



8:30 AM BOARD OF DIRECTORS MEETING
WEDNESDAY OCTOBER 9, 2024
WALLING BUILDING 3RD FLOOR
USE RDP OFFICE ENTRANCE

Minutes

Present: Cherie Crutcher, Chuck Beaty, John Adkins, Collette Lee, Kyle Warsinski, Jean Eiselein, Jennifer Gamble, Jesse De La Cruz, Justin Tracy, Mercedes Serano, Broc Yoshida, Nanci Larsen, Philip Makhoul, Bob Nagle, Ron Loveridge, Shalini Lockard, Stan Morrison, Nathan Mustafa, Nathan Tantlinger

Excused: Amy Hoyt, Andrew Walcker, Brian Percy, Bryan Crawford, Lynn Anderson, Randy Hord, Samuel Precie, Shelby Worthington-Loomis, Sorelle Williams

Absent: Joe Ramos, Joe Guzzetta, Lou Monville, Rachael Dzikonski, Clarissa Cervantes, Zoe Ridgway

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

Staff: Janice Penner, Shirley Schmeltz

1) Call to Order

Acting as Chair, Philip Makhoul called the meeting to order.

2) Self-Introductions and Public Comment

Self-introductions and public comments were conducted.

John Adkins from Riverside City College said monies raised through Bond Measure CC will be used to repair and upgrade facilities, sites, and equipment, and allow local projects to access matching funds from the state. Janice Penner said that RDP doesn't take sides on political matters but provided information on an issue so people can make their own decisions.

3) Approval of Minutes of September 11, 2024.

Motion: To Accept the Minutes of the Meeting of September 11, 2024

Motion made by: Chuck Beaty **Motion Seconded by:** Philip Makhoul

Motion carried.

4) Chair's Report

The Chair's Report was deferred. Janice Penner advised that Shalini Lockard was unable to attend in person due to illness but was attending via phone.

5) Items for Discussion

5a) Possible Policy Change from Last Board Meeting

Janice Penner said that at the last Board meeting, the question was raised about the amount of expenditure the Executive could approve without going to the Board for approval. RDP's informal process was to take non-identified expenditures over \$10,000 within a specific budget category to the Executive for approval, and to take all non-budgeted expenditures over \$10,000 to the

Board for ultimate approval. It was suggested at the meeting that all expenditures over a certain dollar amount go to the Board for approval. That suggestion raised concern that the amount be reasonable for operational purposes. It was decided to refer the issue to the Executive.

Janice Penner said that the Executive discussed it at their October 1st meeting and decided to ask RDP's CPA what similar organizations had as a policy. They will discuss at a subsequent meeting and bring a proposed policy back to the Board for review and approval.

5b) Update on Proposed Sale of Garages 1 and 2

Nathan Mustafa said they are continually working with the developer on the proposed sale of the two garages. The sale of the garages would see one garage completely torn down to build an apartment complex and the other garage retrofitted to provide parking for those residents plus some public parking. He said that based on the outcry from businesses and the public for more not less parking in the core, the City revised the proposed sale agreement and sent it back to the developer. There has been negotiation between the City and the developer, and they should know how the sale will move forward very soon.

Janice Penner asked if there was any progress in reclaiming spaces from garage 6. Nathan Mustafa said it was a separate issue from the sale of garages 1 and 2. The City has been talking with the County regarding this issue and provided them with a study of parking availability at garage 6, and the County is now conducting their own review of parking availability. At this time the City is in discussion with the County on how the downtown garages are going to be managed during the Festival of Lights.

Collette Lee mentioned how downtown businesses had spoken about their concerns regarding parking and how it would affect their individual business, and wanted to know how that discussion played into the City's decision regarding the parking situation. Nathan Mustafa said that they committed to exploring options to add additional public parking spaces as part of the new development as compared to the original deal. The City did conduct a study and found that even at peak demand only about 40% of available spaces are used, and there is space in the system. He said the City is looking into a valet program, and said Ohmio autonomous vehicles will be coming to downtown next summer. The intent is to use them to shuttle people who may not want to walk the four or five blocks themselves from the garages to the downtown core.

Janice Penner said the key is the difference between available and convenient parking. There may a lot of available parking spaces throughout downtown, but people and businesses may not consider those spaces to be convenient for their employees and customers. Office based businesses have said their employees are not comfortable walking five blocks in either direction, while restaurants have said many of their customers don't want to walk five or six blocks away from where they park.

6) Financial Reports

6a) Financial Report at September 30, 2024 - Motion

Nanci Larsen said the financial report for the month of September showed a year to date deficit of approximately \$20,233 compared to a budget deficit of \$36,854, resulting in a positive variance of \$16,621. BID Levy income was \$11,695 higher than budgeted which accounted for a portion of the variance. Timing of expenses accounted for the remainder.

