



## Minutes

**Present:** Chuck Beaty, Bruce Blomdahl, Patrick Brien, Ian Davidson, Gerald Douglas, Michelle Freeman, Bill Gardner, Rafael Guzman, Wolde-Ab Isaac Jeff Kraus, Nanci Larsen, Marco McGuire, Stan Morrison, David St. Pierre, Charity Schiller, Justin Tracy, Kris Whitehead, Shelby Worthington, Lou Mondale

**Excused:** John Field, Katie Leal, Shalini Lockard, Bob Nagle, Brian Percy, Sergio San Martin, Cara Swearingen

**Absent:** Cherie Crutcher, RJ Rodriguez

**Ex-Officio ABP / City Council:** Written report / Lynn Anderson for Mike Gardner, Andy Melendrez

**Staff:** Janice Penner, Kate Stovicek

### 1) Call to Order

Acting as Chair, Shelby Worthington called the meeting to order. David St. Pierre took over on his arrival.

### 2) Self Introductions and Public Comments

Chuck Beaty stated that the Chamber selected Stan Morrison to receive the Citizen of the Year Award and added that Stan Morrison had also received a national award, the Pete Newell Award.

### 3) Minutes of January 11, 2017

**Motion:** To accept the Minutes of the Meeting of January 11, 2017

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

**Motion carried**

Jeff Kraus noted that the Minutes should reflect that he abstained from voting on the proposed project by Ratkovich Properties for Main and Ninth.

### 4) Chair's Report

David St. Pierre thanked the Board for their understanding of his health issues over the past year. He gave the Board members a brick from the Imperial Hardware building, noting that they were over 100yrs old and had a card attached with the history. He said it was his pleasure being Chair over the past year and again shared his appreciation for the support and assistance.

### 5) Items for Discussion

#### 5a) Items Approval of Board Slate

Janice Penner referred to the final Board Slate for the year March 1, 2017 to February 28, 2018 in the Board Package. She noted that Stan Morrison's affiliation should be changed to Pacific Premier Bank.

**Motion:** To approve the Board Slate for the year March 1, 2017 to February 28, 2018 as presented.

**Motion made by:** Bill Gardner **Motion Seconded by:** Patrick Brien

**Motion carried**

### **5b) Approval of discontinuing Token Discount Program**

Janice Penner gave a brief overview of the program, noting that it was introduced as an incentive to encourage future visits from customers with retailers and restaurants providing a token on a sale. She said that that 95% of the tokens were not used for that purpose but used instead by owners and employees. She noted that the City was adopting a limit of 200 discounted parking tokens per month per business effective April 1, 2017.

Janice Penner said that the RDP Executive Committee had approved staff's recommendation that the RDP discount token program be eliminated effective May 1, 2017 which would give businesses two months notice. She said that the monies allocated to that program could be best used elsewhere. She also noted that staff and the Executive Committee felt eliminating or limiting discounted tokens was preferable to eliminating the 90 minutes of free parking in the garages.

**Motion:** To discontinue the RDP Discount parking token program effective May 1, 2017.

**Motion made by:** Patrick Brien **Motion Seconded by:** Bill Gardner

**Motion carried**

### **5c) Approval of support for Stalder Plaza development in concept**

Janice Penner said that Ted Weggeland gave a presentation on the Stalder Plaza mixed use project to the RDP Land Use Committee at its April 21, 2016 meeting. She said that Ted Weggeland had asked that RDP provide a letter of support for the project. She said that the RDP Land Use Committee reviewed the request at its January 19, 2017 meeting and recommended that RDP support the development in concept as an appropriate land use. She said that the Executive Committee agreed with the recommendation.

**Motion:** To support the Stalder Plaza mixed use project in concept.

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

**Motion carried**

Bill Gardner inquired about the loss of parking as a result of the project. Rafael Guzman replied that construction and subsequent loss of parking could begin before the end of the year and potentially affect two Festival of Lights events. Bill Gardner asked if there would be public parking to replace it. Lou Mondale said that there would be parking for tenants, commercial customers, and general public and noted that fees had not yet be determined.

