

Economic Development Committee Minutes

January 29, 2020

CALL TO ORDER: 1:32 pm

ROLL CALL

ATTENDEES:

Committee

Mayor Robertson

Mayor Pro Tem Scott

Staff member

Rod Foster, City Manager

Stephen Erlandson, Deputy City Manager

Fred Galante, City Attorney

Matt Schneider, Community Development Director

Karen Peterson, Interim Planning Manager

Savat Khamphou, Public Works Director

Daniel Casey, Senior Planner

REVIEW/APPROVAL OF MINUTES: Approved as presented.

REVIEW/MODIFICATION OF AGENDA ITEMS FOR DISCUSSION: None

PRESENTATIONS

1. 20-0121 – Inland Empire Energy Storage

Presentation by Will Mitchell, Strata Solar and Storage

The Mayor and Mayor Pro Tem indicated general support for the project.

2. 20-0105 – Foothill/Larch Residential Community

Presentation by Timothy Nguyen, Keystone DCS

The Mayor and Mayor Pro Tem indicated general support for the project if it is a condominium project with individual units for sale with a homeowner's association and Community Facilities District. The next step will be to conduct a neighborhood meeting.

3. 20-0117 – NewMark Merrill Presentation on Rialto Marketplace Phase II

Presentation by Brad Pearl.

The Mayor and Mayor Pro Tem indicated they would be interested in developing a hotel. Brad Pearl indicated he would pursue it and follow up with City staff.

4. 20-0124 – Allegro 52-Lot Single-Family Residential Project

Presentation by Bill Essayli, Essayli & Brown

Rod Foster asked for additional information about lights. The Mayor and Mayor Pro Tem indicated general support for reducing the number of units from 60 to 52 and indicated the project is moving in the right direction.

REPORTS/DISCUSSION ITEMS

1. 20-0102 – Lytle Development, El Rancho Verde – CFD Services Tax

Presented by Matt Schneider and Ron Pharris/Consultant Team

The Mayor and Mayor Pro Tem indicated general support for staff's recommendation to increase the services tax component of the proposed CFD by extending the term of the CFD Bond from 30 years to 35 years and extending the term of collecting "pay-go" special taxes from 20 years to 30 years. City staff and the City Attorney will revise the "pay-go" policy, as needed.

2. 20-0113 – Consider Revisions to various Provisions of Rialto Municipal Code to Eliminate the Design Review Committee and Delegate its Authority

Presented by Matt Schneider and Fred Galante

The Mayor and Mayor Pro Tem indicated support for eliminating the Design Review Committee, as recommended by staff, and asked staff to prepare checklists, standards, and other materials to help applicants through the new process. Staff also indicated that the Planner will be the lead on the project and coordinate the comments and requirements from all Divisions and Departments for the applicant. The next step will be to have the Ordinance go before the Planning Commission for a recommendation and then it will be presented to the City Council.

AGENCY UPDATES: None

ADJOURNMENT: 3:33 pm