



## Minutes

**Present:** Cynthia Azari, Chuck Beaty, Patrick Brien, Marcia Campbell, Lyn Cloninger, Miguel Cruz, Gerald Douglass, John Field, Bill Gardner, Mike Gardner, Barry Hildebrandt, Kirk Lewis, Chris Manning, Andy Melendrez, Peter Meyers, Emilio Ramirez, David St. Pierre, Justin Tracy, Charity Schiller, Mark Lewis for Sharon Sola-Ahluwalia, Ellie Uli, Kris Whitehead, Steve Wollman, Shelby Worthington, Teresa Rosales for ABP

**Excused:** Ian Davidson, Oscar Moreno, Bob Nagle, Brian Percy, Cherie Russell, John Worden

**Absent:** Jeff Kraus, Greg Lackey, Marty Lueking, John Matheson

**Staff:** Natasha Ferguson, Janice Penner

### 1) Call to Order

Peter Meyers formally called the meeting to order.

### 2) Self Introductions and Public Comment

David St. Pierre reminded everyone about Lunar Fest and the Community Connect Mardi Gras. Chuck Beaty said the Mission Inn Foundation had selected Charlie Field as the 'Citizen of the Year'. Cynthia Azari advised that the Riverside City College Marching Tigers had been in the Rose Parade. Lyn Cloninger announced that Phood on Main would be holding various classes and would be marketing Chef Marla's special spice. Bill Gardner advised that Hunter Park had been refurbished. Peter Meyers announced the opening of the fourth location of Security Bank of California.

### 3) Minutes of December 14, 2011

**Motion:** To accept the Minutes of the Meeting of December 14, 2011.

**Motion made by:** Chuck Beaty      **Motion Seconded by:** Bill Gardner

**Motion carried.**

### 4) Chair's Report

Peter Meyers announced his resignation from the RDP Board due to his being transferred to a new branch in the City of Orange. He said his commute would be significantly shortened as he lived in Orange County. He also stated that he had enjoyed his years of helping to open and overseeing the Riverside branch which was now a \$400 million successful bank. He said that he would miss everyone and the Board expressed mutual sentiments.

### 5) Items for Discussion

#### 5a) Motion regarding position on development

Janice Penner stated that there was a proposed motion regarding RDP's position on development, and gave a brief summary of the background. She explained that because RDP is a downtown organization and very involved in redevelopment and revitalization of downtown she thought it necessary that RDP adopt a motion of support. She said that she had taken the motion to the Arlington Business Partnership who adopted it.

**MOTION:** To adopt the following in view of the California Supreme Court's recent decision to uphold Assembly Bill 1X 26 and to invalidate Assembly Bill 1X 27, thus eliminating all redevelopment agencies:

1. The Riverside Downtown Partnership will support efforts made by the City of Riverside, the City of Riverside's Redevelopment Agency (for as long as it continues to exist), and any Successor Agency to the Redevelopment Agency to ensure that properties in the downtown area currently held by the City's Redevelopment Agency are put to the best and most responsible uses possible.

2. Additionally, the Riverside Downtown Partnership will support efforts made by the City of Riverside, the City's Redevelopment Agency (for as long as it continues to exist), and/or any Successor Agency to the Redevelopment Agency to ensure that decision-making authority regarding the uses of those properties, including decision-making authority concerning the development of housing, and the disposition of any other Redevelopment Agency assets are retained at the local level to the maximum extent possible.

**Motion made by:** David St. Pierre    **Motion Seconded by:** Bill Gardner

Peter Meyers commented that the Cities of Lake Forest and Santa Ana had already passed their pieces of successor legislation. Janice Penner said that the City of Riverside had appointed itself as the successor agency with the housing function going to the City's Housing Authority.

Councilman Mike Gardner suggested that Emilio Ramirez give his update on redevelopment following adoption of the motion. Peter Meyers agreed, noting that it would be considered as part of the discussion portion.

Emilio Ramirez advised that in late June 2011 legislation was introduced by the Governor in an effort to close the budget gap by eliminating redevelopment agencies statewide. He explained that Assembly Bill 26 terminated redevelopment agencies and Assembly Bill 27 allowed cities to reestablish them subject to payments being made to the State. He said a lawsuit was brought against the State about the validity of the two bills. He said that the Court ruled that the two bills were separate and that Bill 26 was valid and that Bill 27 was not, which was the worst possible outcome. As a result, redevelopment agencies must be terminated effective February 1<sup>st</sup>.

