



Minutes

Present: Cynthia Azari, Chuck Beaty, Patrick Brien, Marcia Campbell, Lyn Cloninger, Miguel Cruz, Gerald Douglass, Michelle Freeman, Mike Gardner, Barry Hildebrandt, Jeff Kraus, Greg Lackey, Kirk Lewis, Shalini Lockard, Marty Lueking, Chris Manning, Andy Melendrez, Stan Morrison, Bob Nagle, Emilio Ramirez, David St. Pierre, Charity Schiller, Sharon Sola-Ahluwalia, Justin Tracy, Ellie Uli, Steve Wollman, Shelby Worthington, Teresa Rosales for ABP

Excused: Tera Harden, John Field, Bill Gardner, Oscar Moreno. Kris Whitehead,

Absent: Cherie Russell

Staff: Janice Penner

1) Call to Order

Charity Schiller formally called the meeting to order.

2) Self Introductions and Public Comment

Chuck Beaty thanked RDP for their contribution to the successful National History Day California competition that was held in Riverside at the end of April.

3) Minutes of April 11, 2012

Motion: To accept the Minutes of the Meeting of April 11, 2012.

Motion made by: Chuck Beaty **Motion Seconded by:** Chris Manning

Motion carried.

4) Chair's Report

Charity Schiller reminded the Board about the Mayoral Forum that would take place on May 15th and to submit any questions they might have.

5) Items for Discussion

5a) Presentation by David Wright of RPU

Charity Schiller introduced Dave Wright of Riverside Public Utilities to make a presentation on RPU's Water Supply Plan.

Dave Wright explained that RPU had undertaken long range planning to secure the City's water supply for the future. He outlined the history of the public utility and noted that the City was the largest land owner in San Bernardino due to purchasing land and the accompanying water rights. He noted that RPU had obtained a permit to the right to use recycled water from the State in 2008 after recognizing that recycled water was to key to a secure water supply. He reviewed current pricing for water in Riverside and other areas' utilities and water districts, noting that Riverside had lower pricing than most. He said that without a long term plan for securing water supply, the pricing would have to increase significantly because of demand exceeding supply.

Dave Wright explained how recycling water worked and outlined the areas where Riverside could

access water for recycling and how it would be done. He said that RPU had started laying purple pipe to indicate recycled water lines a number of years ago whenever streets were torn up as it was much cheaper to do in advance. He said that the fundamentals of the plan were low cost, sustainable, and long term. He said one component of the plan was accessing recycled water from ground water basins. He said that recycled water was pumped into recharge basins that eventually changed the recycled water into potable water. He outlined how the system of recharge basins could be used to supply demand. He noted that RPU also had the ability to trade supply with other water districts and gave several examples.

Dave Wright outlined how rates would need to increase to pay for the long term investment in a recycled water system but noted that the rate increase would be far less than future increases would be without a recycled water system. He said that there would be two two-year phases to implement the system. He said he was making the presentations to help RPU customers understand the rationale and need for the rate increases. He pointed out that the size of the increase depended on the size of the water meter as it was a fixed rate. He said that the largest rate increase was about \$300 per month for those businesses that had the largest meters.

Charity Schiller thanked Dave Wright for making the presentation.

5b) RDP Position on downtown library

Janice Penner referred the Board to the notes in their package. She said that the Land Use Committee had recommended that RDP initiate a process to engage other stakeholder groups to develop a common position on the downtown Library renovation. She said that she had met with Councilman Gardner, the Chair of the Downtown Business Council, and a VP of the Pick Group to discuss having a common position, and that Dennis Morgan, a member of the Land Use Committee, had provided the Raincross Group's position.

Janice Penner stated the position being recommended. Councilman Mike Gardner and Justin Tracy provided additional comments on the discussion from the Land Use Committee meeting.

