



City of Rialto

Regular Meeting - Final

Economic Development Committee

Wednesday, April 28, 2021

1:00 PM

PUBLIC PARTICIPATION PROCEDURE

NOTICE IS GIVEN THAT THE CITY COUNCIL OF THE CITY OF RIALTO HAS DECLARED A LOCAL EMERGENCY RELATED TO COVID-19 AND HAS CLOSED PUBLIC MEETINGS TO PHYSICAL ATTENDANCE BY THE PUBLIC. PUBLIC MEETINGS WILL BE HELD BY TELEPHONIC AND OTHER ELECTRONIC MEANS TO THE GREATEST EXTENT POSSIBLE. THE ECONOMIC DEVELOPMENT COMMITTEE WILL BE PARTICIPATING IN THE MEETING FROM REMOTE LOCATIONS VIA TELECONFERENCE WITHIN THE GUIDELINES OF GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20. THE COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC DURING THE ECONOMIC DEVELOPMENT COMMITTEE MEETING.

WAYS TO PROVIDE COMMENTS

THE AGENDA AND AGENDA ITEMS WILL BE POSTED ON THE CITY'S WEBSITE BY FRIDAY, APRIL 23, 2021. MEMBERS OF THE PUBLIC ARE PROVIDED OPPORTUNITIES FOR PROVIDING PUBLIC COMMENT ON ANY AGENDA ITEM OR ON ANY ITEM NOT ON THE AGENDA, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: ECONOMIC DEVELOPMENT COMMITTEE C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; AND,
- IN WRITING VIA EMAIL TO PLANNING@RIALTOCA.GOV AT LEAST TWO (2) HOURS BEFORE THE MEETING.

Join Zoom Meeting

<https://us02web.zoom.us/j/85942836279?pwd=SHIxZ0c4YmkzNytoZHZid3BBSmV2dz09>

Meeting ID: 859 4283 6279

Passcode: 637680

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

REVIEW/APPROVAL OF MINUTES

REVIEW/MODIFICATION OF AGENDA ITEMS FOR DISCUSSION

PRESENTATIONS

[EDC-21-0211](#) UAL Presentation

Attachments: [Rialto Pension Presentation for April 28 EDC vFinal.pdf](#)

[EDC-21-0208](#) Rialto Gateway Phase II/Newmark Merrill

REPORTS/DISCUSSION ITEMS

[EDC-21-0199](#) Request the Economic Development Committee Consider Recommending the Release of a Request for Proposals for State Government Relations and Lobbying Services.

[EDC-21-0204](#) Long Range Property Management Plan Status Update

Attachments: [Successor Agency Property Report \(1\).xlsx](#)

[EDC-21-0200](#) Project Schedule for Industrial Hemp and Cannabis Regulations.

[EDC-21-0206](#) TRAKiT Update

[EDC-21-0207](#) Development Services Project Updates/Status

[EDC-21-0210](#) Public Works Project Updates/Status

AGENCY UPDATES

UPCOMING MEETINGS/OTHER DISCUSSION ITEMS

ADJOURNMENT



City of Rialto

Legislation Text

File #: EDC-21-0211, **Version:** 1, **Agenda #:**

UAL Presentation

CALPERS PENSION COSTS UPDATE

FOLLOW UP WORKSHOP ON UAL RESTRUCTURING OPTIONS



NHA | ADVISORS
Financial & Policy Strategies.
Delivered.

APRIL 28, 2021

Background & Presentation Focus

- ▶ City projects a \$132M CalPERS Unfunded Accrued Liability (UAL) for 6/30/2021
 - ▶ 144% increase (from \$54M) over last 9 years
 - ▶ Annual UAL payments have grown from \$5.3M (2015) to \$9.7M (2020)
 - ▶ Projected to grow to \$15.2M by 2030
 - ▶ City has explored various cost management strategies over the past several months through multiple council and committee meetings
 - ▶ UAL restructuring concept being evaluated given historically low interest rates (3.00% to 3.50%) vs. the 7.00% rate being paid on CalPERS UAL debt
 - ▶ Restructuring also promotes potential City objective to “re-shape” and smooth its payments for more predictable budgeting to ensure that service levels are maintained, to bolster reserves, and to enhance “resiliency” against future economic shocks or CalPERS underperformance
- ▶ Two types of UAL restructuring financing methods are available
 - ▶ Pension Obligation Bonds (POBs) and Lease Revenue Bonds (LRBs)



POB vs. LRB: Overview Comparison

POB

(most utilized method for UAL Restructure)

- Validation Required to confirm UAL as existing “debt” that can be refinanced
- Pros – Unsecured / No asset required, same rating as Issuer Credit Rating (1-notch higher than LRB); lower interest rate than LRB (likely 0.15% to 0.35% lower)
- Con – 4 to 5 month timeframe; potential legal challenges; limited direct placement investors; low chance of bond insurance

Lease Revenue

(less used, but increased activity recently)

