



Minutes

Present: Amy Hoyt, Chuck Beaty, Lynn Anderson, Denise Hamet, Jennifer Gamble, Jesse De La Cruz, Joe Guzzetta, Joe Ramos, Lou Monville, Nanci Larsen, Rachael Dzikonski, Randy Hord, Bob Nagle, Ron Loveridge, Sorelle Williams, Stan Morrison

Excused: Brian Percy, Bryan Crawford, Claire Oliveros, Collette Lee, Jean Eiselein, Justin Tracy, Philip Makhoul, Samuel Precie, Shalini Lockard, Shelby Worthington-Loomis, Terry Walling

Absent: Andrew Walcker, Cherie Crutcher

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

Staff: Janice Penner, Shirley Schmeltz

1) Call to Order

Randy Hord called the meeting to order.

2) Self Introductions and Public Comment

Self introductions and public comments were conducted.

3) Approval of Minutes of April 10, 2024.

Motion: To accept the Minutes of the Meeting of April 10, 2024

Motion made by: Chuck Beaty **Motion Seconded by:** Joe Guzzetta

Motion carried.

4) Chair's Report

There was no Chair's Report given.

5) Items for Discussion

5a) Proposed Sale of Garages 1 and 2 for Residential Development

Janice Penner noted that the proposed sale of garages 1 and 2 for a residential development was continued by Council on April 19th, as was the item dealing with a residential development adjacent to the Main Library, as a result of concerns voiced by RDP, DANA, and concerned businesses. The developer of both proposed residential developments was asked to re-engage with the community on the developments since both were initially proposed pre-pandemic. Both items are scheduled to return to Council on June 11.

Janice Penner said background on the community engagement was in the minutes of the April 18, 2024 Land Use committee meeting and the April 30, 2024 Executive committee meeting. At the Land Use meeting, the developer said another location for the proposed residential development won't work for them financially, which is assumed because they are purchasing both garages for \$920,000. They have talked about a public/private partnership where additional levels would be added to garage 1 for public parking, but they haven't determined if it would even be possible. 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 the proposed replacement parking in Lot 52 is too far from the downtown core for customers and employees. RDP's Land Use committee believes there are other locations for housing, and no feasible replacement parking locations in the downtown core. RDP's obligation is to their members and not to incoming developers.

A group of businesses has been meeting with the various council members to give them the history of garages 1 and 2. When Main Street was first closed for the Pedestrian Mall, businesses were told that garages 1 and 2 would be available for their parking needs. To illustrate, there is a catwalk connecting the Walling Building to garage 2 as part of that understanding. UCR Arts block was also promised for their two facilities downtown. Residents from both Main+Ninth and Imperial Hardware Lofts residential developments who don't have spaces there also use those garages to park their vehicles. The goal is to have businesses go to the June 11 Council meeting with the strong message that a robust replacement parking plan needs to be in place before the garages are sold. They have no objection to affordable housing but not at the expense of critical needed parking.

Janice Penner said that the Board was being asked to adopt the proposed motion.

Motion: To oppose the sale of garages 1 and 2 and the resultant loss of critical parking in the downtown core, and urge the Council to develop a parking plan for downtown to address the continuing loss of parking inventory amid the increased demand.

Motion made by: Chuck Beaty **Motion Seconded by:** Joe Guzzetta

Janice Penner said that everyone who was unable to attend the meeting was asked to cast a vote on the motion. Brian Percy, Claire Oliveros, Collette Lee, Justin Tracy, Philip Makhoul, Rachael Dzikonski, Samuel Precie, and Shelby Worthington-Loomis all voted yes to oppose the sale. (Note: not all absentee votes included the parking plan portion). She opened the floor for discussion.

Lou Monville said he is supportive of the City developing a parking plan but has some serious reservations about asking the City to halt the sale without a legal review of that transaction as it could put the City in legal jeopardy, and wanted to know if they had an opinion on that. Janice Penner said they could get an opinion but the understanding from both the DANA meeting and the Land Use meeting was that the project could be halted. Lou Monville said it could send a message to the business community that an organization supposed to be supporting businesses are selective as to which ones they do support. Joe Guzzetta said it would be up to the City to make that determination, and not RDP to hire an attorney and spend money to decide what the City's options are. RDP has never had to do so in the past for any other topic they have backed or opposed. He said he understands that the developer put 4 years and money into creating a beautiful plan, but a lot of these businesses have spent up to four decades investing in Riverside when downtown wasn't the place to invest in.

Bob Nagle said he has two spaces in garage 2 but parks on the street rather than have his car constantly broken into. There is no security or cameras, and until the break-ins are taken care of there is no point in parking in the garage.