Motion: That RDP agrees with the consensus that the current location of the downtown Library is suitable, and that since a new building is not financially feasible at the present time, a renovation of the Library seems appropriate. RDP supports the renovation of the Library to deal with the exterior and interior flaws that have been identified through consultation with Library staff, Library board, and concerned public.

Motion made by: Patrick Brien

Motion Seconded by: Marcia Campbell

Motion carried with Councilman Mike Gardner and Councilman Andy Melendrez abstaining.

6) Items for Information

6a) RDP activities

i) Mayoral Forum

Janice Penner said that the cover story of the May BID Bulletin was the Mayoral Forum scheduled for May 15th at the Marriott Riverside as a luncheon. She said that seating was limited so reminded the Board to reserve early. She said she attended the ABP Mayoral Forum on May 3rd.

i) Other

Janice Penner said that RDP assisted the Riverside Convention and Visitors Bureau and the

Riverside Convention Center with the National History Day California competition. She said that representatives of Riverside Unified School District also were very instrumental in the success of the event. She said that attendees at the National History Day competition were very impressed by the Riverside welcome. She noted that RDP spent approximately \$1,200 towards the activities and that Entrepreneurial Hospitality Group who manages both the Convention Center and the Convention and Visitors Bureau spent about \$10,000.

Marcia Campbell commented on attending the National History Day California event and said that it was impressive. Kirk Lewis said that the RUSD board was very pleased with the event. Sharon Sola-Ahluwalia said that all three hotels were fully booked.

Janice Penner said that RDP provided funding of \$1,200 to repair the Ballet mural. She said that the repair was required due to shrinkage of the anti-graffiti coating. She said that the Riverside Arts Council confirmed the repair was needed and that as there was no funding available for the repair from the City or the Riverside Arts Council, RDP paid for the repair from the City Matching monies.

Janice Penner said that RDP would be working with the City on the Neighborhood Conference planned for June 2nd downtown. She said that RDP and ABP would share a table at the event.

7) Financial Reports

7a) Financial report at April, 2012

Marcia Campbell said that the financial report at April 30, 2012 showed a loss of \$15,734 compared to an expected loss of \$5,325. She said that the variance was due to legal and other related costs.

She said that the year to date results showed a surplus of \$3,193 compared to an expected deficit of \$30,590.

Motion: To accept the financial report as at April 30, 2012.

Motion made by: Kirk Lewis

Motion Seconded by: Stan Morrison

Motion carried unanimously.

8) City Council Updates

8a) Ward One

Councilman Mike Gardner reported that Fire Station One should be completed and occupied by the end of the year, noting that construction lost some time due to the contractor having financial difficulties on several large projects. He said that the Citrus Tower building was now open and set a new standard for office buildings in Riverside and the Inland Empire.

Councilman Mike Gardner said that City Council had approved a RFP for the parcel of land on the east side of First and Main. He said that the parcel was part of the assets that needed to be sold by the successor agency to the Redevelopment Agency. He said that the RFP process would be used to sell several parcels, some of which were downtown, and in certain cases, parcels would be sold to specific parties who had adjacent properties. He noted that anyone could bid on properties that were offered through a RFP.

Chuck Beaty asked about the property referred in a Dan Bernstein article. Councilman Mike Gardner said that many of the properties would be sold for less than the price paid by the City since the purchase price included economic value of buildings on the property and relocation costs if

applicable. He added that many of the properties were bought when prices were higher and that the City would not have necessarily chosen to sell them in a down market but was required to do so. He said that a further down side was that the City didn't have the same ability to direct the usage of the properties being sold since the only criteria would be compliance with zoning and Specific Plan requirements.

8b) Ward Two

Councilman Andy Melendrez reported that it was very slow going with the multi-modal transit station due to the financial implications of certain logistical concerns such as those from RTA about turning the buses in the narrow streets in the area.

Councilman Andy Melendrez advised that a new low-income medical clinic was opening in the former supermarket at the corner of University and Park. He said that Park Avenue was a small two-lane street with several businesses and that the City was doing some façade enhancements to attract more businesses. He said that the revitalization of the street would be aided by the sale of the FMC building to a solar company that would be renovating the historic buildings to accommodate a solar assembly plant and showroom.

