



## **Minutes**

**Present:** Brian Percy, Bryan Crawford, Claire Oliveros, Jennifer Gamble, Jesse De La Cruz, Joe Ramos, Justin Tracy, Nanci Larsen, Bob Nagle, Samuel Precie, Shalini Lockard, Sorelle Williams, Stan Morrison

**Excused:** Amy Hoyt, Chuck Beaty, Collette Lee, Denise Hamet, Lou Monville, Lynn Anderson, Philip Makhoul, Rachael Dzikonski, Randy Hord, Ron Loveridge, Terry Walling

**Absent:** Andrew Walcker, Cherie Crutcher, Jean Eiselein, Joe Guzzetta, Shelby Worthington-Loomis, Philip Falcone, Clarissa Cervantes, Bill Kisner

**Ex-Officio ABP / City Council:** Sarai Arellano, Melanie Bruins, Zoey Ridgeway

**Staff:** Janice Penner, Shirley Schmeltz

### **1) Call to Order**

Shalini Lockard called the meeting to order.

### **2) Self-Introductions and Public Comment**

Self-introductions and public comments were conducted.

### **3) Approval of Minutes of May 8, 2024.**

**Motion:** To Accept the Minutes of the Meeting of May 8, 2024

**Motion made by:** Nanci Larsen **Motion Seconded by:** Stan Morrison

**Motion carried.**

### **4) Chair's Report**

Shalini Lockard said RDP's mandate covers the downtown core and Riverside Community Hospital is a big part of the downtown core. The pedestrian pathway from the hospital starting on Fourteenth Street along Market and Main Street is not pleasant. One of the goals for the next year or so will be to make that a more pleasurable walking experience for pedestrians. RDP's Executive plans to arrange a meeting with the Community Hospital's CEO to discuss the BID and find out what RCH's needs are, and to try to connect them with various groups and events downtown. Possibilities include Mission Inn Run and Miracle health fairs.

### **5) Items for Discussion**

#### **5a) Approval of 2024 – 2025 Budget - MOTION**

Shalini Lockard said the 2024 – 2025 budget was attached for review and approval. The document includes explanatory notes where appropriate. Salary increases for staff are included, and the payout of accrued staff benefits is also included in the allocated wage line item under Salaries and Benefits on page 2. The payout is offset by the draw from the Balance Sheet item and will reduce the liability currently held on the Balance Sheet. Janice Penner said when she first started, RDP had 4 office staff members and since then, the work has doubled and the staff halved. The organization shouldn't hold that high of a liability so they will be taking a payout as well as using stored vacation time over the course of the next several fiscal years.

Janice Penner said they are assuming a modest increase in the BID levy as they try to be cautious when projecting income and realistic in anticipating expenses incurred. They have allowed for some computer upgrades as well as an upgrade to the sound system for the monthly luncheons. They have allowed for additional contracted staff as needed, and have put a placeholder for one additional office staff. They have allowed for attendance at conferences as well as meetings and workshops for businesses.

The Executive reviewed the budget at their June 4 meeting and recommended that it be approved by the Board.

**Motion:** To accept the 2024 – 2025 Budget.

**Motion made by:** Nanci Larsen **Motion Seconded by:** Brian Percy

**Motion carried.**

### **5b) Update on Proposed Sale of Garages 1 and 2 for Residential Development**

Shalini Lockard referred to the minutes of the RDP Board meeting on May 8, 2024. At the meeting, the Board approved a motion to ask the City that any sale of garages 1 and 2 be placed on hold until such time that a downtown parking plan is completed and appropriate replacement parking for downtown core businesses identified. The motion was made by Lou Monville and seconded by Bob Nagle, and was carried.

The sale of the garages was carried over for additional community engagement, and initially expected to go back to Council on June 11. However, the Community and Economic Development department advised that the item will likely not go back until July. In the interim, downtown business representatives along with RDP have been meeting with Council members to stress the importance of those garages to the downtown core and the need for viable replacement parking to be in place before any further reduction in inventory. The RDP Land Use committee continues to monitor the situation. Brian Percy said it has been a bit of a challenge with the new council members having to look at an existing decision, but there is receptivity to the concerns of RDP and downtown businesses regarding the loss of parking and internal conversations about adequate replacement parking.

Janice Penner said RDP will advise the RDP Board and downtown businesses when the item goes to Council. Many businesses have indicated that they will attend the meeting to express their concerns and opposition to further reduction in downtown core parking supply. Brian Percy asked that Board members distribute the information to businesses and others within their networks so that Council can hear the full extent of the impact the loss of the garages would cause. Parking inventory in the downtown core continues to decrease but the demand for parking continues to rise, especially with new restaurants and other amenities coming to downtown.

### **5c) Approval of New Board Member - MOTION**

Mercedes Serrano is the new General Manager of the Riverside Food Lab which has had Board positions in the past. The Executive has recommended her as a new Board member for Board approval.

**Motion:** To Accept Mercedes Serrano as a New Board Member.

**Motion made by:** Brian Percy **Motion Seconded by:** Justin Tracy

**Motion carried.**

Janice Penner said both Food and Game Lab are businesses owned by Arteco based out of Fontana. They are well-known developers and hopefully will bring more projects to downtown.