- Recent Assets utilized (buildings, streets, parks; utility assets not advisable)
- Pro – no validation process required so about 2 months quicker process than POB; potentially more flexibility with use of proceeds (timing of deposits to CalPERS/115 Trust and options for upfront reimbursement)
- Con – using up asset capacity, 1 notch lower rating; 0.15% to 0.35% higher interest rate



POBs vs. LRBs: Hypothetical Schedule Comparison

▶ POB Timeline

- ▶ Assume EDC confirms City Council direction to proceed with POB
 - ▶ Validation Commences by May 4th
- ▶ June: Bond structuring discussions
- ▶ July: Begin credit and disclosure diligence and documentation
- ▶ August/September: finalize credit and disclosure documentation, secure credit rating, City Council approves remaining documents to proceed to bond sale, receive court judgement
- ▶ September/October: 30 day protest period from date of judgement ends, bond sale and closing, transfer funds to CalPERS

▶ LRB Timeline

- ▶ Assume May 11th City Council direction to proceed with LRB
- ▶ May/June: Bond structuring discussions, begin and finalize credit and disclosure diligence and documentation, secure credit rating
- ▶ June/July or August: City Council approves documents to proceed to bond sale, bond sale and closing, transfer funds to CalPERS



POBs vs. LRBs: Hypothetical Savings Comparison

▶ POB Assumptions

- ▶ Credit Rating: **AA-**
- ▶ Bond Size: \$110,000,000
- ▶ Maturity: FY 2042/43
- ▶ All-In Interest Rate: **3.20%**

▶ POB Savings

- ▶ Present Value \$s/%: \$37.2M / 33.8%
- ▶ Total: \$39.4M
- ▶ Through 2033: \$51.2M
- ▶ Average Annual (2023-2033): \$4.65M

▶ LRB Assumptions

- ▶ Credit Rating: **A+**
- ▶ Bond Size: \$110,000,000
- ▶ Maturity: FY 2042/43
- ▶ All-In Interest Rate: **3.44%**
- ▶ **Security:** City Streets (~\$400M Value); no bond holder right to foreclose, preserve City right for use of this asset for additional bonds

▶ LRB Savings

- ▶ Present Value \$s/%: \$34.8M / 31.6%
- ▶ Total: \$36.6M
- ▶ Through 2033: \$49.7M
- ▶ Average Annual (2023-2033): \$4.51M



**LRB = \$140K higher
annual payment vs. POB**

Savings Sensitivity to Interest Rates

- ▶ Given POBs would take 2 months longer to come to market, useful to examine recent trends and volatility, as well as sensitivity of transaction to interest rates
 - ▶ “Apples to apples” comparison as shown on previous page results in an estimated .21% (vs. .24% rate differential) break-even due to lower LRB rating and structure, but also accounting for benefit of sending CalPERS payoff monies 2 months sooner
 - ▶ Difference between POB and LRB is between .15% and .35%, depending upon market conditions
 - ▶ Since pandemic started, market has exhibited positive (downward) trends
 - ▶ “Flight to Quality” has pushed TSY yields down through February, 2021; recently, inflation concerns with positive economic news and governmental stimulus has creates some uptick in TSY yields with moderate volatility
 - ▶ As investor’s have reviewed more of these CA UAL restructurings (either POBs or LRBs) and have gained better understanding of goals and benefits being derived by the public agencies utilizing them, these investors have accepted increasingly lower “spreads” to the TSY benchmarks; thus, absolute POB and LRB interest rates have generally come down
- ▶ Interest rates between a POB and LRB for the City may change depending upon overall market volatility, supply and demand for such bonds, individual investor preferences/needs at the time of a bond sale, outlook on future interest rates and other factors