Ron Loveridge said he supports the issue but noted that garages 1 and 2 are old, and questioned if the goal was to try and keep the garages forever and ever. Janice Penner said that was not the case, and was the reason for a much needed parking plan. When garage 6 was first built, it was to be a replacement for garages 1 and 2 as they were either going to be demolished and rebuilt or renovated. The problem was that once garage 6 was finished, the City leased 400 daytime

spaces to the DA's Office. Currently, all but 32 spaces of the 578 are allocated to public employees, although whether they are used or not is another matter. Had garage 6 been used as originally intended, garages 1 and 2 would most likely already been torn down and rebuilt or another alternative use found for those spaces.

Philip Falcone said there is a commitment by the City Manager and City staff to getting City employees out of garage 6 and back into parking in the City Hall parking structure as well as getting the County workers back into the County garages. The intent is to return at least 75% of the spaces in garage 6 to public use. Janice Penner said businesses are very apprehensive about the City following through on that plan. If there was a viable parking plan in place, then they might be more accepting of the loss of garages 1 and 2. Denise Hamet said the City agrees that a parking plan needs to be created and garage 6 is just part of that. She suggested that perhaps the City would be willing to provide additional funds for the development so that the developer could add additional levels to the parking structure. Philip Falcone said they have already taken care of Kreiger and Stewart who will be provided 35 parking stalls in the garage. There is some wheeling and dealing that can be used to work on these things.

Lou Monville said based on what he is hearing, there isn't opposition to the development if there is a viable replacement parking. He felt an easier road to travel would be RDP asking to put any sale of the garages on hold until there is a parking plan in place that will adequately replace those lost parking spaces. He proposed an alternative motion that any sale of the garages be put on hold until such time that a parking plan is put into place and replacement parking spaces are identified, rather than outright opposing the housing plan. Joe Guzzetta did not withdraw his motion but rather accepted this motion as a viable substitute. Chuck Beaty agreed.

Motion: To ask the City that any sale of garages 1 and 2 be placed on hold until such time that a parking plan is completed, and replacement parking is identified.

Motion made by: Lou Monville **Motion Seconded by:** Bob Nagle

Motion carried.

6) Financial Reports

6a) Financial Update at April 30, 2024

Nanci Larsen said the financial report for the month of April showed a year-to-date surplus of approximately \$56,503 compared to a budget surplus of \$6,343 resulting in a positive variance, of \$50,160. BID Levy income was \$14,980 higher than budgeted which accounted for a portion of the variance. Higher than budget revenue and lower than budget expenses accounted for the remainder.

As of April 30, 2024, RDP had \$292,977 in two checking and one money market account with Citizens Business Bank and Provident Bank. RDP reserves included 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 April 30, 2024 as presented.

Moved: Chuck Beaty **Seconded:** Joe Guzzetta

Motion Approved.

Lou Monville asked if Janice Penner was getting a better feedback from the City on how the BID levy monies were coming in. Janice Penner said the Finance Director was contacting her with information when there are issues with the BID levy but nothing more.

Janice Penner said there are about 40 different formulas, depending on the business type, used to determine business tax and the corresponding BID levy. RDP receives an amount each month, less an administration fee, which is not broken down by business or business category. They have been told that information of that nature is confidential. RDP does track the amounts and compare them to previous months and years. They are not normally told if any business is in arrears for business tax so those amounts are not included in any projections. Ron Loveridge asked why the information is confidential. Janice Penner said they were told that by the Finance Department. Amy Hoyt asked if they could do a public records act request because she does not feel that information should be private. Denise Hamet said she will follow up and speak to the Finance Department.

6b) Annual Budget Discussion

Janice Penner said staff will be preparing a proposed budget for fiscal year July 1, 2024 to June 30, 2025. Areas to be expanded will be business education and advocacy on behalf of the downtown business community. The proposed budget will go to the Executive committee and then the Board for approval in June to take effect July 1.

7) RDP Security Updates

This topic was deferred as Bryan Crawford was unable to attend the meeting.

8) County of Riverside Updates

Lynn Anderson said there were no updates.

9) Mayor's Office Update

This topic was deferred as no one from the Mayor's office was able to attend.

10) City Council Updates

Philip Falcone said he will now be doing a monthly walk through downtown with the City Manager on the first Tuesday of each month at 9 am, and yesterday was the first one. Some of the items to be addressed include installing a landmark archway on Sixth to get people to head towards the Convention Center, plus additional lighting, cleanliness, etc. Jennifer Gamble is helping with historic preservation projects to make downtown more of a destination location.

He will be visiting with downtown business to encourage them to apply for the Small Business grant through United Way because the grant will not be out forever, and the money will eventually run out. The money can be used for landscaping, painting, new awnings, signage, lighting, security improvements, etc. They will be encouraging the façade improvement aspect.

Speed bumps have been approved by the Council to be reinstated in the City of Riverside. Stan Morrison mentioned chewing gum seems to be everywhere on the sidewalks, and wanted to know if the pressure washers the City uses cleans the gum off. Philip Falcone said the pressure washer is supposed to but it doesn't always get it all. Stan Morrison asked if business owners have to clean up human waste in front of their doors before they open. Philip Falcone said there is a City ordinance that business owners are responsible to clean it up even it is City property.