## **6) Financial Reports**

### **6a) Financial Update at May 31, 2024**

Nanci Larsen said the financial report for the month of May showed a year-to-date surplus of approximately \$72,864 compared to a budget surplus of \$5,387 resulting in a positive variance of \$67,477. BID Levy income was \$22,760 higher than budgeted which accounted for a portion of the variance, while lower than budget expenses accounted for the remainder.

The positive variance of \$67,477 at May 31, 2024 will be reduced during June as a number of planned expenditures will occur that month, including new banners for Brockton Avenue, reprinting of the Historic Walking Guide, and purchasing of new business promotional items.

As of May 31, 2024, RDP had \$309,725 in two checking and one money market account with Citizens Business Bank and Provident Bank. RDP reserves include two CDs with Pacific Premier Bank and one CD with Provident Bank for total reserves of \$282,007.

The accounts receivable was \$500. The accounts payable equaled \$3,359. The liability for accrued staff benefits (vacation and other time) to March 31, 2024 was \$62,054.

**Motion:** To Accept the Financial Reports at May 31, 2024 as presented.

**Moved:** Justin Tracy **Seconded:** Stan Morrison

**Motion Approved.**

Janice Penner said June 30<sup>th</sup> is the fiscal year end and so financial documents will be given to the CPA for the financial review. RDP is not required to do a full annual audit but does a financial review each year by a CPA for transparency.

## **7) RDP Security Updates**

Bryan Crawford gave an update on the smoke shop on University between Lemon and Lime. RPD served the warrants, arrested a few people, and revoked every City license they had. The Bureau of Alcohol, Tobacco, and Firearms also revoked their licenses. However as they are currently going through an appeals process, they are allowed to operate in the interim. Bryan Crawford said he spoke with the new owner of the building who purchased it back in August of last year. The new owner owns a large portion of Old Town Temecula and plans to completely renovate the building once the City finally approves his plan which he submitted over 6 months ago. The renovation will likely take a year. The activity around the smoke shop and the nearby bus stop has decreased since the warrants were executed.

There was a body found in Fairmount Park about a month ago that originally looked like an overdose. It was later determined to be death by being shot through the heart so it is being investigated as a homicide. There are a couple of working theories but no real headway at this time. Unfortunately, there is a rather large window of when the person could have been killed, but police are working on phone numbers that were in the area during the time in question.

Another body was found just outside of Carlson Dog Park at the River bottom. The individual appears to have been deceased for a while, and so far no identification has been made. The individual had no identification or property on him. The autopsy is happening later today.

Anime Riverside went off pretty much without a hitch. 26,000 people attended the event over the weekend, 14,000 the first day and 12,000 the second.

Club RIV has been very busy since they opened. Philip Falcone said Live Nation operates in the upstairs portion of the venue. Janice Penner said she understood that a private individual operates the downstairs. Bryan Crawford said he hasn't seen any food so far on either level. The lines to get in on Friday and Saturday nights go down University to Lemon, as well as to Orange and all the way up Orange. He met with the Chief yesterday to request more police on the downtown entertainment team to help deal with the large crowds. There is also a new Lounge, Room 77, which has not drawn any issues or complaints so far.

Juneteenth is coming up at Fairmount Park this weekend. There is also an unpermitted low ride car show, which happens nearly every other weekend at Fairmount.

Robert Nagle asked if the geo fencing can pick up all phones in the area or if it only picks up on phones that are being used at the time. Bryan Crawford said the phone needs to be unlocked but not necessarily in use. The police did a geo fence warrant that was broader in its parameters and it was unsuccessful as it was picking up people's phones in houses.

Janice Penner said at security it was mentioned that one of the reasons Club RIV was so crowded was because they are bringing in well-known DJs. Bryan Crawford agreed. Club RIV has 18 security guards inside the property but not outside so there have been a few typical bar issues.

Shalini Lockard asked if an event organizer was required to have security/police for the line to get into an events as well as the event. Bryan Crawford said he would have to defer to the City Attorney on that as they are also limited on the number of people they can have inside their venue at any one time. Justin Tracy said there is usually a line to get into any event at the RMA, Fox, Coil School for the Arts, etc. so the requirement would have to apply to all.

## **8) County of Riverside Updates**

No update provided.

## **9) Mayor's Office Update**

Zoey Ridgeway introduced herself as the new representative for the Mayor's Office. She is a month into her time with the Mayor's Office. She noted that the Mayor will be featured at the July 23<sup>rd</sup> RDP luncheon at Loft.84.

Janice Penner reminded the Board that the June luncheon will feature Claire Oliveros at Room 77. The chef is doing a curated menu with a vegan Greek Salad wrap with twister fries, a chicken coconut enchilada, and a strawberry salad with steak.

## **10) City Council Updates**

Philip Falcone said they are energizing Newman Park where the Sports Hall of Fame is located to help get people to that part of downtown.