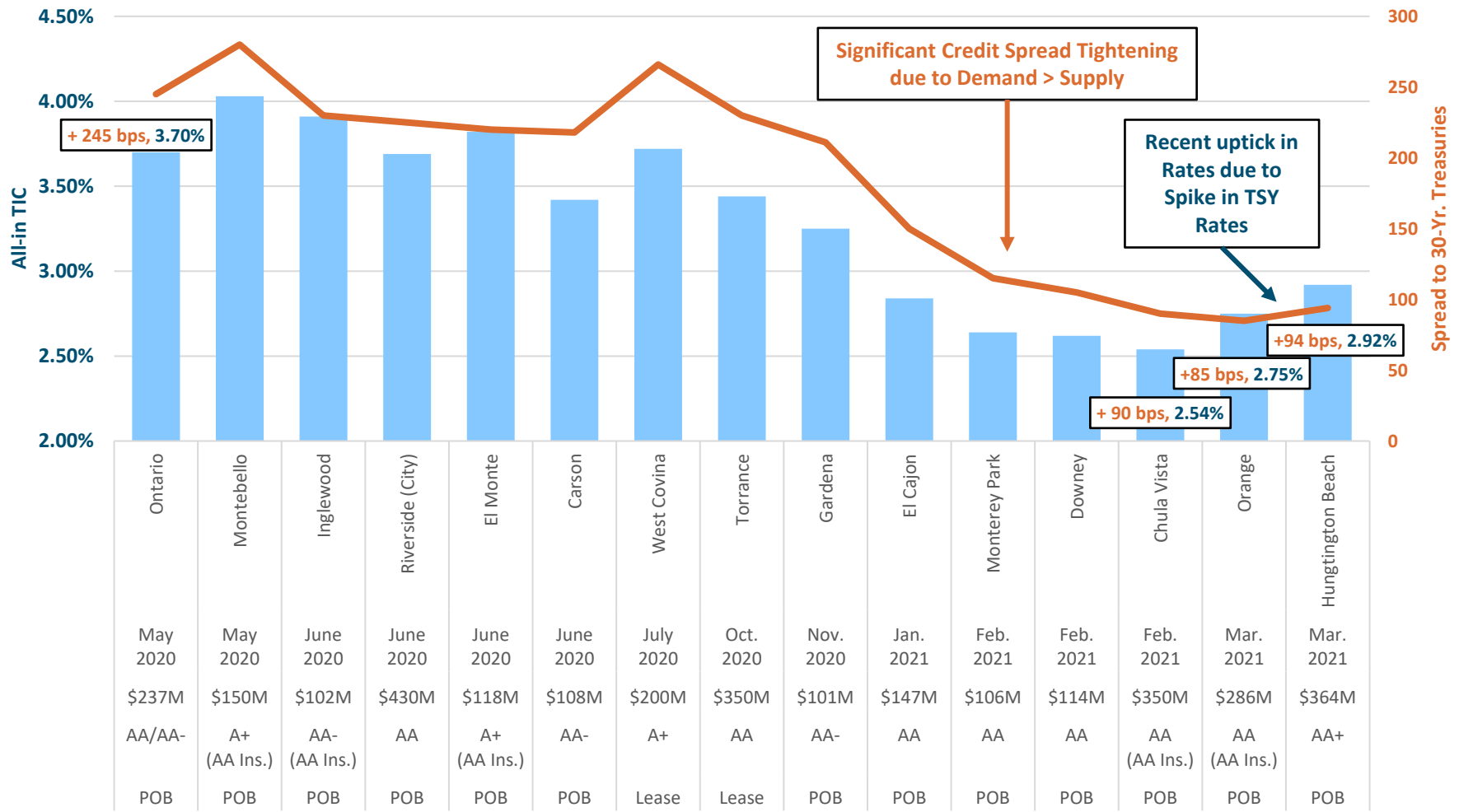
Market Update

Taxable Interest Rate Trends (30-Year Treasury Rates)



*Interest rates through April 16, 2021.

POB Market Update - Rates Have Dropped Over 1.00% in Last Year But, Slightly Rising Trend over last 3 Months



Summary and Next Steps

- ▶ The bond market remains at historically low absolute interest rate levels
- ▶ The City Council has given direction to proceed with validation for a POB; however, if a LRB is preferred path to restructuring the City's UAL, then it is best—from a cost and processing viewpoint—to not file the initial validation with the court
- ▶ The Choice between POB or LRB largely falls on one's view of:
 - ▶ Future interest rates
 - ▶ Concerns about potential future legal challenges to a POB validation
 - ▶ Whether there is sufficient savings in the current market with a lower-rated transaction
 - ▶ Market timing of investing funds with CalPERS at beginning of FY (i.e. July) vs. later
 - ▶ A significant downturn in CalPERS returns could warrant waiting to close financing—assuming interest rates remain stable—to mitigate a first-year negative impact from the bond issuance
- ▶ If the EDC determines/confirms that the POB is preferred bond structure, then bond counsel will file the necessary paperwork with the court within 3-5 business days
- ▶ IF the EDC determines that the LRB is their preferred bond structure, then this discussion and the EDC's recommendation should be agendized for the full City Council to evaluate and discuss at its May 11th City Council meeting





City of Rialto

Legislation Text

File #: EDC-21-0208, **Version:** 1, **Agenda #:**

Rialto Gateway Phase II/Newmark Merrill



City of Rialto

Legislation Text

File #: EDC-21-0199, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
APPROVAL: Alexander Hamilton, Interim Community Development Director
FROM: Sean Grayson, Acting City Manager

Request the Economic Development Committee Consider Recommending the Release of a Request for Proposals for State Government Relations and Lobbying Services.

BACKGROUND:

The City utilizes the services of a Federal Lobbyist through a contract with David Turch and Associates. The City and Utility Authority participate in various state and federal legislative advocacy groups such as the League of California Cities. The nearby cities of Fontana, Rancho Cucamonga, Chino, Victorville, Jurupa Valley, and Barstow use the services of Gonsalves & Son; the City of Chino Hills uses Townsend Public Affairs; the cities of Ontario and Riverside use ARC Strategies; and the City of San Bernardino recently transitioned to a new firm. The City of Rialto does not have a contract for services for lobbying at the State of California level. For the benefit of the City, the Economic Development Committee and staff it has been requested that the City seek cost and options for State government relations and lobbying services.