Emilio Ramirez said that the redevelopment agency will continue to be dark until February 1<sup>st</sup> at which point it will cease to exist and the City will take over as the successor agency and redevelopment agency staff will be converted to the successor agency staff. He said that the successor agency would be overseen by an Oversight Board appointed by various officials including the Mayor, County, and educational institutions and would be responsible for closing down the former redevelopment agency, disposing of all assets, and insuring that all debts and obligations continue to be met. He said that there were a few outstanding projects that would continue to move forward if the agreement or obligations were in place. He said that there was no specific date by which properties had to be liquidated.

Emilio Ramirez pointed out that the law in its present form was not explicit and they were still reviewing it for clarity. He stated that the current agreements with both RDP and ABP would not be in jeopardy. He said that projects like the alley improvements were in jeopardy but the second phase of the Fox Plaza and The Hyatt Hotel would proceed as they were under third party contracts.

Emilio Ramirez said the housing function was separate from the successor agency and the City selected the City Housing Authority to be the successor Housing Agency and receive the assets and rights and powers of the former Housing Agency. He said that various housing projects could be affected. He said that the Oversight Board needed to be in place by the 1<sup>st</sup> of May.

Chris Manning asked if there were any restrictions on the use of the proceeds from the sale of the real properties. Emilio Ramirez replied that the proceeds from the sale of assets would be allocated to the County Controller who would decide how much of those proceeds could come back to the successor agency for obligations that needed to be met. Councilman Mike Gardner noted that the City had no control over the allocation of the dollars. Councilman Andy Melendrez said that the City would appoint two members of the Oversight Board.

Emilio Ramirez said that the appointment of the Oversight Board was important as they would oversee the disposal of the assets. He said it was hoped that the members would act in the best interests of the City and dispose of assets in a manner consistent with the goals of the City and not just to realize as much cash as possible. He used Sav-a-Minit as an example of an asset that was purchased to eliminate blight but that would not have to be disposed of. He explained that the City had entitlement authority and control of planning to some extent but that might not be sufficient. Peter Meyers agreed that it was critical on how that board would vote.

John Field agreed on the importance of the Oversight Board from a County perspective. He stated that it was his understanding that all proceeds except those required for debt service went back to the State. Emilio Ramirez stated that it would actually go to a trust fund that was then dispersed to various agencies.

Councilman Mike Gardner explained that Main Street was considered a City asset as it was essentially a street. He said that The Center of Arts and Philanthropy building was a redevelopment asset and that the façade improvements would have to be put on hold until it was clear if the asset needed to be liquidated. Emilio Ramirez said that the City was going to make every argument possible in an effort to retain all their assets once the Oversight Board was in place.

Janice Penner said RDP needed to be proactive as the situation was still somewhat nebulous and a motion of support allowed RDP to respond quickly to a request from the City for support. Councilman Mike Gardner said that the legislation that was being proposed to extend the deadline was an example of how RDP and ABP could provide support.

Chuck Beaty asked if the Security Bank building and the current police station were purchased with redevelopment monies. John Field responded that the Security Bank building was but he thought the police building was part of a land swap. Emilio Ramirez said that assets used for public purposes were protected for the use of that public agency.

Peter Meyers asked that the discussion be closed and that the Board take a vote on the motion.

**Motion carried.**

**Abstained:** Councilman Mike Gardner and Councilman Andy Melendrez

Emilio Ramirez said that the bill to delay the deadline was SB 659 and SB 654 dealt with protection of the housing functions.

### **5b) Recommendation regarding possible PBID**

Janice Penner reported that Mayor Loveridge invited her to a meeting to discuss a PBID. She said that the Mayor had asked her to look at the possibility of establishing a PBID similar to the one that had been established in Berkeley. She said that establishing a PBID was very complex, particularly when dealing with public sector entities. She had recommended to the Mayor that prior to his speaking to any of these entities about a PBID, she do research and discuss the possibility with the RDP Board. She said that she had completed the research and made her recommendation to the Executive that it was not a good time to put a PBID in place with the economic situation or with the current RDP structure. She said that if RDP were to consider doing so, it would be a five year project in order to do it successfully.

