



## Minutes

**Present:** Corinne Awad, Chuck Beaty, Patrick Brien, Nathan Freeman, Bill Gardner, Irving Hendrick, Daniel Iglesias, Jeff Kraus, Nanci Larsen, Shalini Lockard Philip Mahkoul, Lou Monville, Stan Morrison, Brian Percy, Sergio San Martin, Charity Schiller, Cara Swearingen, Kevin Townsend, Justin Tracy, Shelby Worthington-Loomis

**Excused:** Bud Sketchley

**Absent:** David St. Pierre, Geoff Neely, Cherie Crutcher, Ian Davidson, Erin Edwards, Michelle Freeman, Brandy Marian, Marco McGuire, Amir Mertaban, Bob Nagle

**Ex-Officio ABP / City Council:** Oz Puerta, Mike Gardner, Andy Melendrez

**Staff:** Kate Stovicek

### 1) Call to Order

Shelby Worthington called the meeting to order.

### 2) Self Introductions and Public Comments

Conducted.

### 3) Minutes of March 14, 2018.

**Motion:** To accept the Minutes of the Meeting of March 14, 2018.

**Motion made by:** Chuck Beaty

**Motion Seconded by:** Bill Gardner

**Motion carried**

### 4) Chair's Report

Shelby Worthington-Loomis stated that many of the bar and hospitality establishment owners noted the significant increase in StreetPlus Safety Patrol presence the previous weekend and the positive impact as a result. She added that many commented on the decrease in homeless.

Shelby Worthington-Loomis stated that Keep Riverside Clean and Beautiful had organized a Great American Cleanup for May 12<sup>th</sup> and she had requested that attention be given to downtown's University Avenue, Mission Inn Avenue and Main Street.

### 5) Items for Discussion

#### 5a) Appointment of Finance Committee

Shelby Worthington-Loomis stated that each year the RDP Board appointed a Finance Committee as part of the annual budget process. She said that the primary purpose of the Finance Committee was to review the annual budget prior to approval by the Board. She stated that the Finance Committee would consist of the Treasurer as Chair, the RDP Chair and Vice-Chair, and three to four Board members. She said that Bud Sketchley, Shelby Worthington-Loomis and Shalini Lockard would be the Ex-officio members.

Shelby Worthington-Loomis stated that staff would prepare a draft of the annual budget based on the current year's experience and the projected activities for the future year, adjusted for seasonality and anticipated variances. She stated that the Treasurer and staff would then review the draft budget and send it out to the other members of the Finance Committee. She added that the Finance Committee would then meet in mid-May to review the budget and make changes for recommendations and approval.

Shelby Worthington-Loomis said that the budget with the recommendations of the Finance Committee would then be presented to the Executive Committee at their June meeting. She said that the budget with the recommendations of the Executive Committee and the Finance Committee would then be presented to the Board at its June meeting for adoption for the fiscal year July 1, 2018.

Shelby Worthington-Loomis stated that Daniel Iglesias, Nanci Larsen, Lou Monville and Geoff Neely had agreed to serve as Board members on the Finance Committee.

**Motion:** To appoint the 2018 Finance Committee consisting of Bud Sketchley, Shelby Worthington and Shalini Lockard as Ex-Officio members, and Daniel Iglesias, Nanci Larsen, Lou Monville and Geoff Neely as Board members.

**Motion made by:** Justin Tracy      **Motion seconded by:** Bill Gardner

**Motion carried.**

## **6) Items for Information**

### **6a) RDP activities**

Shelby Worthington-Loomis stated that the April 24<sup>th</sup> luncheon would feature Chief Sergio Diaz as the speaker at Loft.84 with Live Nation as the sponsor. She added that May 22<sup>nd</sup> had been booked at Café Sevilla upstairs and Councilman Andy Melendrez and Jeff Kraus had been confirmed to speak on Ward Two and UCR. She said that June 26<sup>th</sup> had been booked at Heroes Restaurant. She added that July 24<sup>th</sup> had been booked at the Hyatt Place Hotel and Parks Director Aldofo Cruz and Mario Lara had been confirmed to speak on the Parks and Recreation Department.

Shelby Worthington-Loomis stated that Janice Penner was recognized as a Community Champion at the Annual California Parks and Recreation Society District XI Awards and Installation Banquet on Friday, March 29<sup>th</sup>.

Shelby Worthington-Loomis stated that after discussion with Lieutenant Kevin Townsend, RDP would hold a second Security Committee meeting each month on the third Tuesday at 2 pm. She said that the meeting would focus on Entertainment District security issues and allow the Security Committee that met on the first Tuesday of the month to concentrate on daytime security issues such as homeless.

Shelby Worthington-Loomis said that planning was well underway for the third annual Doors Open Riverside on May 10<sup>th</sup>. She added that there were seven new locations added to this year's event including the historic County Courthouse, White Park, Thee Olde Chapel and the Santa Fe Depot. Nanci Larsen added that Ruhnau Clarke Architects would also be participating. She said that some venues such as Evergreen Cemetery, Camp Anza and Calvary Presbyterian Church would start earlier than 6 pm due to the need for daylight.