ANALYSIS/DISCUSSION:

To staff's knowledge, the City has never retained a state lobbyist on general matters. However, there are a number of advantages of hiring a state lobbyist. For instance, lobbyists

- Are professionals in their field, providing expertise in legislative strategy and technique to facilitate legislation through the process.
- Can quickly respond to issues and can assist the City in providing appropriate communication to key legislators and regulators.
- Can identify where leverage needs to be applied and can point out pitfalls, because lobbyist understand the political climate in the state.
- Can monitor the legislative process in an efficient and accurate manner.
- Understand how legislation is formulated and can analyze and draft persuasive legislative language.
- Develop good relations with legislators that may pay off well into the future by advocating for legislation, funding, or assistance that would benefit the City.
- Allow the City to devote its time where it may best be used, in providing technical advice and direction in policy.

Lobbying services can however be costly. While fees will vary depending on the service agreement, generally fees will be similar to those charged by law firms. Staff recommends proceeding with a request for proposals (RFP) for government relations and state lobbying services to most effectively evaluate services and pricing. A draft scope of work for the RFP would include:

- Work with the City Council, the City Manager, and key staff to discuss goals, objectives, opportunities and priorities for State government relations.
- Develop short-term and long-term strategies with the City pertaining to funding and other State policy and administrative issues.
- Support a positive relationship with the Governor's office, State Legislature, State Water Resources Control Board, the California Department of Parks and Recreation, the Resources Agency, the California Department of Transportation, The Governor's Office of Emergency Services and/or other agencies.
- Assist departments on the means and methods of maximizing State funding for City programs.
- Identify and monitor legislation and state regulatory processes, including pertinent administrative, legislative and regulatory matters that may impact the City.
- Provide legislative and regulatory lobbying, as needed.
- Engage key officials (executive, legislative and local government) and stakeholders to support the City's objectives to secure permits, grants, incentives, and favorable laws and regulations.
- Pursue greater public funding for the City.
- Coordinate meetings with State Legislators and agency department leaders to provide the City the opportunity to meet face-to-face with key decision-makers on pertinent City issues.
- Assist with communications and messaging.
- Draft legislation and amendments, as necessary.
- Provide weekly written briefing reports for the City Council and City Manager on key issues and legislative committee activity during the legislative session.
- Lobby for the City's position on legislation and regulatory matters of interest.
- Notify the City of grants and other funding opportunities and, as appropriate, facilitate meetings or follow-ups with awarding State agency officials.
- Prepare and solicit letters of support for funding opportunities.

Staff has consulted with the City's federal lobbyist who has indicated their willingness to support the City through the process and given subject matter expertise in evaluation response to the RFP. Staff will conduct the RFP process and return to the Economic Development Committee to short list applicants and/or interview finalists or establish an alternate process based upon the recommendations of the Economic Development Committee. It is anticipated that a contract for services would be brought to the City Council for consideration in July 2021.

FINANCIAL IMPACT:

The request to release an RFP for State Government Relations and Lobbying does not have any financial impact. Should the City select a firm, the anticipated cost to provide the identified scope of work is between \$75,000 and \$175,000 per year based upon contracts for similar services.

RECOMMENDATION:

Request the Economic Development Committee consider recommending the release of a request for proposals for State Government Relations and Lobbying Services.



City of Rialto

Legislation Text

File #: EDC-21-0204, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
FROM: Sean Grayson, Acting City Manager
Alex Hamilton, Interim Community Development Director

Long Range Property Management Plan Status Update

BACKGROUND:

Per Health and Safety Code Section 34179(j), the RDA oversight boards in the County consolidated into one Countywide Oversight Board on July 1, 2018. The Board is responsible for overseeing and approving RDA Successor Agency wind down actions. This includes the transfer, sale, or final disposition of Agency/SA/City property identified in the Long-Range Property Management Plan. Final disposition of these assets needs to occur by the end of calendar year 2021.

ANALYSIS/DISCUSSION:

Attached to this report are two spreadsheets identifying Agency/SA/City owned property that staff will need concurrence from the EDC and SA/Council relating to final status. For purposes of discussion and review, the spreadsheet entitled Rialto-SA Conveyance Summary Report dated April 2021 will be reviewed with EDC at this meeting. The document identifies those properties that staff needs immediate direction on. Many of these properties are set to be retained for final disposition pursuant to a contractual commitment, to be acquired by the City, sold, or retained for City use.

The Second Spreadsheet is a Property Management Plan conveyance summary which reflects properties in the Long-Range Property Management Plan or those that have been conveyed already i.e. transferred to the City. This spreadsheet is provided for information only and staff intends to more fully review the items in this document with the EDC at a future date.