Councilman Andy Melendrez said that the UEI was looking to broaden into the automotive and technical trades which would mean that they would take over the remainder of the space and increase the student number to over 1,100.

Councilman Andy Melendrez said that the City was working on opening its first musical school at the Bobby Bonds complex. He said that the Opera program would return with auditions taking place. He said that they expected over 50 students with most being children, participating in a two week program.

Councilman Andy Melendrez said that the new Super Walmart was expected to be completed by the end of the year. He said that alternative funding for the medical school had been secured and the school was going through the accreditation process. He thanked RDP for its sponsorship of the Easter Egg hunt at Bobby Bonds. Janice Penner noted that RDP also sponsored the Halloween event.

9) Security Update

Chris Manning said that there had been an uptick in street robberies downtown. He said that it was due to parolees being out sooner and unable to find work in the current economy. He noted that most of the robberies were against the homeless and street folks and not businesses or general public.

Chris Manning said that both the Riverside Municipal Auditorium and the Fire Station had experienced thefts, tools at the Auditorium and copper wire at the Fire Station. He urged people who noticed any unusual activity around construction sites to call the police, noting that there had been witnesses to one of the thefts but no report at that time.

Chris Manning said that Maz at the Riverside Plaza had applied for a permit to do six events outside per year. He said that the police would be working with the owner because of concerns from the adjacent neighborhoods about noise.

Lynn Clonniger said that Phood on Main was experiencing an increase in people coming in to eat

and then saying they couldn't pay. She said that she did call the police but that the person often left before the police could arrive. She said that they were also having problems with loitering behind the restaurant as well several thefts.

10) Redevelopment Update

Emilio Ramirez said that RFPs would be going on remaining Redevelopment-owned parcels in the next month. He said that a RFP had gone out for the restaurant spaces in the Fox Entertainment Plaza.

Emilio Ramirez was asked about the status of the golf course. He said that the State Finance Department had questioned the golf course being retained as a property. He said that the City would likely send out an RFP to sell the property. He explained how the State Finance Department reviewed the City's list of agreements, properties, and debts. He said that the Finance Department had questioned certain items of the properties on the City's retention list.

Jeff Kraus asked if the update of the University Specific Plan would be made known to developers interested in properties on University Avenue as he was concerned that their intended use could be based on a 15 year document. Councilman Mike Gardner noted that the Downtown Specific Plan was also being updated.

11) Arlington Business Partnership Update

Teresa Rosales advised that the Chili Cook-off would be held on Saturday, May 26th. She said that ABP had changed the vendor requirements had been eased as before only craft vendors had been allowed. She encouraged people to participate.

12) New Business

Shelby Worthington gave an update on the trash enclosure that had been considered for Lot 16A. She said that a trash compactor was being looked at since its cost of \$17,000 was considerably less than the \$78,000 quoted for a trash enclosure. She said that a concrete slab would be needed and that it did require a specific electrical outlet. She said that Daryl Hurt was already putting that type of electrical outlet in and that she would be working with him on use of the outlet and placement.

Chuck Beaty said that the Frank Miller Civic Achievement Award would be presented on Thursday night to retired Judge Charles Field and that the event was the most successful award dinner ever. He said that a new program was being launched with the RCC Foundation and Tilden-Coil to bring children from low-income families from other areas of the City to use the Aquatic Center. He also noted that there was an impression that Riverside was out of the conference business with the closure of the Convention Center. He wondered if Sharon Sola-Ahluwalia could bring information to the next meeting on how conventions and meetings would be accommodated at the Riverside Auditorium and Event Center.

13) Adjournment and next meeting date

Charity Schiller adjourned the meeting until the next one scheduled for June 13, 2012 at 7:30 a.m. at The Center for Arts and Philanthropy.