



Minutes

Present: Cynthia Azari, Chuck Beaty, Marcia Campbell, Miguel Cruz, Gerald Douglass, John Field, Bill Gardner, Barry Hildebrandt, Jeff Kraus, Tommy Palmieri for Greg Lackey, Marty Lueking, John Matheson, Peter Meyers, Oscar Moreno, Andy Melendrez, Kirk Lewis, Lisa Williams for Chris Manning, Teresa Rosales for ABP, Cherie Russell, David St. Pierre, Charity Schiller, Mark Lewis for Sharon Sola-Ahluwalia, Justin Tracy, Ellie Uli, Kris Whitehead, Steve Wollman, Shelby Worthington

Excused: Lynn Clonniger, Ian Davidson, Mike Gardner, Bob Nagle, Brian Percy,

Absent: Patrick Brien, John Worden

Guest: Orin Williams

Staff: Natasha Ferguson, Janice Penner

1) Call to Order

Peter Meyers called the meeting to order.

2) Self Introductions and Public Comment

Cherie Russell advised that the owner of Vino Veritas in Mission Grove planned to put a restaurant in the former Biokorium building and feature jazz. She said that they planned to have a concert in White Park on October 23rd to promote the restaurant.

Bill Gardner noted that the former CPA offices on the second floor of the Biokorium building now housed the Riverside Arts Council, the California Riverside Ballet, the Philharmonic, and the Community Foundation. He said that the Riverside Arts Museum was holding a Friday event on their rooftop until the end of September and featured tapas and music.

3) Minutes of July 13, 2011

Motion: To accept the Minutes of the Meeting of July 13, 2011.

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

Motion carried.

4) Chair's Report

Peter Meyers encouraged Board members to sign up as volunteers for the California Downtown Association conference.

5) Items for Discussion

5a) Presentation on Riverside City College

Cynthia Azari introduced Orin Williams who was managing the construction projects at Riverside City College. Orin Williams said that the largest campus was Riverside City College and that a number of projects were underway both on the campus and offsite in downtown Riverside. He said that on campus, the nursing college was under construction and the gym was being retrofitted and renovated. He said that the aquatic center was now open and was hosting competitions.

Orin Williams said that the largest offsite project was at the corner of University and Market and would include the Coil School for the Arts as well as a new administrative center and gallery. He said that the hotel on the corner was demolished as it was seismically unsafe, and the building next

to it was also demolished. He said the former Citrus Savings and Loan building was being preserved and would be renovated to reveal the 1926 façade and to house the Mine Okubo collection. He said the new administrative center would include the new culinary academy on the ground level so that pedestrians could see the students at work. He said that construction of the Coil School for the Arts was waiting for the next state bond.

Orin Williams summarized the investment being made by the Riverside Community College District in downtown, noting that the offsite construction at the corner of Market and University was over \$107 million and the on campus construction was over \$238 million. Janice Penner noted that the presentation on Riverside City College would be featured at the next RDP monthly meeting, as would a presentation on Measure I for funding for library operations. Janice Penner said that RDP would add the Mine Okubo gallery to the Historic Walking Guide as the Citrus Savings and Loan building was a historic building.

Bill Gardner expressed concern about the stark architectural design of the Coil School for the Arts. Chuck Beaty agreed and said that these concerns had been raised when the design was first shown. Orin Williams said that there would be opportunity for some change of the façade design as the intent was to make the building a LEEDS certified green building. He said that the administrative center's front façade would be reflective of the façade of the Citrus Savings and Loan building to make the Market elevation more cohesive. Orin Williams noted that the Riverside Community College District had limited funding for its construction projects unlike private colleges and universities, and as a result, had to make decisions based on the cost of restoration versus new.

5b) Request from City of Riverside to loan monies for design work

Janice Penner said that RDP had been contacted by Emilio Ramirez, Development Director for the City of Riverside about the possibility of RDP loaning monies for the design work for improvements planned on Main Street between 12th and 14th Avenues. She said that with the Redevelopment Agency effectively shut down, the City had projects that they wanted to go forward on but had no funding sources available.

Janice Penner said that the City had proposed allocating a portion of the City matching monies provided to RDP each year. She said that RDP could not allocate those monies for the current year as they were already allocated for projects, and did not want to commit future monies. However, the RDP Executive Committee agreed that RDP could loan funds for the design work subject to specific terms. Those terms included the loan for a term of no more than one year and being guaranteed by the City so that there was no risk to RDP should the Redevelopment Agency not be able to make repayment. She said that the City had agreed to the terms of the loan as proposed.

Janice Penner said that the first step in the process was to have the Board approve making the loan. She said that the loan would then have to go to the City Council for approval. She said that the Executive Committee had adopted a motion to recommend to the Board that they approve the loan.