RECOMMENDATION:

It is recommended that EDC review and provide concurrence on the disposition/status of items identified in the Summary Report dated April 2021.

RIALTO SA PARCEL CONVEYANCE SUMMARY REPORT

Date: April 2021

LRPMP #	LRPMP Parcel Description	APN#	Date Conveyed	LRPMP Disposition	Owner	Activity	Recommended Action
Project							
2	136 S. Riverside	0130-241-30	2015 08 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose. Building was proposed to be demolished to make a connection between Downtown and Metrolink. Unsure if the transfer to the City included limitations on the use/governmental use of the property.	Retain as intended
8	126 S Olive Ave.	0130-251-28	2016 09 01?? Check if it was sold	Transfer to City for govt purpose	Sucessor Agency	In 2016, conveyed to the City as government purpose. The site is vacant and was planned to be developed as a parking lot in the future to support the now defunct Crossroads development (Project #13)	List for Sale
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-12		Transfer to City for future development	Sucessor Agency	In July 2017, the County and taxing entities approved Compensation Agreements to obtain about 10 acres for proposed Baca/Turch park. The balance of the site is designated for school per the Renaissance Specific Plan. In 2019, the City and LHR discussed use of this site.	Retain as intended
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-17		Transfer to City for future development	Sucessor Agency	On January 15, 2013 Oversight Board approved 15,588 sf of Parcel 12 and 4,461sf of Parcel 17 to be dedicated for right of way. The acres shown for these two parcels of net of these dedicated amounts	Retain as intended
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-30		Transfer to City for future development	Sucessor Agency		Retain as intended
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-44		Transfer to City for future development	Sucessor Agency		Retain as intended
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-45		Transfer to City for future development	Sucessor Agency		Retain as intended
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-46		Transfer to City for future development	Sucessor Agency		Retain as intended

9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-54		Transfer to City for future development	Sucessor Agency		Retain as intended
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-05		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station	Retain as intended
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-21		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station	Retain as intended
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-23		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station	Retain as intended
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-24		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station	Retain as intended
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-07		Transfer to the City for future development	Sucessor Agency	In 2017, City entered into exclusive right to negotiate agreement (ENA) with Newmark Merrill for possible retail development on 15.5 acres. In 2018, the County and taxiing entities approved Compensation Agreements to obtain 3 acres for Fire Station 5. Subject to ongoing action with Newmark Merrill	Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-08		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-15		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-16		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-111-03		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-161-13		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-202-06		Transfer to the City for future development	Sucessor Agency		Sell as part of ENA
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210						Sell as part of ENA

13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-01		Transfer to the City for future development	Sucessor Agency	Previously, an affordable housing project was proposed for the site - The Crossroads. Reference Project #8	List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-02		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-03		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-04		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-05		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-06		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-35		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-36		Transfer to the City for future development	Sucessor Agency		List for Sale
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-42		Transfer to the City for future development	Sucessor Agency		List for Sale
15	131 S. Riverside Ave.	0130-251-08		To be sold to benefit Taxing Entities	Sucessor Agency	Leased by Rialto Education Association. Rent is approx. \$1765/mo In 2019, the City Council authorized to acquire the parcel for City use. Staff obtained an appraisal to determine value.	Buy
16	Cuca's Restaurant	0130-161-27		To be sold to benefit Taxing Entities	Sucessor Agency	Lessee is in default on Lease and Treasurer has advised Tenant. Business owner was interested in acquiring site but the City Council declined because of rent default and option to purchase terminated with default. Per Lease the rent increased on 1-1-19 and is month-to-month.	List for Sale and recover back rent
24	274 W. Jackson	0127-311-15		To be sold to benefit Taxing Entities	Sucessor Agency	In 2019, the City Council approved conveyance to LaBarge Industries for proposed affordable housing project. The Purchase and Sale Agreement requires CWOB and DOF approval. Subject to future action on the project	Sell as intended

24	290 W Jackson	0127-311-16		To be sold to benefit Taxing Entities	Sucessor Agency		Sell as intended
25	NEC Laurel/Renaissance	0240-211-21		To be transferred to the City for future development	Sucessor Agency	Orbis Purchase and Sale Transaction pending pending close of escrow	Sell as intended