As of September 30, 2024, RDP had \$292,456 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 \$287,082.

The Accounts Receivable was \$465. The Accounts Payable equaled \$8,312. The liability for accrued staff benefits (vacation and other time) to September 30, 2024 was \$56,345.

6b) Approval of Financial Reports for June, July, and August 2024

Janice Penner noted that as the June 30, 2024 financial year end was finalized, the June 2024, July 2024, and August 2024 reports could be approved as final.

Motion: To Accept the Financial Reports at June 30, 2024, July 31, 2024, and August 31, 2024 as previously presented as well as the Financial Reports at September 30, 2024.

Motion made by: Justin Tracy **Motion Seconded by:** Chuck Beaty

Motion carried.

7) RDP Security Updates

As Bryan Crawford was unable to attend the meeting, Jennifer Gamble provided a brief recap of what was discussed at the Security committee meeting. Jennifer Gamble said there is some activity where the owners of businesses are being followed home, monitored, and robbed when they are away. There is a POP Team currently dedicated to working on this series of crimes. Janice Penner added that the group is very sophisticated in nature and is believed to be out of Columbia/South America. The items stolen are being shipped to New York and sold there.

Janice Penner said there was an interesting discussion at City Council the other day regarding public gatherings, and the item was deferred for further discussion. Philip Falcone said it was the longest closed session ever at almost 6 hours long. The item came from the City Attorney's Office and the police department who were looking to tighten the Municipal Code on what people cannot wear and bring to a public gathering, or protest. Some of the items listed were masks except those that are medical and cultural/religious in nature, poles, pipes, umbrellas, etc. After a lot of discussion the item did not pass as some council members felt it was too restrictive and a governmental overreach. The item did not go to the Public Safety committee first as it normally would as the police department felt there wasn't enough time with the election approaching. Sending it to Public Safety now would not meet the Police department's need of having some type of restriction in place before the election and any reaction to the results.

8) County of Riverside Updates

This topic was not discussed as no one from the County was in attendance. Janice Penner said that as Supervisor Jeffries' term is ending, the number of staff has been reduced. She said Jeff Greene does provide a monthly update which goes in RDP's BID Bulletin and referred people to that.

9) Mayor's Office Update

This topic was not discussed as no one from the Mayor's Office was in attendance.

10) City Council Updates

Philip Falcone said there was another road paving contract approved and included a large section of MLK Boulevard between Fourteenth and MLK on the eastside.

A new interim City Attorney, Jack Lue, was appointed. He was one of the Deputy City Attorneys and will be taking over while Phaedra Norton is on leave.

The American Planning Association California Conference was a great success.

They are currently doing a trial run on a street Zamboni-like power washer to clean the sidewalks, side streets, and Pedestrian Mall.

The A/C Marriott has still not reapplied under the California Environmental Quality Act at this time so that project is still in limbo.

Janice Penner said RDP purchased radio ads on KOLA where they got \$6,000 worth of ads for a \$2,000 investment. The ads promote the downtown Arts and Cultural District as well as the new location of the Mission Inn Foundation, and mention the three websites of Visit Riverside, Riverside Downtown Partnership, and the Mission Inn Foundation. The ads start running next Monday.

Collette Lee wanted to know what the City is doing right now with the Supreme Court ruling regarding public spaces and homeless. Philip Falcone said it went to the Public Safety committee back in September, and they are doing some changes to the anti-camping ordinances already in existence. There are to be no encampments within two hundred feet of schools, parks, public buildings, government buildings, etc. It will then be brought to City Council for approval. The City will also be mirroring what Corona is doing, where the homeless can keep their stuff but the City will be confiscating the shopping cart as it is considered stolen property. With respect to homeless stealing from businesses, Janice Penner said Bryan Crawford has said that companies tell their staff not to engage with the individual who is stealing for their own safety. This led to a discussion on the lack of repercussions for homeless who steal or cause a scene such as public nudity.

Melanie Bruns mentioned events taking place in Ward 2. Tomorrow morning at 9:30 am at the Starbucks on University will be Sipping Coffee with the Cops. The Fall Carnival will be taking place at Bardwell Park on Saturday at 10 am. UCR School of Business their new building is having its grand opening on Friday.

Ron Loveridge said the Farmhouse Collective grand opening on Saturday, November 16 from 9 am to 1 pm is a very special event. He asked Melanie Bruns provide a list of the tenants who will be in the building. Melanie Bruns said she would look into it but stated the Farmhouse Collective was still looking for tenants to fill the space.

11) City Community Development Department Updates

Kyle Warsinski thanked RDP for their help in coordinating and distributing the specials the various downtown businesses were offering for the APA Conference. It was a great success and many of the attendees were able to visit places that they were not even aware were in downtown.