Councilman Mike Gardner commented that from the Mayor's perspective a PBID was an opportunity for additional revenues for the City. Emilio Ramirez stated that the process used by the City of Berkeley is very complex. He agreed that the timing wasn't right to look at establishing a PBID.

Janice Penner also added that RDP had looked into the possibility of establishing PBIDs twice before. She also pointed out that many cities established PBIDs for Clean and Safe programs but downtown Riverside was not currently in need of these programs.

**MOTION:** To not pursue establishment of a downtown PBID at this time and to table the issue until a more opportune time presents itself.

**Motion made by:** Justin Tracy      **Motion Seconded by:** Bill Gardner

**Motion carried.**

**Abstained:** Councilman Andy Melendrez

Janice Penner will prepare a letter to the Mayor advising of the Board's decision and signed by the Chair and Vice-Chair.

### **6) Items for Information**

#### **6a) Nominating and Board update**

Janice Penner advised that the ballots had been sent out for the election of officers and the four members at large, and ballots received so far supported their election.

Janice Penner said there were several additional changes to the Board Slate that would be put forward in February. She said that Barry Hildebrandt would leave the Executive due to sister cities commitments but stay on the Board. She said that Steve Wollman would join the Executive with the intent of serving as Treasurer during the 2013 – 2014 Board year. She said that Justin Tracy would return to the Executive to take the place vacated by Peter Meyers. She advised that RDP was on track to have the Board Slate finalized for approval at the February meeting.

#### **6b) State of the City Luncheon**

Janice Penner advised that RDP would have a display at the event and would have Pocket Guides and Historic Walking Guides as well as letter openers and notepads at the display table for distribution. She said that RDP would also have its laptop to show the videos of Fashion's Night Out and Zombie Crawl and would be giving away a date night prize as a prelude to Valentine's Day.

Janice Penner said that RDP was sponsoring the broadcast of the Mayor's State of the City luncheon on the Government TV Channel.

### **6c) Annual Meeting and Awards Ceremony**

Janice Penner said that the award recipients had been notified. She said that there were four solid nominations for the Roy Hord 'Volunteer of the Year' Award and that the invitation for the Annual Meeting and Awards Ceremony would include the recipient.

Janice Penner explained that the \$5 increase in ticket price was to avoid a loss as was incurred in the previous year. She also said that the menu, set-up, and price had been confirmed with the Marriott. She said that there would be a small gift for attendees.

### **6d) RDP activities**

#### **i) Signature landscaping project**

Janice Penner said that she was working on scheduling a meeting with City Staff for mid-January to proceed on the Pergola project.

#### **ii) Workshops**

Janice Penner informed the Board that RDP would host two free classes; one on Tuesday, January 10th at 9:30 a.m. and then on Tuesday, January 17th at 6 p.m. at Curves on Main, to be run by Nancy Castillo of the Riverside Police Department. She said the classes were designed to help employees be more aware of their environment and avoid potentially dangerous situations.

Janice Penner said that RDP would also host a free workshop on Thursday, January 12th at 9:30 a.m. at the RDP office on how to effectively use social media with Georg Burwick, Director of Digital Media for the UCR Arts Block / Culver Center for the Arts, as the presenter.

#### **iii) Events**

Janice Penner reported that RDP would be partnering with the Culver Center of the Arts and UCR ARTSBlock on the new "Love in Riverside" event. She provided a brief overview of the event including the video Valentine's messages and participating by certain retailers and restaurants in the Passport to Love which was an entry for a special Valentine's prize package.

Janice Penner said that RDP was working with the Convention and Visitors Bureau on the National History Day Competition which would bring 1,000 people to downtown Riverside.

#### **iv) Other**

Janice Penner advised that Jack and Lian Lee of Pacific Stiks had sold their business to one of their employees. She said that RDP arranged to have a certificate prepared from the City and presented it plus a token of RDP appreciation to the Lees on Wednesday, December 28<sup>th</sup>.

## **7) Financial Reports**

### **7a) Financial report at December 31, 2011**

David St. Pierre reported that the financial report at December 31, 2011 showed a surplus of \$8,500 compared to an expected deficit of \$14,500. He said that the year to date report showed a surplus of \$9,185 compared to an expected deficit of \$50,105. The positive variance of \$59,290 was largely due to greater than expected BID levy income of \$43,567 plus unbudgeted income of \$19,310 for management of the Marketplace Sign upgrade and \$5,000 sponsorship, offset by expenses for

Fashion's Night Out of \$8,297 and Zombie Crawl of \$1,790.

