



8:30 AM BOARD OF DIRECTORS MEETING
WEDNESDAY DECEMBER 11, 2024
WALLING BUILDING 3RD FLOOR
USE RDP OFFICE ENTRANCE

Minutes

Present: Andrew Walcker, Brian Percy, Bryan Crawford, Cherie Crutcher, Kyle Warsinski, Jean Eiselein, Jennifer Gamble, Joe Guzzetta, Justin Tracy, Lou Monville, Nanci Larsen, Philip Makhoul, Randy Hord, Bob Nagle, Ron Loveridge, Shalini Lockard, Sorelle Williams, Stan Morrison,

Excused: Amy Hoyt, Chuck Beaty, Claire Oliveros, Jesse De La Cruz, Lynn Anderson, Rachael Dzikonski, Samuel Precie

Absent: Collette Lee, Joe Ramos, Mercedes Serrano, Broc Yoshida, Shelby Loomis, Clarissa Cervantes, Philip Falcone

Ex-Officio ABP / City Council: Sarai Arellano, Zoe Ridgway, Melanie Bruins

Staff: Janice Penner, Shirley Schmeltz

Guests: Peter Hemstead and Mike Hoyt of Riverside Community Hospital

1) Call to Order

Shalini Lockard called the meeting to order.

2) Self-Introductions

Self-introductions were conducted.

3) Presentation by Peter Hemstead, CEO of Riverside Community Hospital

Peter Hemstead and Mike Hoyt provided a presentation on the new tower planned for Riverside Community Hospital (RCH). Highlights of the presentation are below.

In the 1990s California passed a law that by 2008, all hospitals with acute patient care and beds had to be seismically compliant. It was pushed out to later years multiple times by government officials. Hospitals were to be in compliance by 2023 but roughly 65% of hospital beds are not currently in a seismically compliant building by state standards. RCH stands to lose 260 beds based on those standards

RCH is planning to break ground in the summer of 2025 on a new parking garage that will replace the boarded up building across the street from Del Taco. Once the parking structure is complete, they will build a new tower parallel to G Tower that will connect into all levels of G Tower. The project cost is \$850 million but it will probably hit upwards of \$1 billion when done. This will be just to create a mirror of the old tower and existing beds in a seismically compliant building. The ultimate plan is to create additional floors for later completion so they will be up to 700 total beds. Currently they only have 545 beds.

RCH is talking with the Community Players, but they have no plans at this time to utilize their property. They are aware that the construction will create issues for the Community Players because parking is already tight.

Mike Hoyt said there are a few different goals with this project besides just creating a new tower. One goal is to have a new entry location for the main hospital, and another is to connect the various drives from east to west so visitors can travel the campus without exiting. There will

be all new signage which will allow people to figure out where they need to go without having to go back onto the main streets to get to the correct area.

They are also going to make changes to the emergency department. They have the third busiest emergency department in southern California with about 120,000 people each year, and they need a lot more parking for those people.

The new 5 story parking garage will be located at the corner of Fourteenth Street and Brockton Avenue, and will have 600 parking spaces. They will be removing their current parking garage and replacing it with a new one so they can create their new tower where the old parking garage currently stands.

The tower will be 11 stories with space for 326 beds. The old beds will be transferred into the new tower as single occupancy rather than double. Single occupancy allows more accommodations for visitors and is the new patient standard. The new rooms will be about 200-300 square feet with a pull out couch for family members who wish to stay overnight, and much more accommodating for an inpatient stay.

Brian Percy asked if there is a long term plan to renovate or update the old tower once the new tower is complete. Mike Hoyt said the A wing is the oldest building, and they are currently doing a study to see what can be done with the older buildings and where the administrative and support staff can be placed. The new tower will have no conference rooms or administrative offices at all. Peter Hemstead said he would like to see a face lift to make it more similar in appearance. The older tower will not be torn down but will be repurposed in some manner for non-patient care.

Bryan Crawford asked if they expect to close streets while construction is taking place. Mike Hoyt said that is being looked at right now. If all goes according to plan, they expect permitting in April. They are looking at traffic studies and whether turns into the parking structures will be right or left turns only. There may be some portions of Brockton and/or Fourteenth that may be closed during construction but they haven't gotten there yet. Peter Hemstead said a closure would probably only be for hours at a time and they would do their best to have the closures outside of peak hours.

4) Approval of Minutes of November 13, 2024.

Motion: To Accept the Minutes of the Meeting of November 13, 2024

Motion made by: Joe Guzzetta **Motion Seconded by:** Cherie Crutcher

Motion carried.

5) Chair's Report

5a) Board and/or Public Comments

Ron Loveridge mentioned that Amazon had the Boys of Riverside book as their #1 Book on their top 20 list for 2024. The book is about the California School for the Deaf's football team.

Shalini Lockard said that Ron Loveridge will be giving a presentation at the Board meeting in January about the IDA conference he attended, and what he learned while there.

