

The Rio Rancho Tea Party

Volume 6

November 2014



County City of Vision?

"County of Vision". Oops! No, you heard me right. Sandoval County Manager Phil Rios has had the foresight to request that \$2.5 Million for phase 3 of Westside Blvd. be placed as a top priority on their Capital Outlay Request to the State. If approved, this would fund a 4-lane road from Unser west to the Los Diamantes future Subdivision. Why is this a big deal? It lays the foundation for a proposed and much-needed business park that could bring as many as 3,000 jobs to Rio Rancho. It goes to the County Commission for discussion at a work session on November 13th, and will go back to them on November 20th for a vote.

So why is this different than the City Center, which has been on life support for a decade? It's not rocket science - It's where everything is happening right now. Rust Medical Center is building its second tower, commercial growth is popping up all along the Unser corridor and a high density of rooftops in the area helps drive this. "The Village" project, similar to Albuquerque's Uptown shopping center and located

north of Rust Medical Center, was put on hold several years ago and could be stimulated again by this growth.

Also happening in this area right now is an update of the Unit 10 proposed land use maps, in an effort to stay ahead of development. Unit 10 cuts a large swath of southwestern Rio Rancho, extending from Black Arroyo to Southern Blvd, and Unser to Rainbow. Of note is that this area has a large percentage of vacant lots already consolidated for development. No small feat, especially without using eminent domain as was done in Cabezon. That's a lot of time and money invested by the land owners to put it all together. And let's be honest, developers are often villainized, but nothing would be accomplished without them.

If it makes the list and the State funding comes through, the County would pay for the road up to the new subdivision and business park, where the developer would be responsible for the remaining infrastructure. But, wait... why is the County asking for these funds instead of the

City? The City recently submitted its own Capital Outlay Request (its wish list for the new year's state legislative session) and chose not to include Westside in its top 10 priorities in new infrastructure, with a 4-3 vote against it.

Bottom line - without growth and development, Rio Rancho will stall as a bedroom community taxed into oblivion to support itself. I am optimistic about a real partnership finally taking shape between the City and County in terms of economic development. When our City Council defunded the old Rio Rancho Economic Development Corporation in 2012, with the resolve to help create the new Sandoval County Economic Alliance, it led to a blossoming collaboration to bring jobs and gross receipts. After all, what is good for Rio Rancho ultimately is good for Sandoval County.

Let's all encourage the County at their meetings this month, and if approved, thank them for having the vision to pave the road to creating jobs.

December 2, 2014

Christmas Cruze
Potluck Social
& Toy Drive

Help the Rio Rancho
Police Department
bring a smile to a
child's face this
Christmas!
(details on page 2)

January 6, 2015

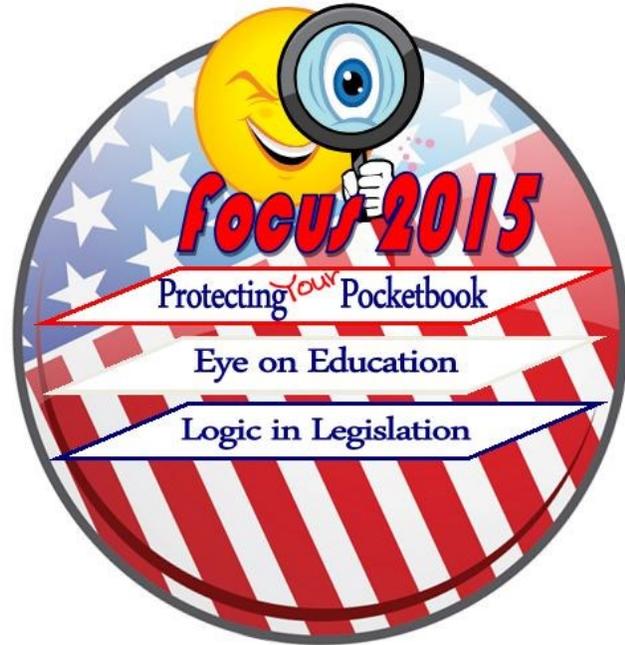
"Focus 2015"
New 3-Part Series!

- ⇒ **Protecting Your Pocketbook**
- ⇒ **Eye on Education**
- ⇒ **Logic in Legislation**

New Spring Series Begins January 2015!

Each monthly meeting will zero in on some of the things that affect us most:

- Money
- Education
- Legislation



Tuesday, December 2nd — 7pm

Rio Rancho Church of Christ — 1006 22nd St

Christmas Cruze



Potluck Social and Toy Drive

A Gift for a Child

Rio Rancho's Police quietly and generously make sure that underprivileged children in our community have a special Christmas each year. Let's help them make a child smile this Christmas!

Bring a toy — Get a free raffle ticket for our drawing!

Boy and girl toys ages 1 – 13 needed.
(Unwrapped)

Bring a dish — We'll supply the main dish and drinks. You bring a side item or dessert.