**Motion:** To accept the financial report as at November 30, 2011.

**Motion made by:** Bill Gardner      **Motion Seconded by:** Barry Hildebrandt

**Motion carried unanimously.**

## **8) City Council Updates**

### **8a) Ward One**

Councilman Mike Gardner gave an update regarding the architectural design selection process for the Riverside Convention Center. He said that the response from City Council and the public was not positive and that the architects were asked to come back with new elevations reflecting Riverside's traditional architecture. He said timing was an issue as the renovation needed to be done by a certain date in order to fulfill convention bookings. He said that the renovation needed to reflect Riverside's niche in the market and last for 50 years.

David St. Pierre inquired about the proposed Military Plaza. Councilman Mike Gardner stated that General Brown was still pushing for his original concept design which would be two blocks long including the parking lot. He said that the current proposal incorporated an area that reflected Riverside's military heritage but allowed the plaza area to still have flexible space for various events held at the Convention Center.

Janice Penner noted that the RDP Land Use committee had reviewed the original options and that RDP had made comments at the City Council workshop along with the Chamber and the Convention and Visitors Bureau.

Councilman Mike Gardner reported that the Governor was considering restructuring government and that one concern was that the business department would no longer be a separate Cabinet position. He said it indicated the regard of the Governor towards the importance of business in the state.

Councilman Mike Gardner announced the groundbreaking of Tequesquite Park on the 19<sup>th</sup> at 4:30 p.m.

### **8b) Ward Two**

Councilman Andy Melendrez reported that the multi mobile station and the Metrolink station were both up in the air and would need to be restructured and reevaluated. He stated that they were working on getting the UCR Medical School open and would be making presentations to the County of San Bernardino, the League of Cities, and others regarding the benefits and positive economic impact of having Riverside having a medical school.

Councilman Andy Melendrez reported that University Avenue continued to move along. He said that UEI had 950 students currently enrolled and was having a very positive impact in the area as was the new Walgreen's. He reported that a new Walmart would be going into the Canyon Crossing area and would be a 'Green' building.

Councilman Andy Melendrez reported on the Caesar Chavez Memorial which would be on Main Street on the south side of University. Fundraising began last December and \$200,000 had been

raised of the total budget of \$350,000. He said that they had hoped to have the memorial in place by March 2012, but that date needed to be pushed back until all the monies have been raised.

Bill Gardner said that the UCR Regents would be meeting next week and inquired whether someone from the City or County would be present for public comments on the medical school.

### **9) Security Update**

Chris Manning reported that the Festival of Lights was very successful. He said that the Occupy Riverside protesters were removed but noted that the protest had attracted the homeless to take up residence on the mall. He said that the homeless had relocated to White Park and the police were meeting with Park and Recreation to come up with solutions. He stated that with White Park closed for the renovation of the Dale Senior Center, there was no City staff on site and other efforts were needed to keep that area clean of activity. He also announced that Lt. Andy Flores would be starting January 23<sup>rd</sup> as the new area commander of the East side. Lt. Vic Williams would be rotated to Central Investigation. Janice Penner added that RDP was working with Andy Melendrez to install cameras in the parking lot near North Park.

Chris Manning reminded everyone not to leave items on their car seat to deter car break-ins as there was a rash of car burglaries. He said that the police had made an arrest of someone who started a fire in a trash can near City Hall.

Chuck Beaty asked about the pan handlers at the 14<sup>th</sup> Street off ramps. Chris Manning responded that RPD would be citing them. He encouraged everyone to send him an email or call him on his cell phone to report panhandlers when they saw them.

### **10) Redevelopment Update**

Emilio Ramirez's update was provided as part of the discussion on the motion on redevelopment.

### **11) Arlington Business Partnership Update**

Teresa Rosales reported that they are hiring a Marketing Director and information can be found on their Website.

### **12) New Business**

Chuck Beaty announced that the school district had received a new major grant, the A to Z requirements.

### **13) Adjournment and next meeting date**

Peter Meyers adjourned the meeting until February 8, 2012 at 7:30 a.m. at The Center for Arts and Philanthropy.