Denise Hamet said if Philip Falcone comes across a business that is looking to improve some of their appliances and/or their efficiencies, Public Utilities has a lot of credits they can provide to people who want to become more energy efficient. Janice Penner said they were pushing the RPU exterior light grant to help with lighting on Main Street.

Philip Falcone mentioned a flyer he will be passing out to the businesses with all the numbers that they could possibly need such as 311, RPD, etc. Janice Penner said that information was on RDP's website, and RDP sends a package to new businesses that welcomes them to RDP and provides a lot of information about the City.

Janice Penner said she periodically gets calls from business owners about closing Main Street from Fifth to Sixth to vehicular traffic and asked if that has ever been considered. Philip Falcone said he was against it personally as was Public Works as it would take away even more critical parking. The City Council approved years ago to close Main Street in front of the Court House when they were talking about Chow Alley but that never came to fruition.

The Local Vibes series is starting soon, with one in each ward with car shows, community park gatherings, and public safety teams being featured. The three coming up are Lincoln Park, Norte Vista High School, and Orange Terrace Park on June 2. The focus is to get the feel, vibe, and culture for the City of Riverside. They are currently working on the series for Ward 1. Janice Penner asked if the Local Vibes series was replacing the breezeway concerts which took place last year. Denise Hamet said she did not know. Janice Penner also mentioned that Special events and Arts and Cultural Affairs will now be under Parks and Recreations.

Melanie Bruins said there was money in the budget so the City Manager's office decided to do an arts and culture focused event in each ward. The one at Lincoln Park is a collaboration between Ward 2, the City, and the Eastside Art house. There will be a car show, live band performances, artists making art on the premises, and a lot of resources from 2 pm – 8 pm.

The Eastside is getting its 1000 tree planted this Saturday at 10 am. They have welcomed a new area commander, Brady Merrill.

11) City Community Development Department Updates

Denise Hamet said the City's downtown flyer provides updates on 15 new restaurants as well as new projects that are taking place. The flyer gets updated about once a year. Janice Penner asked if she could get a digital copy of the flyer as the Riverside Convention Center and Visitors Bureau uses that type of collateral to solicit conventions to come downtown.

The Eden Senior housing project on Mulberry Street will be 59 units of senior affordable housing and the development has closed on their developmental loan so the project is moving forward.

El Pollo Taco Peruvian Cuisine has their grand opening on May 15 at 12:30 pm with the Mayor and Chamber in attendance. They have been working with Bryan Crawford and Janice Penner regarding the security in the area where El Pollo Taco is located. Janice Penner said they have a continuing issue with the homeless and drug deals in the area, and more fences will likely be installed in the area, with one backing up to the RCC parking garage. The area needs to be cleaned up and both the City and the police are taking an active role to accomplish that.

The Pan American Adaptive Judo games will be coming to the Riverside Convention Center for special needs judo participants from levels 1 to 5. There will be breakfast flapjack fundraiser for

the event on May 18 put on by the Police Foundation who won internationally. RUSD was named the number one high school in the state of California and the tenth in the nation by US News best high school rankings.

12) Items for Information

12a) RDP News, Activities, and Other Items

Janice Penner said they will meet with the City Manager on May 29th to discuss the Economic Impact Study and the key findings. That meeting will determine next steps. Staff included information on the study in the May BID Bulletin.

Staff is scheduling a meeting with Bryan Crawford to discuss setting up hospitality and business education sessions.

The Land Use meeting on May 16 is an open meeting to feature a presentation on the RCTC Traffic Relief Plan. The TRP is a funding plan that identifies transportation investments aiming to improve roadway safety and traffic conditions across Riverside County. During this phase of outreach, RCTC consultants are working to identify the community's traffic relief priorities, and decisions related to funding will be considered later in this process to develop the 2024 Draft Relief Plan.

The May 28 luncheon will be at Palenque by Mezcal and feature Ward One Councilmember Philip Falcone. Future locations are The Lobby for June 25, featuring RCC president Claire Oliveros.

13) New Business

Jennifer Gamble said the Mission Inn Museum is currently looking for a new space for the store and museum, and they have identified a potential space. At this time everyone is still working continuously and are expecting to continue. They are hoping to continue tours at the Mission Inn but they are looking into other options as well. The store is currently having a 20% off sale.

Ron Loveridge said he had two ideas he was going to send along to the Executive for consideration. The first was to visit another downtown once a year, particularly a downtown that is working well, to see how they are doing things. Janice Penner said RDP is a member of both the International Downtown Association and the California Downtown Association. They have a list of all the downtowns and can put a list together of potential places for their road trip. The second is to take on a problem area once a quarter and determine how to best deal with it.

Sorelle Williams asked if the city ever promotes new additions in retail or if they only focus on restaurants, saying retailers are what keep downtown open during the day. Denise Hamet said she was thinking about it. Janice Penner will provide Denise Hamet with the information on the new retailers in the area.

14) Adjournment – Next Meeting Date June 12, 2024 at 8:30 am.