



Minutes

Present: Brian Percy, Bryan Crawford, Chuck Beaty, Claire Oliveros, Denise Hamet, Jesse De La Cruz, Joe Guzzetta, Nanci Larsen, Philip Makhoul, Randy Hord, Bob Nagle, Ron Loveridge, Samuel Precie, Shalini Lockard, Shelby Worthington-Loomis, Stan Morrison, Melanie Bruins

Excused: Amy Hoyt, Collette Lee, Jean Eiselein, Jennifer Gamble, Justin Tracy, Lou Monville, Lynn Anderson, Rachael Dzikonski, Sorelle Williams, Terry Walling

Absent: Andrew Walcker, Cherie Crutcher, Joe Ramos, Oz Puerta

Ex-Officio ABP / City Council: Philip Falcone, Sarai Arellano

Staff: Janice Penner, Shirley Schmeltz

1) Call to Order

Shalini Lockard called the meeting to order.

2) Welcome to new Councilmember, Self Introductions, and Public Comment

Self introductions and public comments were conducted. Ron Loveridge mentioned Katy Porter and her senate campaign, and the creation of a subcommittee in San Francisco for the revitalization of downtowns, reading an excerpt from an article on the subcommittee to the Board members. Ron Loveridge said he was teaching a class at UCR on local leadership that was focusing on downtown this semester. He asked that if someone gets a phone call from a student about this, that they please talk to them and answer their questions.

3) Approval of Minutes of March 13, 2024.

Motion: To accept the Minutes of the Meeting of March 13, 2024

Motion made by: Chuck Beaty **Motion Seconded by:** Shelby Worthington-Loomis

Motion carried.

4) Chair's Report

Shalini Lockard said RDP had a successful Annual Meeting and thanked the RDP Board members who participated in presenting the awards, the RDP staff, and Amber Schmeltz for her help.

5) Items for Discussion

5a) Proposed Residential Development on Sites of Garages 1 and 2

Shalini Lockard said the proposed sale of garages 1 and 2 for a residential development went to City Council for approval on March 19. RDP, DANA, and other businesses expressed concern about the lost parking that would result from the sale. Council members Chuck Condor and Jim Perry request the item be continued, as well as the proposed residential development adjacent to the Main Library. The developer of both developments was asked to re-engage with the community as both were initially proposed pre-pandemic.

The developer representative, Andrew Walcker, met with a Chamber group the next morning but that discussion was only on the project located on the Main Library parking lot. He will speak about both projects at DANA's April 15th meeting at the Izaak Walton building, along with several

city staff members, and there is an open invitation for people to attend that meeting. RDP staff will work to set up a meeting date for him to speak specifically on the development proposed for the garages 1 and 2 sites. Janice Penner said the meeting will take place at Loft. 84 and invites will be sent out to all RDP Board and committee members, as well as business owners who are concerned about the loss of the garages, once a date is set.

Janice Penner said that RDP's Land Use committee has been monitoring the sale of garages 1 and 2 and the residential developments for those sites since they were first proposed. The issue is not the residential development itself but the loss of two parking structures in critical locations for downtown businesses. Businesses feel strongly that the loss of garages 1 and 2 for downtown parking will be disastrous for them, and that Lot 52 is too far from the downtown core for customers and employees to be reasonable replacement parking for the affected businesses.

The demand for parking downtown has grown while accessible parking inventory has decreased. This is an issue RDP needs to keep to the forefront in the immediate future. Janice Penner said the Imperial Hardware Lofts were built where the Tumbleweed parking lot used to be, and the development was built under parked. They built it with the intention of one car per unit, but most units have two or three vehicles each. So, the overage of residents park in garage 1. Main and Ninth was built the same way and the overage of residents park in garage 2. If the City is set on using garages 1 and 2, they need to have a viable parking replacement plan.

For the sake of the new Board members, Brian Pearcy explained how garages 1 and 2 became surplus in the first place. These two garages were the oldest garages in downtown and needed the most repairs. According to the City, repairing the garages was deemed too expensive as the garages were not turning a profit for several reasons. Any surplus building or structure had to be offered to developers as a potential site for affordable housing developments first, which is how the current proposed sale came about. However, with new management and systems in place, the garages are now making money and it was found that the City's assessment of the cost to repair the garages was skewed.

Shelby Worthington-Loomis said there was a question regarding the proposed sale price of \$920,000 being market value. A discussion broke out regarding the overall issue of parking in downtown, and what was needed to make the City understand the negative repercussions of those garages being taken away with no adequate replacement parking plan for those lost parking spaces.

6) Financial Reports

6a) Financial Update at March 31, 2024

Nanci Larsen said the financial report for the month of March showed a year-to-date surplus of approximately \$49,570, compared to a budget surplus of \$14,730, resulting in a positive variance of \$34,840. BID Levy income was \$14,716 higher than budgeted which accounted for a portion of the variance. The remaining variance was due to higher than expected interest earnings plus a surplus from the annual meeting, as well as some cost savings and timing of certain expenses.

As of March 31, 2024, RDP had \$285,925 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 \$3,152. The accounts payable equaled \$5,864. The liability for accrued staff benefits (vacation and other time) to March 31, 2024 was \$62,055.

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

Moved: Chuck Beaty **Seconded:** Philip Makhoul
Motion Approved.

7) RDP Security Updates

Bryan Crawford said there are currently 21 trainees going through the training program, not including those currently attending the academy.