Councilman Mike Gardner stated that Riverside Food Lab might have a few vendors set up for

Doors Open. Nathan Freeman stated that Kaitlyn Nguyen had reached out to Riverside Food Lab regarding this opportunity. He stated that he would obtain an update from Kaitlyn Nguyen and report back to the board on any update.

Shelby Worthington-Loomis stated that staff was working on purchasing a replacement GEM flatbed. She said that the old GEM flatbed was a 2001 model no longer worth repairing. She stated that the 2007 model being considered had the new chassis which is sturdier and would be completely refurbished for a total cost of \$5,500. She said that the flatbed was needed for the Ambassador patrol and for moving various items for events.

Shelby Worthington-Loomis said that staff would be scheduling entertainers for both the 2018 series of Concerts at City Hall and for Movies on Main for prior to the show. She said that RDP would sponsor the City's concert series in Fairmount Park and the Riverside Sings competition taping and that these events would be co-promoted.

Shelby Worthington-Loomis said that after consultation with the City and the Arlington Business Partnership, the 2018 Riverside Restaurant Week had been moved back and would run from July 13<sup>th</sup> to July 22<sup>nd</sup>. She said that this decision was made due to June being increasingly busy with Father's Day, graduations and proms.

## **7) Financial Reports**

### **7a) Financial report at March 31, 2018**

Approval of the Financial Reports was postponed until the May 9<sup>th</sup> Board Meeting.

## **8) City Council Updates**

### **8a) Ward One**

Councilman Mike Gardner stated that the site of the new library would have about 2/3's of the property available for other use. He said that the City had issued a RFP for the remainder of the property. He stated that there had been one submission that would offer parking, retail and for sale condos, with subterranean parking for the library as well as the development.

Councilman Mike Gardner stated that the Walk to End Homelessness would take place on Saturday, April 14<sup>th</sup> at 8 am in Fairmont Park. He added that the Cheech Marin Center fundraising efforts were almost complete with \$100,000 left to raise. He said that the Center Pointe Project on Market Street between First Street and Second Street had just completed financing and construction would begin soon.

Bill Gardner inquired when the Stalder Plaza Project would begin. Nathan Freeman stated that the historical structure had to be abated as well as asbestos and lead-based paint removed. He stated that he believed that demolition should begin as early as the following week. Lou Monville stated that work had begun on the structure, but it was not visible. He stated that historic windows were removed as well the asbestos and certain soils. He stated that those tasks had to be completed to preserve the façade before demolition of the rest of the building. Bill Gardner inquired if there would be any more street parking blocked by construction. Lou Monville stated that there would not be to his knowledge. He stated that large steel beams had to be anchored into the ground, erected and attached to the façade to support it during the construction and as a result, they encroached on the sidewalk and street.

Stan Morrison stated his concern that there was sufficient parking for the amount of high density developments. He stated that he had heard significant concern from business owners about the

ability of visitors to find parking within the downtown area. Lou Monville stated that The Stalder Project would be over-parked with tenant, retail and public parking. He stated that there was recognition of demand for more parking. He stated that he believed that Riverside was in a transitional stage where visitors would need to understand that they might not be able to park at the site they were visiting and might have to walk a block or two. Bill Gardner added his concern regarding the shortage of parking in the east side, particularly near the Riverside Art Museum and Municipal Auditorium.

Councilman Mike Gardner stated that the City was in the process of adopting its next two-year budget and five-year plan. He stated that a downtown parking garage was one of the items that had been raised in the process. He said that if anyone had a significant interest in the parking situation, they should voice that concern and their support of a parking structure to the Council. He stated that there was a possibility of almost the whole block from Market Street to Main Street off of First Street being converted into a public parking lot for the next two to three years to compensate for the loss of parking with various developments. He added that every development was replacing the parking it would be temporarily removing during construction, except for the Culver Lofts project on Main Street and Ninth Street.

Shelby Worthington-Loomis inquired if "Lift the Lid" could be adapted to add additional levels to the current parking structures. Councilman Mike Gardner stated that it could not be done structurally. He said that within the next ten years Garage One and Garage Two would need to be replaced. He stated that the garages would need to be demolished and rebuilt and parking would be lost during that process.

### **8b) Ward Two**

Councilman Andy Melendrez stated that one of the main topics of discussion in Ward Two was the relocation of the East Side Library. He stated that the library would be expanding from 10,000 square feet to about 15,000 square feet. He said that the two proposed locations were at the corner of Ottawa and University and at the Bobby Bonds Sports Complex.

Councilman Andy Melendrez stated that the Park Avenue and University Avenue project of 70 to 75 unit affordable housing complex would have retail space on the ground floor. He stated that the goal was to have a grocery store and two smaller retailers on the sides. He added that the project would consist of four stories of residential and three levels of parking.