RIALTO SA PARCEL CONVEYANCE SUMMARY REPORT

Date: December 1, 2019

LRPMP #	LRPMP Parcel Description	APN#	Date Conveyed	LRPMP Disposition	Owner	Activity
Project						
1	Parking Lot at Cuca's	0130-161-01	2016 10 06	Transfer to City for govt purpose	City of Rialto	In 2016, conveyed to the City as government purpose. Site is restricted for use as a parking lot.
1	Parking Lot at Cuca's	0130-161-02	2016 10 06	Transfer to City for govt purpose	City of Rialto	In 2016, conveyed to the City as government purpose. Site is restricted for use as a parking lot.
1	Parking Lot at Cuca's	0130-161-03	2016 10 06	Transfer to City for govt purpose	City of Rialto	In 2016, conveyed to the City as government purpose. Site is restricted for use as a parking lot.
2	136 S. Riverside	0130-241-30	2015 08 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose. Building is proposed to be demolished to make a connection between Downtown and Metrolink. Unsure if the transfer to the City included limitations on the use/governmental use of the property.
3	Jerry Eaves Park (East side of Cedar and north of Fitzgerald)	0264-213-53	2015 05 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose. The site is planned to be used for future park expansion and for possible flood control expansion as part of the Renaissance Rialto Specific Plan. Unsure if transfer to the City included limitations on the use/governmental purpose of the property.
4	Metrolink Station (260 S. Orange)	0130-271-27	2015 08 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose. Site is restricted for use as a parking lot.

4	Metrolink Station (290 S. Palm)	0130-271-28	2015 08 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose - fire station. Parcel was split according to Assessor's records
5	Fire Station 205	0258-102-61	2015 08 13	Transfer to City for govt purpose	LEFCO Realty LLC	City sold property to LEFCO 05 23 2017?? Did City buy it from SA?? Were proceeds sent to taxing entities?? Need documentation
6	Delhi Fly Land Bank (north of Santa Ana Ave, and east of Riverside Ave.)	0258-061-14	2015 08 13	Transfer to City for govt purpose	City of Rialto	In 2015, conveyed to the City as government purpose - designated as habitat conservation area.
7	Airport Hanger (west of Fitzgerald and north of Ayala)	0264-212-28	2014 07 07	Transfer to City for govt purpose	City of Rialto	In 2014, the City purchased the SA's parcel asset portion. The SA received 20% of sale proceeds which should have been sent to Taxing Entities pursuant to March 10, 2015 letter from DOF (also refers to DOF letter dated May 8, 2014).
8	126 S Olive Ave.	0130-251-28	2016 09 01?? Check if it was sold	Transfer to City for govt purpose	Sucessor Agency	In 2016, conveyed to the City as government purpose. The site is vacant but is planned to be developed as a parking lot in the future to support the Crossroads development (Project #13)
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-12		Transfer to City for future development	Sucessor Agency	In July 2017, the County and taxing entities approved Compensation Agreements to obtain about 10 acres for proposed Baca/Turch park. The balance of the site is designated for school per the Renaissance Specific Plan. In 2019, the City and LHR discussed use of this site. On January 15, 2013 Oversight Board approved 15,588 sf of Parcel 12 and 4,461sf of Parcel 17 to be dedicated for right of way. The acres shown for these two parcels of net of these dedicated amounts
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-17		Transfer to City for future development	Sucessor Agency	
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-30		Transfer to City for future development	Sucessor Agency	
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-44		Transfer to City for future development	Sucessor Agency	
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-45		Transfer to City for future development	Sucessor Agency	

9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-46		Transfer to City for future development	Sucessor Agency	
9	SWC Ayala/Fitzgerald - north of Baseline Ave and West of Ayala	0264-212-54		Transfer to City for future development	Sucessor Agency	
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-05		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-21		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-23		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station
10	North of the Metrolink Station - between Orange Ave and Palm Ave	0130-271-24		Transfer to City for future development	Sucessor Agency	Planned for a TOD that is anchored by the Metrolink Station
11	Walnut Industrial Park - North of Walnut and west of Alder	0240-191-23	2016 03 14	Transfer to City for future development	Alder Opportunity LLC	Conveyed
11	Walnut Industrial Park - North of Walnut and west of Alder	0240-191-25	2016 03 14	Transfer to City for future development	Alder Opportunity LLC	Conveyed
11	Walnut Industrial Park - North of Walnut and west of Alder	0240-191-28	2016 03 14	Transfer to City for future development	Alder Opportunity LLC	Conveyed
11	Walnut Industrial Park - North of Walnut and west of Alder	0240-191-29	2016 03 14	Transfer to City for future development	Alder Opportunity LLC	Conveyed

12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-07		Transfer to the City for future development	Sucessor Agency	In 2017, City entered into exclusive right to negotiate agreement (ENA) with Newmark for possible retail development on 15.5 acres. In July 2019, the ENA expired. The City Council needs to decide to continue with Newmark or retain another developer. In 2018, the County and taxiing entities approved Compensation Agreements to obtain 3 acres for Fire Station 5.
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-08		Transfer to the City for future development	Sucessor Agency	
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-15		Transfer to the City for future development	Sucessor Agency	
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-101-16		Transfer to the City for future development	Sucessor Agency	
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-111-03		Transfer to the City for future development	Sucessor Agency	
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-161-13		Transfer to the City for future development	Sucessor Agency	
12	Gateway Commercial - Walmart Superceter Block at Riverside Ave. north of 210	0132-202-06		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-01		Transfer to the City for future development	Sucessor Agency	Previously, an affordable housing project was proposed for the site - The Crossroads. Need to determine if the Agreement between the Housing Authority and KDF communities is still valid.
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-02		Transfer to the City for future development	Sucessor Agency	Reference Project #8

