



**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
Thursday, January 30, 2025**

Call to Order/Roll Call

1:01 PM

EDC MEMBERS PRESENT

Mayor Joe Baca
Councilmember Ed Scott

CITY/AGENCY STAFF PRESENT

Christy Marie Lopez, Assistant City Attorney
Tanya Williams, Assistant City Manager
Colby Cataldi, Director of Community Development
Paul Gonzales, Community Development Manager
Paul Guerrero, Economic Development Manager
Vicente Giron, Engineering Manager
Daniel Rosas, Senior Planner
Kim Dame, Administrative Analyst

PUBLIC COMMENTS – None

REVIEW/APPROVAL OF MINUTES

Minutes from the July 24, 2024, EDC meeting – Approved

REPORTS/DISCUSSION ITEMS

EDC-25-0070

Rialto Housing Authority Loan Modification for National CORE Citrus Grove Renovation Project.

Introduced by Colby Cataldi

Committee Comments/Questions/Recommendations:

Colby Cataldi introduced the project – the property composed of 150-unit apartment complex is located by Eisenhower High School.

Jason Neal reminded the audience that National CORE transformed Citrus Grove from a crime-ridden community to a safe affordable housing property. Mr. Neal advised that seventeen years later, there is now a need to conduct some renovations that are critical. Funding has been acquired, however there is a financial barrier from using those funds; more specifically, the existing debt that originated from the former redevelopment agency in 2008 is what has prevented available funds from being used.

Mr. Neal proposed various ideas:

- A \$250,000 cash contribution to be paid directly to the City to use at their discretion.
- An 3.5% interest rate increase on Citrus Grove loan
- Extending affordability period for the next 55 years – low-income units would remain the same

Councilmember Ed Scott inquired who in legal is reviewing. Mr. Cataldi advised that the City's Attorney's office as well as Maryann Goodkind as the City's special counsel are reviewing. Councilmember Scott would like to see a housing expert report; Mr. Cataldi advised Maryann Goodkind could provide a written report.

Mr. Cataldi reminds the audience that National CORE has a firm deadline; if there is no action taken by Council on February 11th on this matter, they would need to go back for a TEFRA.

Councilmember Scott requested a comprehensive written report from a Housing expert and the City Attorney's office.

EDC-25-0072

Proposed Truck Terminal on Santa Ana Avenue East of Riverside Avenue

Presented by Daniel Casey

Committee Comments/Questions/Recommendations:

Daniel Casey advised that the proposed truck terminal will be about 45 acres in size and is designated as Heavy Industrial in the Agua Mansa Specific Plan. This project requires the approval of both a Conditional Development Permit and Precise Plan of Design.

A representative of Crown Enterprises explained that they would consolidate their operations to this new site, from Riverside Avenue and Santa Ana Avenue. Jonathan Shardlow gave a brief background about Crown Enterprises. Mr. Shardlow mentioned that this project would be a community benefit as it would lessen traffic congestion on Riverside Avenue and it would convert a heavy industrial site to a light industrial site.

Councilmember Scott inquired if there were trucks being parked next to the site. Mr. Shardlow confirmed there was. Mr. Cataldi confirmed parking is not permitted therefore they are in violation.

Mr. Shardlow requested that their community benefit money go towards something that adds value to the site, such as the infrastructure and that is also directly related to the project. Councilmember Scott asked if there were any improvements to Santa Ana Street. Mr. Shardlow confirmed that there would be full street improvement on the project frontage. This will include from Santa Ana Street to Riverside Avenue. The levels of truck traffic were discussed as well.

A discussion regarding where the parking should be located was touched upon. Two locations mentioned were on the project site or in the habitat area. Decomposed granite was considered for the parking to count as part of the landscaping.

EDC-25-0069

Foothill Central Specific Plan Amendment Presentation

Presented by Colby Cataldi

Committee Comments/Questions/Recommendations:

Mr. Cataldi reminded the audience that this project is funded by a grant the City of Rialto has had for several years. Mr. Cataldi also expressed that this project is being re-introduced because it will be presented to City Council in February for a Public Hearing. One thing that Mr. Cataldi specifically noted was that the Foothill Corridor Zoning is a part of the settlement for the Housing Element.