Councilman Andy Melendrez said that the Riverside Arts Academy now had about 350 to 400 students per six week session.

Bill Gardner inquired if the Mission Lofts project was expected to reach full occupancy. Councilman Andy Melendrez stated that he expected that it would reach full occupancy quickly with families and students. He added that it would be all residential with no retail space.

### **9) RDP Security Update**

Lt. Kevin Townsend stated that the Fairmont Police Station location became an attraction for loiterers and homeless once it was vacated. He said that a fence was erected around the station to deter loitering. He added that in parking lot 16 behind Menagerie and Worthington's Tavern, a few trees were removed that provided shade and obstructed the scope of the installed lights. He stated that the goal in removing the trees was to deter loitering.

Lt. Kevin Townsend said that the quarterly bar meeting was held on April 10<sup>th</sup>. He reiterated the crime statistics from the previous year that had been presented at the March Board Meeting. He stated regarding Measure Z, RPD hired 17 officers increasing RPD's number of officers to 357. He stated that the goal was to increase the number of officers to 400 or more. He added that RPD planned to purchase 27 police cars, six motor cycles, five detective cars, and refurbish 10 current police cars.

Lou Monville and Justin Tracy were both complimentary of all of the officers that they interacted with and observed in downtown Riverside.

### **10) City Community Development Department Update**

Nathan Freeman stated that Riverside Food Lab had some complications with a gas line that would postpone the opening. He stated that the engineer that created the plans incorrectly assumed one gas line would be adequate to supply gas to 14 various tenants. He said that the gas company was working with Riverside Food Lab to rectify the situation and would run nine gas lines to various tenants while the remaining five tenants would share the one line. He stated that if the gas line in the street was too small though, the project could be delayed by two or three months.

Nathan Freeman stated that the Imperial Hardware Lofts would be having a Grand Opening Celebration on the evening of July 12, and he would make sure that the RDP Board was invited. Shelby Worthington-Loomis stated that the Grand Opening would host a local artist exhibition on various floors and rooms for attendees to view the art and the various floor layouts. Nathan Freeman said that the project was estimated to finish construction the first week of June. He added that there were over 300 individuals on the interest list. He stated that the Salted Pig would be relocating to the ground floor of the Imperial Hardware Lofts and that there was significant interest from multiple parties in its current location. He stated that he was unsure of when the Salted Pig planned to move out of its current location.

Nathan Freeman said that construction on the subterranean parking at Main Street and Ninth Street had begun. He stated that the project would have about 40 units and take 15 to 18 months to complete. He stated that there would be commercial space on the first floor.

Nathan Freeman stated that regarding parking, he had two separate developers that were interested in building private parking garages open to the public with the same rates as the city garages.

Nathan Freeman stated that the City was looking into a bike sharing program for downtown Riverside.

Shelby Worthington-Loomis stated her belief that downtown Riverside needed a high-end unique grocery store such as Simply Fresh with a focus on various ethnic foods and healthy foods. Discussion took place regarding what opportunity RDP and others had to influence the types of businesses to locate in downtown Riverside.

Daniel Iglesias stated that Maxi Foods was in the process of substantial investment in remodeling and that there would be significant changes in the next six months.

Nathan Freeman stated that regarding the scrap yard in Ward Two, the City had significant interest in getting the site cleaned up. He said that there was disagreement between the owner

of the site and City about the degree to which the site needed to be cleaned. He stated the level for residential units on that site was higher than for industrial development. He stated that the intention for that site in the not-yet-adopted Market Place Plan was a mixed use development which would include residential units. He stated that the investment would be about five million dollars to clean the site up to a residential standard.

### **11) Arlington Business Partnership Update**

Oz Puerta stated that ABP was in the process of forming be a two year agreement to continue the Winter Wonderland event at Arlington Heights Sports Park. He said that the tentative date was Saturday, December 1.

He added that ABP was currently planning the 16<sup>th</sup> Annual Chili Cook-Off on Saturday, May 26 and actively seeking volunteers. He stated that the ABP mobile app would be released to Android within the week.

Oz Puerta stated that the ring security cameras that some Arlington businesses had installed led to the police identifying and arresting the culprit who stole various items from another business within the camera's line of sight.

### **12) New Business**

Corinne Awad stated that in February the County Board of Supervisors approved the creation of a deputy director position that would be housed in the executive office and solely focused on coordinating, collaborating and communicating with all of the various agencies that assist the homeless population. She stated that the County was going to focus on the homeless issue by finding housing, schooling and other various services for homeless individuals.

Corinne Awad said that April was innovation month and the County had a kick off on April 3<sup>rd</sup> for the Downtown Riverside Business Center that would work with small businesses in the technology sector.

### **13) Adjournment and next meeting date – May 9, 2018.**

The meeting was adjourned until May 9, 2018.