13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-03		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-04		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-05		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-06		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-35		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-36		Transfer to the City for future development	Sucessor Agency	
13	NEC Riverside and Rialto Downtown Mixed Use	0130-251-42		Transfer to the City for future development	Sucessor Agency	
14	210 Freeway Frontage; between Ayala and Laurel Ave	0240-251-14	2017 03 20	Satisfy an enforceable obligation	City of Rialto	In July 2017, the City issued Compensation Agreements to taxing entities to obtain the site. Lewis Hillwood acquired APN 0240-151-45, 76, 78; 0240-251-33 (for Renaissance Marketplace) and portions of 0240-251-14 and 29 located below Renaissance Parkway (for Ayres Hotel and three warehouses) . Portions north of Renaissance Parkway owned by the SA, which LHR has legal interest.
14	210 Freeway Frontage; between Ayala and Laurel Ave	0240-251-29	2017 03 20	Satisfy an enforceable obligation	City of Rialto	

14	210 Freeway Frontage; between Ayala and Laurel Ave	0240-251-30	2017 03 20	Satisfy an enforceable obligation	City of Rialto	
14	210 Freeway Frontage; between Ayala and Laurel Ave	0240-251-33	2017 03 20	Satisfy an enforceable obligation	City of Rialto	
14	210 Freeway Frontage; between Ayala and Laurel Ave	0264-151-45	2017 03 20	Satisfy an enforceable obligation	City of Rialto	Property has been sold again to LHR Renaissance Marketplace South LLC. Transaction closed on the same day the property was sold from the Successor Agency to the City?
14	210 Freeway Frontage; between Ayala and Laurel Ave	0264-151-76	2017 03 20	Satisfy an enforceable obligation	City of Rialto	Property has been sold again to LHR Renaissance Marketplace South LLC. Transaction closed on the same day the property was sold from the Successor Agency to the City?
14	210 Freeway Frontage; between Ayala and Laurel Ave	0264-151-78	2017 03 20	Satisfy an enforceable obligation	City of Rialto	Property has been sold again to LHR Renaissance Marketplace South LLC. Transaction closed on the same day the property was sold from the Successor Agency to the City?
15	131 S. Riverside Ave.	0130-251-08		To be sold to benefit Taxing Entities	Sucessor Agency	Leased by Rialto Education Association. Rent is approx. \$1765/mo In 2019, the City Council authorized to acquire the parcel for City use. Staff obtained an appraisal to determine value.
15	148 S. Riverside Ave.	0130-241-53	2017 08 09	To be sold to benefit Taxing Entities	Augustine and Jacqueline Stacy	Has been sold again and is now owned by Jack's Grill and Billiards Inc.
16	Cuca's Restaurant	0130-161-27		To be sold to benefit Taxing Entities	Sucessor Agency	Lessee is in default on Lease and Treasurer has advised Tenant. Business owner was interested in acquiring site but the City Council declined bcause of rent default and option to purchase
17	East Alder Industrial - East of Alder and South of Renaissance	0240-221-02	2017 01 10	To be sold to benefit Taxing Entities	Walnut Opportunity LLC	Conveyed
17	East Alder Industrial - East of Alder and South of Renaissance	0240-221-03	2017 01 10	To be sold to benefit Taxing Entities	Walnut Opportunity LLC	Conveyed

17	East Alder Industrial - East of Alder and South of Renaissance	0240-221-26	2017 01 10	To be sold to benefit Taxing Entities	Walnut Opportunity LLC	Conveyed
18	Alder/Baseline Assemblage - 2280 W Baseline Rd - NEC of Baseline and Alder	0240-241-32	2015 11 24	To be sold to benefit Taxing Entities	Baseline Opprtunity LLC	Conveyed
19	NEC Easton/Ayala	0264-151-79	2018 04 05	To be sold to benefit Taxing Entities	City of Rialto	The City acquired the parcel as part of the Cracker Barrel retail center. Proceeds from the sale should have been sent to ATC for Taxing Entities benefit.
19	NEC Easton/Ayala	0264-151-80	2018 04 05	To be sold to benefit Taxing Entities	City of Rialto	
19	NEC Easton/Ayala	0264-151-81	2018 04 05	To be sold to benefit Taxing Entities	City of Rialto	
20	SEC Easton/Riverside	0127-041-45	2017 11 29	To be sold to benefit Taxing Entities	Fountainhead Forty LP	Property has been sold again to JVC Investments
21	Miro Way - 1394 Laurel Ave., north of Baseline	0240-241-47	2015 11 24	To be sold to benefit Taxing Entities	Baseline Opprtunity LLC	Conveyed with #18 above.
22	Housing/Misc Parcels - Ashford and Maple	0243-151-59	2019 09 11	To be sold to benefit Taxing Entities	Apple 7 LLC	Let Finance know this property has sold
22	Housing/Misc Parcels - Foothill/Acacia	0133-171-20	2016 12 19	To be sold to benefit Taxing Entities	Azure Route 66 Plaza Partners	Conveyed

