

Economic Development Committee Minutes

August 12, 2020

CALL TO ORDER: 10:05 am

ROLL CALL

REVIEW/APPROVAL OF MINUTES: Accepted for the record.

REVIEW/MODIFICATION OF AGENDA ITEMS FOR DISCUSSION

ATTENDEES:

Committee Members:

Mayor Robertson (in-person)

Mayor Pro Tem Scott (in-person)

Staff members:

Rod Foster, City Manager

Karen Peterson, Acting Community Development Director

PRESENTATIONS

Self-Storage Expansion at 313 S. Riverside

PowerPoint Presentation by Jon Gruber

The Mayor Pro Tem abstained due to conflict of interest and left the meeting.

The Mayor provided general direction regarding security and recommended partnering with the Rialto Police Department in order to identify areas of concern in order to address them, such as homeless living in units and along the railroad interface, as well as install a surveillance system the Police Department can easily access digitally. She recommended looking at the crime statistics in the area to get a sense of what is occurring. In addition, she also provided general direction on the design and indicated it needs to be in uniform with the aesthetics of the downtown area. She also encouraged local hiring in construction and operation of the facility. Additionally, staff commented tractors and trailers are not allowed on Riverside Avenue, therefore none should be stored at the facility.

The Mayor Pro Tem returned to the meeting.

Self-Storage Facility at 1610 S. Riverside Avenue

PowerPoint Presentation by Abby Hawkins

The Committee indicated general support for self-storage at the center, as a conditional development permit that can be revoked if issues arise with the use.

Rialto Police Chief Mark Kling discussed the need to install an advanced camera system that includes automatic license plate readers in strategic locations within the center to

cover the entire complex and adjacent roadways. He noted that Ross has a “no hands-on” policy for shoplifters, but cameras would help deter shoplifting and will be beneficial for many reasons. The Committee agreed with the recommendation and Abby Hawkins agreed to work with the Police Department to implement the system.

Mayor Pro Tem Scott said he was disappointed with the Autozone and that the City expected it to be a retail facility with sales tax revenues equal to their other stores. He noted this store is much lower than others in the area because it is being used mainly as a warehouse. He and Mayor Robertson asked Ms. Hawkins to address this with Autozone.

The Committee asked about the status of Panera Bread and asked Ms. Hawkins to have them remove the fencing and complete the landscaping to improve its appearance. The Committee also noted concerns with the restaurant not being open and asked Mr. Hawkins to let them know there are no restrictions from the City on opening. The Committee also asked Ms. Hawkins to investigate bringing in another retail facility in the northern part of the site. Chief Kling suggested they might be able to get an agreement to maintain the northern part of the lot, even if they do not control it, which would help deter overnight parking by truckers. Ms. Hawkins noted she would look into this.

Ayres Hotel Update

Developer: Don Ayres

Don Ayres provided an update on the hotel project. He explained that it had been delayed because he had lost funding. He noted that City staff was connecting him to potential investors, and he hoped to be underway soon.

He asked for assistance with getting information on the anticipated water fees. Mayor Robertson has the breakdown on the costs for Fontana Water and will connect him to the right people so he can understand the fees. She also said it would be nice for them to get underway and for the community to see that projects are still moving forward.

Don Ayres said that he appreciates the communication and will keep in touch as the project moves forward.

AGENCY/PROJECT UPDATES

Staff reported that Birtcher Development was looking into doing a warehouse at the northwest corner of Valley Boulevard and Willow Avenue and more information would be coming.

Mayor Pro Tem Scott asked about the status of Texas Roadhouse and staff responded the attorneys are working on the sale agreement.

Mayor Robertson asked if Lewis Hillwood still owns the pad by Grocery Outlets and staff responded that they still own it. She asked for more information on the current property owners.

ADJOURNMENT: 12:05pm