They are working on the Convention Center Expansion study to determine the feasibility of expanding the Convention Center. This is part of the greater Riverside Alive project which the City is still working on.

The City received eight proposals from professional firms to study and analysis the feasibility of a professional or semiprofessional sports team within the City of Riverside. It will also consider the type of stadium, the size of the stadium, and run a financial estimate on the potential stadium

cash flow. The stadium would be unable to survive just on the ticket sales of the specific sport alone, so it will also look into what other types of events can be held to generate revenue.

The Tip a Cop fundraiser is tonight at Heroes, from 5 pm to 9 pm which will benefit the Pink Ribbon Place and the Care Project.

12) Items for Information

12a) Ward One Business Town Hall Meeting and Business Survey

Janice Penner said Councilmember Philip Falcone held a Business Town Hall meeting on October 2. Based on the discussion at that meeting, RDP will review the draft survey and determine if the questions should be revised. Philip Falcone said he took responsibility for the meeting not running quite as it was supposed to go. His intention was to get homelessness out of the way at the start since it usually sucks all the oxygen out of the room. However, what happened was that out of the 90 minute meeting, 75 minutes was devoted to homelessness. Several people left the meeting in frustration because they wanted to talk about other concerns but couldn't. Philip Falcone said moving forward they will probably do these meetings quarterly and correct course so other concerns can be discussed.

12b) RDP News, Activities, and Other Items

- **Riverside Art & Music Festival/Doors Open**

Janice Penner said the Riverside Art and Music Festival had almost triple the attendance over last year's event, due to expanded art and music offerings. Unfortunately, the Doors Open Event which took place on October 5 suffered from the extreme heat. They only had about 1/3 of the overall attendance of previous years. The Historic Courthouse which normally draws close to 400 people only saw 69 people this year. The City of Riverside, RDP, and the Mission Inn Foundation will be meeting to discuss possibly rescheduling the event to a different month, perhaps back to May which is Heritage Month.

- **Monthly Luncheons**

Janice Penner stated the October 22 luncheon will be at the Riverside Community Hospital's Health Education Center's dining room with their CEO, Peter Hemstead, as the speaker. RCH is providing the meal and venue as the sponsor. RDP will be reflecting their sponsorship with a reduced charge for the luncheon.

The November 26 luncheon will be at the Hyatt Place Riverside with Police Chief Larry Gonzalez as the speaker.

The September 24 luncheon at the Riverside Game Lab was well attended and well received. RDP will look at holding the April 2025 luncheon there.

- **Other**

RDP is assisting with the launch of the Riverside edition of Monopoly. RDP provided assistance in the beginning in return for a spot on the board. The launch party will take place tomorrow at the Convention Center with an after party happening at Prohibition. Nanci Larsen mentioned the Mission Inn Foundation will be selling the new version of Monopoly.

Janice Penner asked Nanci Larsen to talk about what the Mission Inn Foundation will be doing at their new location as they will be acting as a visitors center. Nanci Larsen said they will be doing Riverside centric tours in the downtown area, church tours, Mt. Rubidoux tours, as well as Mission Inn centric tours. There will also be virtual tours offered for those who don't want to walk the tour

paths. The Mission Inn Foundation is also doing haunted tours in the evenings which are very popular.

Nanci Larsen commented that the cleaning crew that was out cleaning the Pedestrian Mall at night while the APA Conference was happening were very good and should work all the time. Philip Falcone said he has looked into it but it is far too expensive. Janice Penner said there should be more pressure on the businesses to clean up after themselves. Some of the businesses are very good but others are terrible at it. Collette Lee asked if the businesses can be fined. Philip Falcone said in the Municipal Code, businesses have a responsibility to keep the sidewalk and frontage area of their business clean.

13) New Business

Justin Tracy mentioned that certain maintenance crews are still using leaf blowers at 6 am. Philip Falcone said they were not City controlled crews. Justin Tracy added that the flight path for the hospital comes in low over nearby houses at times, sometimes only 50 feet above. Cherie Crutcher said she would take that information back to her team at the hospital.

Cherie Crutcher said on Saturday, December 7 the RCH will be having a large community health fair. She asked that anyone interested in having a booth at the event to please send her an email and she will get them into contact with the marketing director. The event will be taking place from 10 am to 2 pm at the RCC baseball field as well as the Raincross parking lot.

The lung cancer awareness dinner in the Health Educational Center at RCH will take place on Wednesday, November 6 from 6 pm to 8 pm. One of the robotics used for early detection will be on display. This event is free to attend.

14) Adjournment – Next Meeting Date November 13, 2024 at 8:30 am.