23	SWC Walnut and Alder	0240-201-60	2016 05 20	To be sold to benefit Taxing Entities	Morin Family Trust	Has sold again to CH Realty VIII/I Rialto Alder North LP on June 25, 2018
24	274 W. Jackson	0127-311-15		To be sold to benefit Taxing Entities	Sucessor Agency	In 2019, the City Council approved conveyance to LaBarge Industries for proposed affordable housing project. The Purchase and Sale Agreement requires CWOB and DOF approval. Cant find a record of this being done - need to check JDutrey's files.
24	290 W Jackson	0127-311-16		To be sold to benefit Taxing Entities	Sucessor Agency	
25 AS OF 12/23/2019 IN ESCROW WITH ORBIS	NEC Laurel/Renaissance	0240-211-21		To be transferred to the City for future development	Sucessor Agency	Orbis Purchase and Sale Transaction - the City had originally planned on using this site for a future gov't purpose realted to transportation management. The City changed their plans and when an offer to purchase the site was made by Orbis the City Council approved the ENA (August 2019) for the sale of the property. PSA was approved on December 10, 2019 and escrow opened December 23, 2019. The PSA went to CWOB on March 9, 2020 and is awaiting DOF approval (expected by April 29, 2020).
26	141 S Riverside Ave	0130-251-37	2015 09 03	Transfer to the City for govt purpose	City of Rialto	Career Center through JPA with San Bernardino Community College and City. Get documentation
27	Downtown Parking Parcel (Olive Lot)	0130-251-29	2016 10 06	Transfer to City for govt purpose	City of Rialto	use Restrictions? Agreement approval dates? Get documentation



City of Rialto

Legislation Text

File #: EDC-21-0200, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
FROM: Alex Hamilton, Interim Community Development Director

Project Schedule for Industrial Hemp and Cannabis Regulations.

BACKGROUND:

On March 23, 2021, the City Council adopted an Interim Urgency Ordinance extending a Temporary Moratorium on the cultivation of Industrial Hemp by established agricultural institutions and others to February 10, 2022. The City currently prohibits all types of commercial facilities and activities related to Cannabis (as defined by California Health and Safety Code Section 11018 consistent with California Law). Staff committed to providing the City Council a full discussion on all options relating to Cannabis for future consideration.

ANALYSIS/DISCUSSION:

Erica L. Vega from the City Attorney's office prepared the following schedule and key points below (with staff input) for EDC consideration and direction:

- **July 2021** - Conduct a kick-off workshop with City Council to get initial feedback and direction on the development of cannabis regulations for the City. This includes seeking direction from the City Council on whether to engage a consultant to conduct a community survey regarding cannabis businesses in the City, and whether the Council desires to establish an ad hoc subcommittee to consult with staff and legal counsel on the drafting of the regulations. **If the Council decides to conduct a community survey to gauge community support for cannabis and to inform the drafting of the regulations, this will likely delay the below timeline by 3-4 months, depending on the turnaround time for the consultant.**
- **July-September 2021** - Draft regulations and circulate internally with stakeholder departments for review and feedback. Hold meetings with the ad hoc committee or EDC to review and receive feedback.
- **October 2021** - Present draft regulations to Planning Commission for recommendation to City Council.

- **November 2021** - Present draft regulations to City Council for introduction and first reading of ordinance

This timeline is solely for the development of land use and business regulations applicable to cannabis businesses. If the City Council is interested in pursuing a cannabis tax, adopting the tax would not follow this timeline as voter approval is required (and it must be on the ballot on a general municipal election date if the tax will be a general tax). The next general election is November 2022. The City Council could extend the current moratorium on Industrial Hemp for an additional 12 months per State Law, if it wanted to adopt Industrial Hemp regulations in conjunction with cannabis regulations to be implemented if the voters approve a general tax measure.

If the City Council wants to impose cost-recovery licensing fees on cannabis businesses to fund the administration of the City's cannabis regulatory program, the work on developing the fee amount can begin concurrently with the development of the ordinance(s).



City of Rialto

Legislation Text

File #: EDC-21-0206, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
FROM: Alex Hamilton, Interim Community Development Director
Karen Peterson, Community Development Manager

TRAKiT Update

No Report.



City of Rialto

Legislation Text

File #: EDC-21-0207, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
FROM: Alex Hamilton, Interim Community Development Director

Development Services Project Updates/Status



City of Rialto

Legislation Text

File #: EDC-21-0210, **Version:** 1, **Agenda #:**

FOR: Economic Development Committee April 28, 2021
TO: Honorable Economic Development Committee Members
FROM: Michael Tahan, Interim Public Works Director

Public Works Project Updates/Status