in everyone's best interest
- will be a necessity due to economy as it is now
- private sector can contribute knowledge, experience, etc. that city might not have on staff
- economic modeling on land use assumptions

Suggestions for ways to improve:

- plan strategically for increase in fuel costs {possible \$8/gal.}
- pay expedited plan fees for faster approvals; use with DPM
- set-up Development Services as a business model; more business friendly
- impact fees – pay ½ when permit issued and monies go into an interest bearing escrow account –upon receipt of Certificate of Occupancy, pay other ½ of impact fee less interest earned in escrow account; check with New Mexico Municipal League for legality
- market and use GRIP more
- increase Planning & Zoning meetings {either duration or frequency} to deal with backlog of 80+ pending zone applications
- change statutes based on surrounding states

Public Comment:

- Who does the Director of Development Services report to? Why was a consultant hired for the DPM when developers, engineers, and planners from area offered to volunteer?

Next meeting:

Wednesday, April 16th at 1:30 p.m. at the RRRCC offices