



Minutes

Present: Chuck Beaty, Bruce Blomdahl, Patrick Brien, Ian Davidson, Michelle Freeman, Bill Gardner, Mike Gardner, Debbi Guthrie, Rafael Guzman, Laurie Hitt, Wolde-Ab Isaac, Jeff Kraus, Kirk Lewis, Shalini Lockard, Andy Melendrez, Stan Morrison, Brian Percy, David St. Pierre, Charity Schiller, Cara Swearingen, Justin Tracy, Kris Whitehead, Shelby Worthington

Excused: Gerald Douglass, RJ Rodriguez, Steve Wollman

Absent: Cherie Crutcher, John Field, Nanci Larsen, Marco McGuire, Bob Nagle

Guest: Ted Weggeland

Arlington Business Partnership: Lea Hernandez

Staff: Janice Penner, Emily Minnick

1) Call to Order

David St. Pierre called the meeting to order.

2) Self Introductions and Public Comments

Bill Gardner noted that the Riverside Art Museum would be holding an "Art Merchant" show.

Stan Morrison advised that the Unforgettables Foundation would be holding a conference on children and families in crisis that would deal with bullying and teenage suicide. He said that if Board members knew any counselors that wanted to attend the April 22nd conference but could not afford the fee, to let him know and he would pay for them.

Wolde-Ab Isaac stated that Riverside City College had placed in the top 10% of community colleges and that if they did win the Aspen Prize for community college excellence, the college would receive \$1 million.

3) Minutes of March 9, 2016

Motion: To accept the Minutes of the Meeting of March 9, 2016

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

Motion carried.

4) Chair's Report

David St. Pierre did not give a report and went to the next item on the agenda.

5) Items for Discussion

5a) Appointment of Finance Committee

Janice Penner said that each year the RDP Board appointed a Finance Committee and referred to the process and timeline in the Notes to the Agenda. The primary purpose of the Finance Committee is to review the annual budget prior to approval by the Board. She said that as Steve Wollman was on medical leave, David St. Pierre would serve as Chair. She said that Shalini Lockard, Ian Davidson, Cara Swearingen, and Patrick Brien had agreed to serve as Board members on the Finance Committee.

Motion: To appoint the 2016 Finance Committee consisting of David St. Pierre and Shelby Worthington as Ex-Officio members and Shalini Lockard, Ian Davidson, Cara Swearingen, and Patrick Brien as Board members.

Motion made by: Bill Gardner **Motion Seconded by:** Mike Gardner

Motion carried.

5a) Stalder Plaza Project – Ted Weggeland

Ted Weggeland gave a presentation on the Stalder Plaza Project, a mixed use residential development to be located on the corner of Mission Inn Avenue and Market Street, opposite the Fox Performing Arts Center. He said that it was a development that he and Mark Rubin were partnering on with Regional Properties and Raincross Development Company.

Ted Weggeland said that the old Stalder building was located on the corner of Mission Inn Avenue and Market Street, and the site was about 1.2 acres. He said that the building itself would be razed but the 1926 façade would be saved. He said that the new building would reflect the three original buildings and would include 165 apartment units and 22,000 square feet of retail. He said there would be several outdoor areas with a rooftop terrace and pool, and hopefully two restaurants in the retail area. He said the building would have treatments, brick, to represent the old fire station 1, white building to represent the old livery used by the Mission Inn, and gray building to represent the old Studebaker dealership. He said that

Ted Weggeland said that there would be bronze plaques on the pillars of the façade of the building explaining the history of the buildings, including G. Stanley Wilson's role in the design of the façade. He said some elements of the old building would be saved to be used in the new design, including the old hay door to the second floor of the old livery building.

Ted Weggeland said the market for the units was that of young professionals and empty nesters. He said that there were 375 parking spaces with two assigned per apartment unit and commercial parking for the retail tenants. Councilmen Mike Gardner talked about the parking concerns and the need for more parking downtown. Ted Weggeland said that the project was more than adequately parked.