Councilmember Scott inquired about the scope of the specific plan; it was confirmed that it covers the area of Riverside Avenue starting at Foothill Boulevard and going South to Merrill Avenue. Councilmember Scott also asked about building height requirements. Paul Gonzales responded that the current height had been up to 70 feet in some areas but has been reduced to 60 feet.

Councilmember Scott requested a list of City owned properties within the Foothill Central Specific Plan. An inquiry was also made as to when these properties would be marketed to potential buyers. Mr. Cataldi advised that there is a real estate item later in the agenda.

Mr. Cataldi added that once a policy adoption is made, the property on Foothill and Spruce will get rezoned and a condo project will get to move forward. Regarding this project, Councilmember Scott directed a question towards Engineering – what is the plan to address the fact that there are no storm drains? Vicente Giron replied that the goal is to

ensure that the drainage continues to the east. In terms of the storm drain on Foothill Boulevard, Mr. Giron advised that is a long-term project; there is no initial design yet. Councilmember Scott inquired about DIF fees for this project. Mr. Giron advised that the money would be used for other purposes that don't involve the drain system.

EDC-25-0075

Request that the Economic Development Sub-Committee Provide Feedback on Priority Projects for Community Project Funding for Federal Appropriations

Presented by Tanya Williams

Committee Comments/Questions/Recommendations:

Tanya Williams provided a list of proposed suggestions for the Economic Committee to review. The idea is to put forth three or four projects to fall under different appropriation bills to essentially make them more competitive. The approved list would go to City Council for approval.

Three of the proposed projects were the fire station, police station technology center and the Cactus trail basin.

Councilmember Scott inquired about the 10 freeway improvements. Ms. Williams explained that the project is very expensive; the City is still short about twenty-five million dollars. Ms. Williams also expressed that the City applied for a grant to assist with this project.

Councilmember Scott would like to see a list with more potential projects. Ms. Williams confirmed she will provide an additional list and will also speak with the rest of Council and other departments to receive their input.

EDC-25-0050

Real Estate Update

Presented by Colby Cataldi

Committee Comments/Questions/Recommendations:

Mr. Cataldi briefly mentioned that there are two grants from SCAG, one is funneled through SBCTA and is about \$300,000. In total, the two grants are near \$500,000. These funds would go towards projects undertaking the disposition of all City owned properties in downtown Rialto. Mr. Cataldi confirmed that a consultant would be hired to help with the redevelopment project of these assets.

Councilmember Scott would like to know why the private sector hasn't been asked to provide proposals to buy properties and do projects versus developing a project that may or may not work; it may be better to engage the private sector. Mr. Cataldi affirmed that staff will also engage the private sector.

Mr. Cataldi updated members that the tenant at the John Longview Depot is no longer there. There is an RFP ready to be released to get a new restaurant into the space. Mr. Cataldi also mentioned the property located at 136 South Riverside, which is the space located next to the coin shop. The hope for this suite is to get a grant to assist with the retrofit engineering that is needed before listing it for sale. Councilmember Scott suggested to sell it as a tear-down and re-build property.

Mr. Cataldi introduced the next property on the list – 308 North Riverside; it is currently in escrow. The seller has challenges and can't meet the agreed upon price; he has too much debt. Mr. Cataldi advised that the deal will most likely not close and the property will fall out of escrow.

Mr. Cataldi also gave an update on 130 South Willow, the mortuary property, which is now officially City owned. Councilmember Scott added that demolition of the site needs to be done in a timely manner so the parking can be expanded to this location.

In terms of the Miro Way industrial development, Mr. Cataldi mentioned that meetings are held with the investors on a regular basis. Mr. Cataldi confirmed that this location is south of the Lennar homes in the Renaissance area.

Regarding the proposed train museum at 119 N. Riverside Ave., Mr. Cataldi advised that the museum concept was taken to the County oversight board in early 2023. The plan is to have about 500 square feet of the location to be the museum portion and 2,000 square feet would be whatever else is agreed upon, such as a restaurant cafe to service bicyclists utilizing the Pacific Electric trail.

For the next meeting, Councilmember Scott requested an update on the Carson project. Mr. Cataldi confirmed that it is already on the agenda to be discussed.

Upcoming Meetings/Other Discussion Items:

Mayor Baca requested that the EDC meetings be changed to 1pm on the last Thursday of the month following Water Subcommittee.

ADJOURNMENT

Meeting adjourned at 3:38 p.m.