



**ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
Wednesday, May 29, 2024**

**Call to Order/Roll Call**

**1:03 PM**

**EDC MEMBERS PRESENT**

Mayor Deborah Robertson  
Councilmember Ed Scott

**CITY/AGENCY STAFF PRESENT**

Robert Messinger, Deputy City Attorney  
G. Michael Milhiser, Interim City Manager  
Paul Gonzales, Community Development Manager  
Timothy Sullivan, Director of Maintenance and Facilities  
Mike Orona, Deputy Director of Maintenance and Facilities  
Vicente Giron, Engineering Manager  
Daniel Casey, Principal Planner  
Kim Dame, Administrative Analyst  
Heidy Gonzalez, Administrative Assistant

**PUBLIC COMMENTS** – None

**REVIEW/APPROVAL OF MINUTES**

**Minutes from the February 28, 2024 EDC meeting** – Accepted for the Record  
**Minutes from the March 27, 2024 EDC meeting** – Accepted for the Record

**REPORTS/DISCUSSION ITEMS**

**EDC-24-1382**

Consideration of Adding Landscaping Elements to the Newly Constructed Baseline Road Median

Presented by Timothy Sullivan

**Committee Comments/Questions/Recommendations:**

Timothy Sullivan proposed the types of foliage that would be most suitable and drought resistant. Mr. Sullivan also discussed the possibility of solar irrigation to ensure the plants are watered accordingly. Mayor Robertson expressed her concern that the water tanks

will not look attractive to onlookers. Mr. Sullivan provided some examples of historic Rialto pictures that can be wrapped around the tanks. Mayor Robertson requested to see alternative “art” pieces that will be less prone to graffiti such as looking into wrought-iron installations.

### **EDC-24-1470**

One Stop Shop Anticipated Construction Costs

Presented by Timothy Sullivan

#### **Committee Comments/Questions/Recommendations:**

Timothy Sullivan discussed the ongoing history of the One Stop Shop and how costs have been brought down to around \$2.5 million. Mayor Robertson advised that she is not in favor of the location of this project; she would prefer seeing other businesses move into the space instead.

Councilman Scott added that the One Stop Shop needs to have room for Code Enforcement and PD to host meetings if needed.

Mayor Robertson suggested finding different spaces, such as 308 North Riverside Avenue. This location could potentially be bought for \$660,000 and renovated with modulars for city staff. Mayor Robertson also recommended looking into purchasing the old mortuary at 308 North Riverside Avenue and flower shop next door. She requested that Colby prepare a package to purchase the property – red tag it, bring it to code and then purchase.

### **EDC-24-1453**

ICSC (International Council of Shopping Centers) Las Vegas 2024 Recap

Presented by Daniel Casey

#### **Committee Comments/Questions/Recommendations:**

Daniel Casey advised that the City of Rialto had eight (8) appointments and about forty (40) parties visited the booth. Mr. Casey noted that many were interested in the Lennar/Renaissance/River Ranch developments.

Mr. Casey suggested that the 99 Cents store on Baseline Road could become a possible gym or PetSmart moving forward. There were also talks of demoing and redeveloping lot on North Acacia Avenue and East Foothill Boulevard.

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Mr. Casey informed staff that they met with FivePoint to discuss a possible hotel site at West Valley Boulevard and South Willow Avenue. Mayor Robertson recommended Miro Way and North Ayala Drive for the potential hotel site instead.

**EDC-24-1469**

Carson Companies – Pepper 210 Commerce Center

Presented by Daniel Casey

**Committee Comments/Questions/Recommendations:**

Daniel Casey advised that the Pepper 210 Commerce Center will be a one million square foot warehouse. Councilman Scott asked about having the developer apply for annexation into the city. Councilman Scott also inquired regarding filing an opposition to one of the county island developments for a warehouse.

Mayor Robertson asked city staff to find out about the annexation details that were discussed in the January 2023 meeting.

**Upcoming Meetings/Other Discussion Items:**

Councilman Scott asked about updates for the Bridge project (on island of county land); he wants the county to know the City opposes the project. Councilman Scott and Mayor Robertson asked for this item to be on the next EDC agenda; they want staff to prepare a letter to remind Supervisor Joe Baca, Jr. that he had opposed of this project as well.

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**ADJOURNMENT**

Meeting adjourned at 2:33 p.m.