Ted Weggeland said that the next step of the project was to go through the Planning Commission and then to City Council. He said that the project could break ground in early November and that it would take about two years. David St. Pierre thanked Ted for his presentation.

6) Items for Information

6a) RDP activities

Janice Penner said that the April luncheon would feature Gilbert Espinoza from Riverside Community Health Foundation and Roman Valdez on marketing and digital branding at ProAbition. She said that Sarah Mundy from the Metropolitan Museum would be the featured speaker at the May luncheon at the Mission Inn Hotel & Spa while Supervisor John Tavaglione would be the speaker at the June luncheon at the Chabad Jewish Community Center. She said that the September luncheon would feature Dulce Gomez speaking on parking and would be at the new RCC Culinary Academy.

Janice Penner said that the new event, Doors Open, would take place on May 12, 2016 from 6

pm to 9 pm and feature free tours of historic buildings downtown. She noted that she would be sending updated information on the event to the participants and to the restaurants that would be offering specials during the tour.

Janice Penner said that the entertainment for the 2016 series of Concerts at City Hall was being scheduled. She said that Chase Walker, the Riverside musician who was a contestant on The Voice, would be kicking off the series on June 21st.

Janice Penner said that Riverside Restaurant Week 2016 was scheduled for June 17 through June 26. She said that Jerry Rice of Riverside Magazine would be writing a story to promote several downtown restaurants offering unique entrees.

7) Financial Reports

7a) Financial report at March 31, 2016

Janice Penner reported that the financial report for the month of March showed a surplus of \$9,059 compared to an expected deficit of \$2,822. She said that the variance was due in part to BID levy income for the month being \$16,702 higher than budgeted.

Janice Penner said that for the year to date the report showed a deficit of \$7,003 compared to an expected deficit of \$11,310. She said that BID levy income for the year to date was higher than budget by about \$9,219. She noted that there were other variances due to timing and added that it was expected that the fiscal year end financial results would be close to budget.

Janice Penner reported that RDP currently had liquid assets of \$24,581 in Citizens Business Bank (CBB) checking and \$83,007 in CBB Money Market. She said that RDP reserves were held in four CDs and currently total \$315,998.

Motion: To accept the financial report at March 31, 2016

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

Motion carried.

7b) Membership Drive

Janice Penner said that RDP membership levels were down to 46. She said that membership was a means of connecting the organization to the broader community and providing more diverse representation on the Board, and asked for input on increasing membership levels. She asked the Board for help in increasing membership. She said that if they knew someone who was interested in downtown and could be a member, to reach out to them. She also said that Shirley Schmeltz kept up to date on the memberships and sent out multiple letters for renewals.

Bill Gardner suggested looking at downtown residents at a reduced fee. Janice Penner said that here was a membership special several years ago but there wasn't much take-up. She said she would talk to Gerry Douglass as he was the DANA representative. She said she would like to see the membership increase to 75.

8) City Council Updates

8a) Ward One

Councilman Mike Gardner said that Caltrans would be working in major downtown areas. He said the Mission Inn Avenue underpass would be closed for maintenance for 8 weeks starting

next week, and that maintenance would include repainting, lighting upgrades and possible additional lighting to make the underpass more attractive. He said that Caltrans would then move to Third Street which would be closed from July 25th to September 19th. He said that Brockton near Indiana would be closed from May 31st to July 22nd. He said that the closures would affect the flow of traffic but the improvements would attract more foot traffic between the Marketplace and the rest of downtown.

Councilman Mike Gardner talked about two fundraisers coming up soon; the Spay-ghetti dinner on April 23 with two bands playing, Chase Walker and Jon Russo who was bringing a band down from the bay area. He said that he was participating in the Over the Edge fundraiser in which he and others would repel from the top of Mt. Rubidoux Manor, the tallest building in the city. He said that he had promised that if he raised \$2,000 he would wear a costume and he had done so.