## **6. Items for Information**

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

Janice Penner said that all of the awards had been sponsored. She said a surplus of \$1,500 had been budgeted for the event and a surplus of \$1,850 now projected. She said donations to the opportunity drawing made by Monday, February 13<sup>th</sup> could be acknowledged in the program. She encouraged Board members to purchase tickets if they hadn't already done so as the event had almost sold out.

## **6b) RDP activities**

Janice Penner said that RDP was coordinating the fashion show component of the RCH Red Dress Fashion Show and Health Expo to be held on Saturday, February 18<sup>th</sup> at the Riverside Convention Center. She said that approximately 2/3's of the RCH models would wear outfits from downtown retailers.

Janice Penner said that the March 28<sup>th</sup> luncheon would feature Drew Oberjuege of the Riverside Art Museum and would be held at ProAbition Kitchen and Cocktails. .

Janice Penner said that the RDP Security Committee would be arranging a meeting with hospitality establishments in March to discuss security concerns and to promote the RADD program which encourages designated drivers amongst college students.

Janice Penner said that movies had been booked for the 2017 Movies on Main and would be listed in the Park and Recreation Summer Activity Guide. She said the movies booked were Sing, Moana, Finding Dory, and the Lego Batman Movie

Janice Penner said that planning was underway for the second annual Doors Open, planned for May 11, 2017 from 6 pm to 9 pm and featuring free tours of historic buildings downtown.

Janice Penner stated that RDP will be promoting Riverside Restaurant Week in June of 2017 in partnership with the City and the Arlington Business Partnership.

Bill Gardner stated that the Riverside Art Museum hosted an open house last week to celebrate the sails that were placed on the upper deck for shade and to increase use of the space for activities during the summer. He noted that a safety ladder had also been added to the building and encouraged others to visit.

## **7) Financial Reports**

### **7a) Financial report at January 31, 2017**

Janice Penner said that Katie Leal was unable to attend. She said that the financial report for the month showed a surplus of \$26,277 compared to an expected surplus of \$28,197. She said that for the year to date there was a surplus of \$55,772 compared to an expected deficit of \$6,435 due largely to BID levy income being higher than expected by \$61,398.

Janice Penner said that as most budget items were tracking as expected, a review of the budget and possible adjustment was not considered necessary.

Janice Penner reported that RDP had \$168,668 in Checking and Money Market accounts with Citizens Business Bank, and that RDP reserves included three CDs with Pacific Premier Bank totaling \$233,732 and one with Provident Bank of \$84,016 for total reserves of \$317,748.

**Motion:** To approve the financial report as of January 31, 2017

**Motion made by:** Bill Gardner      **Motion Seconded by:** Kris Whitehead

**Motion carried.**

## **8) City Council Updates**

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

There was no update on Ward One as Councilman Mike Gardner was unable to attend.

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

Councilman Andy Melendrez stated that there had been a number of vacant lots on University Avenue for a significant period of time. He stated that there was interest in developing in the Marketplace area as well as along University Avenue and new developers were reaching out. He said that the property between the Courtyard by Marriott and the Comfort Inn was recently sold to a new buyer for hopefully a new development on that location. He commented that there was a proposal for a development with ground floor retail and an extended stay hotel near UCR.

Councilman Andy Melendrez commented that Riverside Arts Academy was able to provide services to about 350 children. He reiterated that if the children met the financial criteria, then their musical instrument was provided to them.

Councilman Andy Melendrez stated that the City had been working for several years on changes to Park Avenue between University Avenue and Fourteenth Street. He stated that it began with a community workshop that discussed place making on a budget. He said that the City had taken the first step towards an affordable housing unit on the corner of 13<sup>th</sup> Street and Park Avenue. He said that the unit would include an artisan's residence through the Riverside Art Museum. He added that he hoped other vacant lots could be utilized for pop-up projects and that the changes would be positive for the area.

