



ECONOMIC DEVELOPMENT COMMITTEE

Special Meeting Minutes

Wednesday, November 18, 2020

City Council Chambers

Call to Order/Roll Call by Mayor Robertson at 1:02 p.m.

EDC MEMBERS PRESENT

Deborah Robertson, Mayor
Ed Scott, Mayor Pro Tem

CITY/AGENCY STAFF PRESENT

Sean Grayson, Acting City Manager
Karen Peterson, Acting Community Development Director
Eric Vail, Interim City Attorney
Angela Perry, City Manager's Executive Assistant

PUBLIC COMMENTS

Glen Crosby spoke on the proposed truck yard and warehouse regulations (item number 5).

REVIEW/APPROVAL OF MINUTES

There were no minutes for the Committee to approve for this meeting.

REVIEW/MODIFICATION OF AGENDA ITEMS FOR DISCUSSION

No changes were made.

PRESENTATIONS - None

REPORTS

1. Rialto Marketplace Phase II

Presenters: Brad Pearl, NewMark Merrill Companies
Greg Giacopuzzi, NewMark Merrill Companies

Greg Giacopuzzi presented the Committee with the leasing brochure that includes a Sprouts market as the anchor store. He noted there is also a possibility of a second anchor store. Brad Pearl discussed the four-way traffic signal and the new entrance into their facility. In addition, they stated they are interested in locating an industrial warehouse behind the commercial center that would take access to and from Willow Avenue.

The Committee expressed concerns with industrial projects, said they do not want truck traffic to go through residential neighborhoods, and questioned whether access to and from Willow Avenue is feasible given the proximity of the channel. The Committee recommended pursuing a commercial and residential mixed-use project and noted that a healthcare provider such as Molina might be interested in locating within the commercial center.

The Committee directed staff to bring forward an Exclusive Right to Negotiate Agreement at the next City Council meeting.

2. Update on Metrolink South Affordable Housing Project

Presenter: Josh LaBarge, LaBarge Industries Group.

Josh LaBarge requested input on whether the Committee would support the use of No Place Like Home (NPLH) and Inland Empire Health Plan (IEHP) funding as part of the Metrolink South Affordable Housing Project. He noted the use of these funding sources and the inclusion of the specific populations they serve would make their tax credit application more competitive. He said they would like to designate 10 to 15 units for NPLH programming and 8 units for IEHP programming. Up to 23 units of a total of 55 units would be allocated to these programs.

Mayor Pro Tem Scott said he thought the project would be for workforce housing instead of supportive housing. He noted the percentage of units that would be allocated to these programs may be too high and asked about the success rate of transitioning homeless people to permanent housing. Mayor Robertson also asked for more information on success rate and indicated this type of housing is needed in the community.

The Committee directed the applicant to bring the question forward to the City Council.

3. Update on Baseline Median Project (Willow to Meridian)

Presenters: Michael Tahan, Interim Public Works Director
Savat Khampou, Interim City Engineer

Staff noted they have been working with Caltrans regarding the grant. Mayor Robertson noted concerns about the median and Mayor Pro Tem Scott noted that businesses in the area do not want a median. The Committee directed staff to decline the grant and discontinue the project.

(The Mayor left the meeting at 2:30 p.m. for a prior appointment.)

4. City Comments on Projects in Other Jurisdictions

Mayor Pro Tem Scott would like staff to address projects in nearby jurisdictions that have the potential to affect Rialto. Sean Grayson noted that staff had sent letters to adjacent

jurisdictions requesting all correspondence regarding their projects to be sent to the City Manager's office so a comprehensive response can be provided. He noted the City Council will be advised of projects that may adversely affect Rialto.

5. EDC-20-0833 - Update on Draft Regulations for Indoor and Outdoor Storage Facilities

Presenter: Karen Peterson, Acting Community Development Director

Staff provided an overview of the proposed regulations. Glen Crosby, representing the Lewis Companies, noted he had been working with staff but remained concerned about the requirement to provide landscaping in truck courts and the requirement to provide additional studies to confirm a new tenant will operate in accordance with an approved entitlement. Staff confirmed they are still working with industry stakeholders as they refine the draft regulations and will bring them forward to the Planning Commission in December and to the City Council in January.

Mayor Pro Tem Scott asked Glen Crosby about the electric vehicle charging stations that were not installed in the Renaissance Marketplace and whether the City could install the stations and receive the revenue. Mr. Crosby indicated he would investigate and let him know.

AGENCY UPDATES - None

UPCOMING MEETINGS/OTHER DISCUSSION ITEMS

The next meeting will be in January.

ADJOURNMENT

Meeting adjourned at 3:16 p.m.