



## ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, February 28, 2018

1:00 pm

City Council Chambers  
150 S. Palm Avenue

I.	<b>Call to Order/Roll Call</b> by Mayor Robertson	1:10 PM
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**EDC MEMBERS PRESENT:**

Deborah Robertson, Mayor

**CITY/AGENCY STAFF PRESENT:**

Robb Steel, Interim City Administrator

John Dutrey, Project Manager

Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Gina Gibson-Williams, Planning Manager

Fred Galante, City Attorney, Aleshire & Wynder, LLP

**EDC MEMBERS ABSENT:**

Ed Scott, Mayor Pro Tem

II. **Review/Approval of Minutes** -- January 31, 2018

Mayor Robertson tabled the minutes to the next meeting.

III. **Review /Modification of Agenda Items for Discussion**

None

IV. **Presentations**

A. **LHR Retail Leasing Update and Renaissance Specific Plan Update**

Rick Manners with Lewis Hillwood (LHR) showed updated drone footage over the developing site. He announced that on February 9, Renaissance Parkway between Ayala Drive and Linden Avenue will open and the remaining portion of Renaissance Parkway will open at the end of April. Mr. Manners went over opening date timelines.

**EDC COMMENTS/RECOMMENDATIONS:**

Mayor Robertson said that we could tie in the opening of the Movie Theater with the City's Fireworks show. Mayor Robertson asked if anyone has spoken to Raising Cane's. Glen Crosby with LHR said that they had not talked to them because Chick-Fil-A is occupying a space in the center. Mayor Robertson inquired about retaining a grocery store that focuses on organic products. She asked if LHR had spoken with Goodwin's. Mayor Robertson also asked about the status of Ayers Hotel. Mr. Crosby said that he would email staff Ayers' target date to commence entitlement application. Mayor Robertson wants an update regarding Ayers on a future agenda.

## **B. Azure Progress Report**

Bob Carpenter representing Azure stated they will commence work in the next 30 to 60 days. Azure had some funding issues that delayed construction. Mr. Carpenter said they are currently working on the first two phases of the six-phase project. The plan is to finish the two phases within 18 to 20 months. Mr. Carpenter stated that they have dedicated 30 feet of the property so that the property owner can purchase it. He stated they would submit an application for a lot line adjustment. Mr. Carpenter presented a video of the proposed Data Analytical Logistic Surveillance Innovation Incubator Center.

### EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson wants to make sure that the project is not delayed once the application is submitted. She stated that there was a perimeter issue with the property owner getting an easement toward the back of the property. Mayor Robertson requested staff and Azure engage to resolve any issues while the finances are being resolved. Mr. Steel asked Mr. Carpenter for Azure to submit a term sheet for a development agreement to him.

## **V. Reports/Discussion Items**

### **1. Consider Public Facilities Master Planning and Financial Forecasting Services Request for Qualifications.**

Lynn Merrill and Tim Hults both from Lynn Merrill & Associates, Inc. presented the item as indicated in the staff report.

### EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson wanted to make sure that the City consider the ability to refinance/restructuring in the agreement. Mayor Robertson stated the City should consider paying all costs over 5 to 10 years. She suggested reevaluating some land assets purchased by the City close to the Civic Center. Mr. Steel stated the major components of the RFP should consider the City needs, potential locations, and viable finance plan. Mayor Robertson request a meeting in April to review financial options.

### **2. Cluster Box Unit (CBU) Mailbox Repairs.**

Lynn Merrill from Lynn Merrill & Associates, Inc. presented the item as indicated in the staff report.

### EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson says that the City should also review mailbox locations in new developments and consider an impact fee. She suggested staff evaluate Moreno Valley's plan. Mr. Merrill will schedule a meeting with Rialto's Congressional Members, Postmaster, and staff to discuss the mailbox.

### **3. Development Impact Fee Update for Fiscal Year 2018.**

Mr. Dutrey provided information on fees, which had been requested at a previous meeting.

### EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson commented that the Development Impact Fees should be included in the Capital Improvement Program to reflect funds committed and available for future projects.

## **VI. Agency Updates**

Mr. Eisenbeisz reported that the City was awarded \$1.26 million for the Cactus Trail project.

**VII. Upcoming Meetings (Day & Time)/Other Discussion Items**

The next regular scheduled meeting is March 28, 2018.

**VIII. Adjournment**

Meeting adjourned at 5:50 p.m.