6) Items for Discussion

6a) Update on Annual Meeting and Awards Ceremony on February 20, 2025

Shalini Lockard said the award winners have been notified by email and by letter.

Ticket prices and award sponsorships will remain at the same level as last year. Ticket prices will be \$145 per person and \$1,400 for a table of ten purchased before January 24, 2025 and then \$155/\$1,500 thereafter. Award sponsorships will be \$1,900, which covers a table of ten, the award recipients' two tickets, and the cost of the award. The meal will be a plated duo of beef and chicken with a vegan option.

Opportunity drawing solicitations have gone out. Award sponsorship solicitations have started with the goal to finalize so invitations can go out by the last week of December/first week of January. Regular sponsorship solicitations will continue throughout.

7) Financial Reports

7a) Financial Update at November 30, 2024 –Motion

Nanci Larsen said the financial report for the month of November showed a year to date deficit of approximately \$16,947 compared to a budget deficit of \$48,556, resulting in a positive variance of \$31,608. BID Levy income was \$24,636 higher than budgeted which accounted for a portion of the variance. Timing of expenses accounted for the remainder.

As of November 30, 2024, RDP had \$288,566 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 \$555. The accounts payable equaled \$5,320. The liability for accrued staff benefits (vacation and other time) as of October 31, 2024 was \$51,745.

Motion: To Approve the November 30, 2024 Financial Report.

Motion made by: Brian Percy **Motion Seconded by:** Randy Hord

8) RDP Security Updates

Bryan Crawford said there were no major incidents at the FOL switch on ceremony but there were a few minor arrests for petty theft. There have been no major incidents so far as FOL continues. Lou Monville asked what attendance was on the weekdays versus weekends. Bryan Crawford replied that the weekends have been insane which he feels are attributed to both FOL and the various events Live Nation is doing. He said though that weekdays seem to be busier overall than in previous years. All the vendors were open on Monday and all had lines. There were roughly 70,000 people in attendance for the switch-on ceremony.

The Sargent in charge of the Entertainment District on the weekends has been given the autonomy to determine when they need more officers. Instead of staffing 5 a night they have been staffing 10 with 5 being dedicated solely to FOL.

Prop 36 passed and should go into effect around Christmas. There will be new penal codes based on criminal history. It is going to take some getting used to with hopefully more extensive punishments rather than just tickets or a slap on the wrist.

Several people within the police department are retiring this year including a deputy chief, 4 lieutenants, and several sergeants. There will be a large shake up on who will be moved where

and various promotions. Bryan Crawford said he expects he will be moved but doesn't know where to at this time.

Shalini Lockard asked, if there is any update about the home invasions and/or if they have been slowing down. Bryan Crawford said they are not home invasions, they are burglaries. There were several burglaries from the summer until about last month, and there have been none so far this month. Some residents were lucky enough to find surveillance cameras hidden in their landscapes and informed police. The police did a search warrant in Ontario and recovered quite a bit of property as well as cell phone jamming equipment used to disable the Wi-Fi and the security systems in the area. Some of the suspects have been loosely identified but the suspects are so covered up when they enter the houses it has been difficult to pin anything on them so far.

9) County of Riverside Updates

No one from the County was in attendance due to transition in Supervisor.

10) Mayor's Office Update

Zoe Ridgeway started by thanking Janice Penner and Councilmember Falcone's office for joining them last week with Assemblymember Matt Haney. He is the Chair for the Downtown Recovery Committee and was in Riverside to look at reuse of properties in downtown.

The Mayor is taking over chairmanship of the Big City Mayors. They recently had their first in person meeting with seven other mayors in LA. They discussed their priorities moving forward including homelessness, housing, Prop 36 implementation, etc.

The State of the City will be on Thursday, January 30, 2025 at around 4 pm. Marketing materials regarding the event will start to go out soon.

11) City Council Updates

Sarai Arellano said there will be FOL switch on ceremony recap today at 4 pm at the Chamber of Commerce. A FOL 2025 meeting is planned in mid to late February with the various businesses and other organizations involved with FOL to discuss the event and what can be improved. Save the date information will start to be distributed in mid-January.

At the last meeting people requested information on the paving plans in downtown. Sarai Arellano said she will be reaching out to Public Works for discussion at Land Use in January.

The City is moving on with their General Plan update. The Community and Economic Department has asked them to give their main focus areas for their Ward. They will be focusing on Main Street, excluding the pedestrian area, as well as University Avenue from start to finish. Janice Penner asked Sarai Arellano to expand on the meeting they had regarding University Avenue because it was a very good discussion. Sarai Arellano said they had a meeting with businesses on University Avenue, particularly those between Orange and Lemon, focusing on traffic issues. They met with the City Manager, Councilmember Falcone, and Nathan Mustafa from Public Works to discuss possible solutions.