Bill Gardner said that he was in favor of the loan on the terms outlined. Justin Tracy said that the condition that the City would guarantee the loan was important. Ellie Uli asked what would happen if the loan wasn't made. Janice Penner said that the design work would be delayed until the Redevelopment Agency was able to provide the funding. Ellie Uli said that she felt that the design work could wait until the issue of the future of the Redevelopment Agency was decided.

Jeff Krauss said that he felt that RDP should make the loan to help out a major partner and to benefit the downtown. Justin Tracy commented that he hoped that the design for street improvements retain the larger sidewalk area, noting that the sidewalks on Market near the new Hyatt Hotel did not encourage pedestrian traffic as they were so narrow. Bill Gardner asked if the motion for the loan could include the provision that the designs be reviewed by RDP first. Ellie Uli commented on the use of cobblestones for sidewalks. Marcia Campbell said that the motion needed to refer to the loan itself. Janice Penner agreed and said that the design concerns raised could be discussed with the City.

Motion: To approve a loan of \$75,000 to the City of Riverside for design work on Main Street improvements subject to the stated terms.

Motion made by: Bill Gardner **Motion Seconded by:** Cynthia Azari

Motion carried with Gerald Douglass and Ellie Uli opposed and Councilman Andy Melendrez abstaining.

Councilman Andy Melendrez said that a number of projects had been advanced to the point of encumbering the funds so that they could go forward if the Redevelopment Agency was terminated by the Governor. He said the City was expecting a decision from the Supreme Court in late November or early December regarding the legality of the Governor's action. He said that the City was committed to making the payment necessary to reconstitute the Redevelopment Agency if the Supreme Court ruled in favor of the Governor terminating redevelopment agencies. He said the City believed that redevelopment was necessary to keep the City moving forward. He added that he did feel that the decision by the Supreme Court would be favorable.

5c) Approval of RDP Strategic Plan for 2011 to 2013

Janice Penner said that the Executive Committee had reviewed the Strategic Plan prior to being sent out to the Board in mid-August. She said that the Strategic Plan reflected the Executive Committee's planning session and RDP's planned work. She said that staff would report quarterly on the progress of the Strategic Plan.

Bill Gardner said that he had reviewed the plan and had one change to propose. He asked that the following be added as (e) to Item 5 on page nine; "work with organizations advocating restoration and reuse of historic structures", so that RDP would get involved and have a voice in such discussions. Janice Penner asked if the intent was to advocate restoration and reuse of all historic structures to which he replied no. There was some discussion on how best to reflect that and Charity Schiller recommended changing 'advocating' to 'regarding'. Bill Gardner agreed.

Motion: To adopt the Strategic Plan for 2011 to 2013 as presented and with the addition proposed as (e) for Item 5.

Motion made by: Bill Gardner

Motion Seconded by: Chuck Beaty

Motion carried.

6) Items for Information

6a) California Downtown Association Conference

Janice Penner advised that staff was finalizing registrations for the conference and soliciting volunteers for the Host committee. She said that ABP was providing the T shirts for the host committee and RDP was providing the conference tote bags for attendees. She said that the bags

would include the Pocket Guide and Historic Walking Guide as well as 'gift' items such as the RDP pin, items from ABP, and other items. She advised that none of the Riverside submissions for the Excellence Award won.

6b) RDP activities

i) Marketplace sign

Janice Penner said that the upgrade of the sign was proceeding, noting that the LED screens were being manufactured and would be available for installation in early October. She said that the bottom trifold signs were being replaced by a new LED screen. She said that the management of the upgrade would provide RDP with approximately \$19,000 in unbudgeted income.

ii) Events

Janice Penner said that RDP concluded its Movies on Main series with an average attendance of about 300 people each night with the highest attendance for Tangled. She said that response to the series was very positive and staff was recommending the series be continued in 2012. She said that the series was effective in bringing families with children downtown.

Janice Penner reported that RDP had three vendor spaces at the Riverside Food Truck Festival on Saturday, September 3rd with one as an information table on downtown businesses and the other two for downtown businesses that took advantage of the offer from RDP. She said that the event was successful and drew almost 5,000 attendees and raised about \$10,000 for each of the three non-profit hosts.

Janice Penner said that Fashion's Night Out took place on September 8th. She said that the \$9,000 cost of the event was from the unbudgeted income of \$6,700 for management of the first phase of the Marketplace sign upgrade and allocation of \$2,500 from the \$5,000 sponsorship received from the County that also was not budgeted. She thanked John Field for his assistance in obtaining that sponsorship. Janice Penner thanked Justin Tracy for his work on the program and other printing, and Miguel Cruz for participating in the fashion show. She encouraged Board members to look at the videos of the event posted on YouTube, noting that the one of Back to the Grind's after party was definitely worth watching. She said that about 700 people watched the fashion show but the event itself drew about 1,500 since a number came later in the cooler evening.

Charity Schiller said that she had spoken to a number of people from Riverside and Orange County who had opted to attend the outdoor event in downtown rather than at a mall and had a really nice time. Shelby Worthington said that she had visited all of the participating stores and many had lines and had sold out of items that were featured in the fashion show. She said all of the stores had refreshments or special offers.