Philip Falcone said confirmed that Riverside Community Hospital will be building a second tower. as well as another 5-story parking structure.

At City Council the Fox Theater lease with Live Nation was renewed for 8 years, with a provision for an additional 8-year extension that would go before City Council for review. The City owns the Fox Theater and Live Nation is the tenant. Philip Falcone said he is pushing for the City not to

own the Fox Theater at the end of the 8 year lease for a few reasons. The Fox Theater was privately owned until 2005 when the City fixed up the property using redevelopment funds. The intent was not to own it in perpetuity. The City Council Land Use committee will be exploring options to sell it, but there is still \$13 million in debt service on that building. The theater will be getting a face lift, new plaster, new paint, new marquee, etc. as well as new lighting, new sound system, and new carpeting on the inside. This will all be happening this calendar year by the City. Brian Percy made an observation that when you sit in the front row of the balcony there is no toe kick, so it is very uncomfortable.

Shalini Lockard asked if the parking structure would be included in the sale of the Fox. Philip Falcone said it would be something that would need to be discussed but initially the garage would not be included in the sale just the Fox Theater. Philip Falcone mentioned that the votes for the sale of the Fox are there, but the votes are not there to sell the RMA.

The Public Works department is doing new lighting on Main Street between Fifth and Sixth, as well as down Fifth from Main to Orange to connect Lot 52 to Main Street.

There is an architect in negotiations right now for the designs on what the new police headquarters will look like. The headquarters will be in the same location, but because it is so antiquated, it would be cheaper to build new. The Sheriff's department next store will be moving out eventually moving towards Moreno Valley.

Market Street between Fourteenth and Tenth is getting new sewer and water lines, it will be repaved after the work is completed. Other road repaving in the next year include Eleventh, Twelfth, Almond, Chestnut, and he is pushing for Fourteenth and Sixth.

The bus Stop at the corner of University and Lemon is going to be removed in September. The bus stop in front of Mezcal can't be removed, but RTA will be rerouting two lines which will decrease about 100 people on that stop a day. The lines will be rerouted to Market. One of the bus stops in front of the Life Arts Building will be removed as well, the one that faces University.

Tonight starts Concerts in the Park at Fairmount Park at 6 pm every Wednesday between now and July 24, except for July 3.

Stan Morrison wanted to know what he could do to get help for a homeless person. Philip Falcone said if the individual is not hurting themselves or others, people should call the nonemergency number and let them know the location of the individual.

Brian Percy asked Philip Falcone to pass along kudos to Nathan Mustafa and his team as Brockton Ave. looks great. Brian Percy then said one of the things brought up at Land Use that doesn't seem to get any response is on Tenth and Orange when they put in the X crosswalks. They were going to put in some different timing mechanisms and signage so people could make a right turn on red.

Melanie Bruins said the Arts and Music Festival in Ward 2 was a huge success. There were an estimated 300 community members who came out to enjoy the day. Paving started over at Bordwell Park, much to their chagrin as Parks had just started their Summer Day Camp with the kids.

Oasis Senior Villa are almost entirely leased up. They still have six units available for veterans over the age of 55. They do not have to be homeless but there is an income requirement.

The Safety and Security meeting for businesses between Cranford and Iowa was zoom ever since Covid with very poor attendance. In-person meetings will be resuming after the summer season. The first meeting will be on the third Thursday in August at the Marriott Courtyard.

There is a new area commander, Lt. Brandy Merrill has taken over for Troy Bakes. Janice Penner reminded everyone that RDP goes dark in August for all meetings.

### **11) City Community Development Department Updates**

There are open nominations for the Spirit of Entrepreneur Award, which is an Inland Empire Magazine award.

### **12) Items for Information**

#### **12a) Timeline for 2025 BID Renewal**

Shalini Lockard stated staff confirmed with the City Finance Department that the 2025 Renewal Report could be submitted in September. Janice Penner said for the last two years, the City has asked RDP to submit in July but it didn't go before City Council until November. She asked to submit the renewal report later so they had the most up to date report at the time of submission, especially since they have to submit new information to the Council per their requirements. The City approved the later submission date as long as RDP wasn't submitting a request to change the levy or the boundary.

#### **12b) RDP News, Activities, and Other Items**

Shalini Lockard said staff will be rescheduling the meeting with the City Manager and senior staff to discuss the Economic Impact Study and the key findings, and to determine next steps.

Hospitality and business education meetings will hopefully start in early July.

Bill Steinkirchner has resigned as Chair of the Security Committee and Jennifer Gamble has agreed to serve in that role.

The June 25 luncheon will be at the Lobby's Room 77 and feature RCC President, Claire Oliveros. The July 23 luncheon will be at Loft.84 and feature Mayor Patricia Lock Dawson.

### **13) New Business**

Joe Ramos said the Miracle and Dreams Foundation will be doing their annual backpack giveaway at the Main Library on July 20<sup>th</sup>. There will be 1,000 backpacks stuffed with school supplies to give out as well as about a 30 booth community resource fair. It is on a first come, first serve basis.

### **14) Adjournment – Next Meeting Date July 10, 2024 at 8:30 am.**