Sorelle Willaims stated that she and some other retailers have noticed that none of them have been invited to the FOL planning sessions. The City closed Sixth Street between Main and

Orange which is causing a lot of congestion. When trucks try to make deliveries in the area, they need to make U turns to leave which are difficult with the number of pedestrians. Tonya Harper from Downtown Apothecary said she received a ticket for no visible activity while parking in a loading zone near her store but the length of time was necessary to unload. She tried to fight it but was unable to.

Janice Penner said there was supposed to be a meeting with the businesses this year, but it never took place. The FOL meetings at the Chamber are focused on the switch-on ceremony only. RDP didn't get the parking passes or maps for FOL until the day before. Sarai Arellano said the Councilmember's office will make sure there is a connection between the businesses and the Special Events division within the Arts and Culture department. Sarai Arellano also asked Sorelle Williams to have Tonya Harper give them a call so they can help her with regards to the ticket she received.

Brian Percy asked Sorelle Williams if she has noticed any issues that need to be addressed so far. Sorelle Williams replied that one of the main issues is placement of restrooms. There is a lot of urination happening behind Simple Simon's from FOL attendees because there are no restrooms in that area. There is no contact person for businesses to reach when there are issues with FOL and no security point of contact.

It was pointed out that the main reason Sixth Street is closed is that the Mission Inn valet was moved there because of the carousel in their driveway. The valet location causes about 85% of the congestion.

Nanci Larsen said in years prior they would receive a list of what days streets were closed, where the streets were closed, where they were not, etc. so that when visitors asked about how to get out of downtown or how to get to a specific area, they could either show the visitors or at least tell them the information. This year they received no information.

Sorelle Williams suggested that the City also invite residents to attend the FOL meeting because there have been posts on reddit from residents saying that if they do not get home before 5, they will not find parking by their house, or that if they leave the area it is hard to get back home. Ron Loveridge asked who is in charge of FOL. Janice Penner said it depends on what section of FOL he is talking about. The switch on ceremony is the City, the Mission Inn Hotel and Spa, and the Chamber. The event after the switch on ceremony is run by the Arts and Cultural Affairs department which is under Parks and Recreation. Ron Loveridge said if he was to ask to speak to the leader, who does he need to go to. Janice Penner said Pamela Galera who is the director of Parks and Recreation. Sorelle Williams said she had been directed to talk to Margie Haupt. Janice Penner said Margie is the deputy director of Arts and Cultural Affairs but she reports to Pamela who reports to Mike Futrell.

Melanie Bruins said their office hosted the first ever color fun run at Boardwell Park on November 30. There were over 500 sign-ups. They are hoping to make it an annual event.

The Farm House Collective is anticipated to open in early spring 2025, tentatively in March.

The Lincoln Park Community Group are hosting a toy giveaway on Saturday, December 20 from 3:30 pm – 5:30 pm. It will be on a first come first serve basis. They are expecting to be able to give toys to 300 children.

12) City Community Development Department Updates

Kyle Warsinski said they have launched their department's business resource guide, working in tandem with the Chamber, the SBCD, and the Women's Business Center. They all reside in the Chamber building which has been renamed it to the Business Hub. This was launched a week ago.

Kyle Warsinski said that if there are any resources that were missed on the guide to please let them know as it will be a living document which will constantly change and be updated as new resources become available.

13) Items for Information

13a) RDP News, Activities, and Other Items

Janice Penner said there were no objections from downtown businesses during the BID Renewal Public Hearing on November 19, 2024. There were several comments by Council; specifically Philip Falcone asking RDP to step up 'clean and safe efforts', and Chuck Conder and Sean Mill referencing the dollar cap on the Arlington Business Partnership's BID levy. City Council did approve the renewal unanimously.

The print version of the BID Bulletin is now in color at no additional cost due to the new PIP Print My Stuff equipment, starting with the December 2024 issue.

The RDP holiday reception took place on Wednesday, December 4 from 11 am to 2 pm at Loft.84 with catering through Loft.84. A portion of the surplus from the annual meeting, \$2,500, was used to fund the reception. There were approximately 90 in attendance including Board and committee members.

RDP has finalized the 2025 Discount Coupon provided to the Riverside Convention and Visitors Bureau. The Discount Coupon Page is provided to Convention Center convention organizers as well as to hotels. RDP will be looking at also distributing it to UCR and RCC students.

RDP was at the Metrolink Holiday Express Train stop at the Riverside Downtown station on Saturday, December 7 for the welcome event for passengers.

Shalini Lockard said the January 28, 2025 luncheon will be at Palenque by Mezcal with Alyssa Digangi of Stronghold Engineering speaking about the Farm House Collective on University and Sandrine Cassidy of Environmental Innovations speaking about the relaunch of the City's Green Business Program. There will be no luncheon in February due to the annual meeting.

The March 25, 2025 luncheon is tentatively scheduled at the new The State restaurant in the Walling Building and the April 22, 2025 luncheon scheduled for the Riverside Game Lab with Bricks and Birch providing the food. Speakers have not been secured for either luncheon.

14) New Business

There was no new business.

15) Adjournment – Next Meeting Date January 8, 2025 at 8:30 am.