8b) Ward Two

Councilman Andy Melendrez said he had a meeting with Edgar Hernandez from El Patron about John North Park and how to eliminate loitering and issues with the homeless. He said that they would have a meeting with Park and Recreation about using the park for other purposes including events. Janice Penner said that she had attended a meeting with Parks and Recreation, Val Graham from RPD, and Cafe Sevilla and El Patron about a right of access to the North Park the parking lot.

Andy Melendrez said that he dealt with many of the City parks and that there were a lot of students in their area that needed something to do. He said there were creative ways to use the parks and noted that some were only used for a few months out of the year. He said that Lincoln Park was working with Riverside Public Utilities, Solar Max and Parks and Recreation to create a solar learning center which allowed people to use the playground and have exposure to the center.

Councilman Andy Melendrez said that the Riverside Art Academy was coming along well with about 340 students participating. He said the idea when starting the school was to have it operated by a non-profit. He said that step one was to become an associate of the Harmony Project, a school located out of Los Angeles to reach the low-income community with a variety of interests.

9) Security Update

Bruce Blomdahl said that they have a crime suppression meeting with the different divisions in the department once a week each month. He said that they look over crime statistics and come up with strategies to deal with them. He said that once a month the management accountability program assesses if those strategies are not working or working. He said that in the last cycle they saw a 40% reduction in vehicle thefts downtown, the first time in a long time to see such a reduction. He said that it helped getting the word out to people coming downtown to not leave laptops in the backseat, and a patrol for the garages at night.

Bruce Blomdahl said that with the construction of the new RCC building, there were quite a few complaints from the construction workers about some of the activity happening in the area. He said that they stepped up our efforts and talked to RTA about the lack of efforts in their security guards. He said that they fired the previous company and hired a new company that had been

more vigilant in their efforts.

Bruce Blomdahl said that they had received complaints about firework displays downtown, and asked anyone observing them to advise the police. He also cautioned people about people hanging around downtown with their sweatshirt hoods up as in many cases they are trying to hide from security cameras.

Janice Penner mentioned that the Right to Rest bill was pulled. She said the bill would have allowed homeless to sleep on private property and was opposed by the California Downtown Association, the City and others.

10) City Community Development Department Update

Rafael Guzman said that was a wave of investment coming to downtown. He said Streamline Riverside was to help people get to market faster. He said they were looking at a Development Review Committee that would involve all the key stakeholders from all different departments to sit at one table with the applicant. He said that developers with a completed application would be handed an appointment card to come back three weeks later to sit before the DRC which would include the Fire Marshal, planners, building officials, and other key stakeholders. He said that the Development Department counter on the third floor offered a one stop shop with access to planning, building and fire plan check. He said that soon public utilities, public works and business license would be added.

Rafael Guzman said that in terms of City wide plan checks, plans were returned between three to five weeks as each department had a different schedule. He said that now every department would be on the same schedule, so plans would be returned between two weeks and four weeks, depending on the complicated nature of the project. He said that they were also proposing several hundred changes to the zoning code to improve the process as outlined. He said the Planning commission recommended unanimous approval. He said they would be taking Streamline Riverside to Council on May 3rd.

11) Arlington Business Partnership Update

Lea Hernandez said they were working on the Chili cook-off event. She said that the Board approved partnering with Park and Rec on Movies in the Parks. Janice Penner asked if they were doing the same movies as RDP and asked Lea to provide more details.

12) New Business

Janice Penner said that the authorized signer information for Pacific Premier Bank needed to be updated and a motion of the Board of Directors was required.

Motion: To authorize David St. Pierre, Charity Schiller, Justin Tracy, and Janice Penner as signers for the Riverside Downtown Partnership.

Motion made by: Brian Percy **Motion Seconded by:** Debbi Guthrie

Motion carried.

13) Adjournment and next meeting date

The meeting was adjourned until Wednesday, May 11, 2016, 2016 at 7:30 am.