



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, January 29, 2026**

Call to Order/Roll Call

1:00 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Mayor Pro Tem Ed Scott

CITY/AGENCY STAFF PRESENT

Tanya Williams, City Manager
Eric Vale, City Attorney
Christina Taylor, Community Development Director
Paul Guerrero, Economic Development Manager
Daniel Casey, Community Development Director
Chris Jensen, Acting Fire Department Chief
Matt Bennett, City Engineer
Jay Garcia, Chief Building Official (Entered at 1:45 PM)
Kim Dame, Administrative Analyst
Abe Abdelnour, Administrative Analyst
Heidy Gonzalez, Administrative Assistant

PUBLIC COMMENTS

A member of the public asked whether the Water Rate Increase would be discussed at this meeting. Staff confirmed it would not be discussed; the individual stated they were in the wrong meeting and left.

REVIEW/APPROVAL OF MINUTES

Minutes from the October 30, 2025, EDC Meeting. – Approved

REPORTS/DISCUSSION ITEMS

EDC-26-0050

Update on Surplus Land Act Properties

Presented by Christina Taylor

Committee Comments/Questions/Recommendations:

Staff reported that City Council previously declared 41 properties as surplus land (vacant lots, parking lots, and vacant commercial buildings) and initiated the Surplus Land Act process. The mandated 60-day interest period ended in December and staff received correspondence from two interested parties. One party identified interest in approximately 12 parcels; the second party did not identify specific parcels. Staff attempted follow-up to confirm interest and negotiate terms but has not received further correspondence as of this meeting. Staff noted the 90-day negotiation window remains open until approximately March 5, 2026, and if there is no response or agreement, the City may proceed with alternative actions for the properties.

Committee members requested that staff provide the specific list of parcels in which the interested party expressed interest and to report back regarding whether those parties intend to proceed. The Committee discussed potential next steps, including offering parcels on the open market to private developers, issuing a Request for Proposal (RFP) and/or pursuing City partnerships where appropriate. Members noted that City partnerships may trigger prevailing wage requirements and asked staff to outline Surplus Land Act requirements that could effect development (including any affordable housing obligations).

The Committee also discussed potential City facilities needs and possible interim or long-term options for City Hall functions, including exploring the feasibility of leasing or purchasing a nearby vacant warehouse for temporary or future municipal use and directing staff to reach out to the property owner regarding availability and terms. Members emphasized the importance of advancing downtown development and noted that higher-density and transit-oriented development may be appropriate for parcels adjacent to Metrolink.

EDC-26-0050

Update on International Council of Shopping Centers (ICSC) 2026 Conference

Presented by Christina Taylor and Kim Dame

Committee Comments/Questions/Recommendations:

Staff requested feedback on booth display concepts for the upcoming ICSC convention. Staff reported that three vendors responded to a request for quote; two vendors are awaiting design direction before providing final pricing. Staff also noted ongoing updates to photos, brochures, giveaways, and outreach to property owners regarding vacancy and opportunity site information to be represented at the convention.

Committee members provided direction to prioritize a modern design with improved privacy for meetings, functional seating, and clear branding visibility. Members expressed

a preference for concepts that include privacy elements and a more enclosed layout (while retaining openness where appropriate), as well as a preference for white furniture over black. Staff was directed to refine the preferred concept(s), incorporate additional display/branding opportunities, and proceed with vendor coordination. The Committee also identified target industries and outreach priorities, including grocery retailers, restaurants, and key broker relationships, and discussed continued interest in the proposed Northgate project and associated development challenges.

EDC-26-0049

Planning Entitlement and Building & Safety Plan Review Status Reports

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Staff provided an updated project list and summarized changes since the prior meeting, including completed projects and new applications. The Committee discussed multiple active and prospective projects, including updates to prior industrial/warehouse projects, proposed EV charging stations at the Jackson Shell station, a proposed McDonald's at Foothill and Acacia, and a proposed car wash at the former Bank of America site on Baseline.

Committee members requested confirmation of outstanding construction items for completed projects where applicable and discussed concerns about the number of new car wash proposals. The Committee requested follow-up regarding ordinance and training requirements related to massage establishments and asked staff to coordinate with relevant departments before additional establishments are approved.

Staff addressed resident questions related to the Olive Grove project, including clarification that River Ranch Parkway is a City street and that internal streets for Olive Grove would be privately maintained by an HOA but not gated. Staff noted plans to coordinate an additional community meeting and to prepare responses to public comments collected during environmental review.

Upcoming Meetings/Other Discussion Items:

The Committee discussed whether to hold a February meeting. Staff noted that several items could be deferred, including the Surplus Land follow-up and a program overview; the Committee agreed to hold the next meeting in March. Members requested that staff pursue discussions with interested property owners regarding the commercial component

of a separate project area and continue coordination on public safety facility planning issues discussed during the meeting.

ADJOURNMENT

Meeting adjourned at 2:14 P.M.