Janice Penner said that having the Art Institute of California – Inland Empire as a partner added a cachet to the event and increased media attention and social network hits. She said that she had sent a note to the Art Institute thanking them for their participation. She said that RDP had done an assessment to make the event better next year.

7) Financial Reports

Janice Penner said that RDP was doing a financial review of the fiscal year ended June 30, 2011 and due to the expected changes in the depreciation numbers to be used, only the financial summary as of August 31, 2011 was included in the Board package.

7a) Financial information as of July 31, 2011

Janice Penner said that there was a surplus of approximately \$55,500 at July 31, 2011 resulting in a positive variance of approximately \$51,000. The positive variance was due to BID levy income being greater than expected.

7b) Financial report as of August 31, 2011

Janice Penner said that there was a deficit of a deficit of \$14,300 which reduced the variance for the year to date to a positive \$41,340.

7c) Financial review of fiscal year ended June 30, 2011

Janice Penner said that the financial review of the fiscal year ended June 30, 2011 would be sent to the Board when completed as would the 2010 tax return when completed and filed.

7d) Recommendations regarding yearly financial reviews

Janice Penner said that the auditor recommended that RDP not do full audits in future as in her opinion, RDP was not required to do so and the cost associated with a full audit was not warranted. She said that the Executive Committee agreed with the recommendation of doing annual financial reviews and not full audits.

MOTION FOR APPROVAL

Motion: To approve the policy of having annual financial reviews by an independent CPA, and not have a full audit every second year.

Motion made by: Bill Gardner

Motion Seconded by: Steve Wollman

Motion carried.

8) City Council Updates

8a) Ward One

Janice Penner advised that Councilman Mike Gardner sent his apologies and that most of the items had been covered in the discussion.

8b) Ward Two

Councilman Andy Melendrez said that the report on the multi-modal station had been completed. He said that the report indicated that there was insufficient space at the proposed site for buses to enter and exit. He said that RTA also felt that putting the bus terminal at the Metrolink site would take away too much parking. He said that a subsequent report incorporating the identified challenges would come back in three to six months. He said that a pedestrian bridge over the 91 Freeway linking the Metrolink station to downtown was not discussed but that it needed to be looked at to determine if it was workable and within the project price range. He concluded that it was best to look at the multi-modal project as being a long-term project that needed to be done correctly to best serve the community.

Councilman Andy Melendrez reported on a number of sites on University that were being considered by developers including the former KFC site for a well-known sandwich chain. He said that UEI was up to 600 students and was providing a shot in the arm to local restaurants.

Councilman Andy Melendrez said that UCR was up to 21,000 students. He said that the medical school was an ongoing issue and that there was a group that would be going to the Governor's office to speak in favor. Bill Gardner suggested that RDP be included in any advocacy efforts.

Councilman Andy Melendrez updated the Board on the possibility of bringing Galaxy soccer training and collegiate tournaments to Riverside. He said that there would be an RFP issued.

9) Security Update

Lisa Williams reported on behalf of Chris Manning, and said that the police had done enforcement in the downtown garages. She said that additional lighting and fencing had been put on the roof of Garage One to deter tailgating. Janice Penner said that RDP was arranging for a security camera on Mario's roof to cover the area, along with a monitor and recorder.

Lisa Williams advised that the Hideaway Bar had been cited for not having a Conditional Use Permit. Justin Tracy encouraged the City to work with the establishment as it was drawing people downtown. Shelby Worthington said that she understood that the City was working with the owner and that the intent was to have him comply with existing regulations. Councilman Andy Melendrez related the issues that the City had with a hospitality establishment near UCR and said that it was important to deal with the issues as soon as they arose.

Shelby Worthington asked about the security camera on Lot 16 A. Janice Penner gave a brief outline of the locations of the RDP security cameras.

Janice Penner advised that RDP was working with the Cultural Consortium, the Arts Council, and the City on moving the vendors on the sidewalk during Arts Walk to Lot 44. She thanked the police for having officers during Movies and Main, noting that there were no problems with the event.

10) Redevelopment Update

There was no report.

11) Arlington Business Partnership Update

Teresa Rosales advised that ABP would be doing a public art tour for CDA attendees.

Teresa Rosales reported on the bus shelters that ABP was installing in the area. She also reported on landscaping projects in the area.

Teresa Rosales said that the ABP Board had agreed to hire the event coordinator again for the Chili Cook-off.

12) New Business

Shelby Worthington commented on the delay with the renovation of the Metropolitan Museum and on the loss of parking spaces in Lot 16 due to the construction company. Janice Penner said that she would pass on the concern about the loss of parking to the Parking Services Department.

Chuck Beaty commented that it would be helpful to know what the County plans for increased parolees downtown. Peter Meyers said that he would contact the Sheriff.

13) Adjournment and next meeting date

Peter Meyers adjourned the meeting until October 12, 2011 at 7:30 am.