The security guards on the Main Street Mall have been very helpful helping the police with calls for service in that area. However there have been more calls in the surrounding areas with regards to the homeless and loitering issues, particularly between City Hall and Fourteenth, and between Market and Main. Police keep doing sweeps each day to clear them out, but they return shortly after the police leave, so it is an ongoing issue.

Last night a cop was driving on Market and Fourteenth and a BMW decided to run her off the road for no apparent reason. The driver then ditched his car in downtown, ran into a bar and started pointing his gun at patrons. The individual is currently in custody, and they will try and determine his motivation/reasons for his behavior.

Stan Morrison said there were some clearly mentally disturbed individuals across from the Chamber; one was preaching to the air, and the other was just standing around, and asked what the police could do with regards to these types of individuals. Bryan Crawford said the owners of that property have submitted permits to install fencing and other deterrents, but they want the City to do most of the work to keep the homeless off their property. They do not have 'no trespassing' signs up, and because it is private property, the police can't do much when called. Denise Hamet asked what a restaurant owner is allowed to do with troubled homeless on their property. Bryan Crawford said they are allowed to escort the individual off their property. Janice Penner said Joseph Ramani is in the process of trying to sell his portion of University Square. The perspective buyer said if he would follow through on the fencing permits, he would be more likely to move forward with buying the property. Janice Penner also mentioned that the recycling center that was in the Maxi Food parking lot is now gone which should help some.

8) County of Riverside Updates

Janice Penner said Damian Fussel is now working for Sean Mill as his LFR. Jeff Greene will have Lynn Anderson as his alternative moving forward.

Janice Penner read the update which was provided to her from Jeff Greene's office. *Wednesday morning's Riverside County Transportation agenda has an item to accept the revised Transportation Relief Plan in response to the outreach RCTC conducted over the past few months. This includes many transportation, grade separation, and transit projects in and around the City of Riverside. There is also a second item on the agenda for staff to be authorized to begin preparing an item for the June agenda where the commission will likely be asked to place a 1 cent sales tax measure on the November ballot to pay for the Transportation Relief Plan. All this information can be located on the RCTC website.*

9) Mayor's Office Update

Sarai Arellano said that starting that Friday, she will be working with Council member Philip Falcone and will no longer be a part of the Mayor's Office. She will still be attending the meetings

with or on behalf of Philip Falcone. There will only be one staff member in the Mayor's office for the time being while new staff are hired.

10) City Council Updates

Philip Falcone said he is looking forward to working with everyone and is happy to help and be supportive of the organization. He took the City Manager on a three hour walking tour and provided him with 107 action items which he will provide to RDP.

Melanie Bruins invited everyone to attend an Art and Music Festival taking place in Ward 2 at Lincoln Park on May 18 from 2 pm to 8 pm. There will be a car show, live painters, bike show, community resources, etc.

The affordable housing unit that is going in on Chicago Avenue will have their grand opening on May 1 at 8 am. There are already a thousand people on the waiting list. The Farmhouse Collective, the motel off University Avenue, will have its grand opening by the end of the year.

Janice Penner said the Eastside including Market Place was folded into Ward 1 effective with the election but Ward 2 would continue to provide updates on the Eastside.

11) City Community Development Department Updates

Denise Hamet said Chris Christopoulos along with Kyle Warsinski, the new senior project manager, will be speaking at the RDP luncheon in a few weeks. Staff is currently working on the presentation and creating a more holistic view of what Economic Development is doing, what the City is doing, and the big picture.

Their downtown marketing flyer, which highlights new restaurants, cultural places, businesses, etc., has been updated with RDP's help. There will be copies at the luncheon.

The Grove Conference just finished and was about jobs and agricultural training as the City is losing a lot of the agriculture workforce due to aging out. There was also discussion about the land for agriculture being sold for real estate, and the need for more produce grown locally. There is also a composting conference on April 13.

They are assembling information on restaurant assistance. They are also putting together a list of what Public Utilities offers such as rebates.

April 20 is the Insect Fair at the Main Library.

12) Items for Information

12a) Annual Meeting and Awards Ceremony Update

Janice Penner said the event was positively received and introduced a new RDP backdrop for photos. There was a \$6,100 surplus generated thanks to award sponsorships and \$1,800 from the opportunity drawing. The surplus funds generated will be used to pay for the holiday reception. The February 20, 2025 event will be held at the Convention Center in the Raincross Ballroom. It will provide more space for the event, and room to grow attendance.

12b) RDP Activities and Other Items

Janice Penner stated the joint Spring Clean-up with ABP and KRCB took place on Saturday, March 16 with KRCB providing kits and volunteers. There were only 8 volunteers out of the 23 who had signed up due to the weather so only a portion of the area planned for clean-up was covered. RDP and KRCB plan to continue to work together on clean-ups with one planned for the fall. RDP paid for the permit and kits.

Staff is working on scheduling a meeting with the City Manager and senior staff to discuss the Economic Impact Study and the key findings. That meeting will determine next steps. Staff spoke on the report at the Inside Downtown meeting on April 4.

The April 23 luncheon will be at Killer Queen Social House and feature Chris Christopoulos, Deputy Director of Community and Economic Development.

The location for the luncheon in May is still being determined, the June luncheon will be taking place at The Lobby, and in July it will be at the Hyatt.

13) New Business

Jesse De La Cruz said in the downtown area there will be some maintenance taking place. The Cesar Chavez Monument will be sectioned off starting tomorrow for sand blasting.

Philip Falcone said UCR's photography museum is redoing its façade and will be sectioned off for about a month.

14) Adjournment – Next Meeting Date May 8, 2024 at 8:30 am.