Janice Penner inquired if there had been any updates on the Kawasaki building and the planned Chinese seafood restaurant. Councilman Andy Melendrez replied that due to their originally planned opening date being delayed, employees left and the owners are now looking for the right time to open.

## **9) Security Update**

Bruce Blomdahl stated that since the first of the year, there had been a significant increase in protests/rallies/marches which were difficult to staff due to low staff levels at the Police Department. He reassured RDP Board members that the events were adequately staffed however. He stated that the events were peaceful with little to no violence. He commented that the protesters/rally attendees/marchers may have negatively impacted the Main Street landscaping.

Bruce Blomdahl said that the Lunar Festival had a few issues regarding traffic, police staffing, and parking. Janice Penner said that RDP's contribution to the Lunar Festival included assisting with business notification of street closures and posting signage for parking. She added that the event posted 50% more signage for parking but experienced increased vandalism with individuals pulling the no parking signs down. Bruce Blomdahl added that sign removal was a problem for Festival of Lights as well.

Bruce Blomdahl stated that the homelessness was still an issue particularly with a group that came into downtown Riverside with dogs. He added that the group had said that they would be moving through but he did notice that they were playing music and individuals giving them money which only encourages them to stay.

Bruce Blomdahl noted that he has received more and more complaints of homeless individuals in business storefronts and doorways in the early morning. He said he has an officer starting the day at 6 am to offer these individuals help if they are interested in it or asking them to move along. He added that 90% of these individuals were service resistant.

Bruce Blomdahl stated that the RTA Greyhound Station should be gone in June or July. He noted that businesses had been having issues with people loitering on the bus stop benches. Janice Penner stated that there was an issue with the benches on University near Lemon and that businesses were complaining about individuals loitering and sneaking into their restrooms to bathe.

### **10) City Community Development Department Update**

Rafael Guzman stated that The Brickwood on Main Street would open on Sunday, February 12 from noon to 10 pm, noting that it was a satellite taproom of the Brew Crew Inc.

Rafael Guzman said that the Culver Lofts project was going to the Planning Commission on February 9. He explained that it would be a 35 unit, four story building at 9<sup>th</sup> and Main and would have commercial and office space on the ground floor. He said that the Stalder Plaza developers had resubmitted plans and would be scheduled for Planning Commission soon.

Rafael Guzman said that the planned hotel at Market and 5<sup>th</sup> Street will be grading in the next few weeks. He added that the Sav-a-Minit building had been demolished and that grading permits should be approved in the next two weeks. He said that the two older homes would be relocated hopefully in March.

Rafael Guzman stated that the Imperial Hardware Lofts project had their subterranean retaining walls currently underway. He added that the Hotel Indigo project at Mission Inn Avenue and Lemon was close to a purchase and sale agreement. He added that the developers were working with Encore regarding the last element of parking. He said that the sale of the building on Main Street housing Simple Simon's and others should close in the next few weeks and added that the trash enclosure for the building's tenants should be completed shortly.

Bill Gardner inquired about replacing lost parking downtown and if there was any discussion about acquiring the Econo Lube–N-Tube property for parking. Janice Penner stated that with the departure of the downtown bus terminal, that lot had been striped for parking. She said that the City was looking at how to restripe surface lots to create additional parking.

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

ABP submitted a written report as provided below:

1. Our 15th Annual Chili Cook Off Car/Cycle Show is moving forward in the event coordination and planning. ABP Board Members are ecstatic to see what this year's event brings. A reminder the event will take place on Saturday, May 27th from 9:30AM-5PM in Arlington Village. If you are interested in participating as a sponsor or vendor for the event, please email ABP at [info@riversideabp.com](mailto:info@riversideabp.com)
2. Our next Arlington Morning Mixer will feature the California State Board of Equalization and is scheduled for Thursday, April 27th at 7:30AM. The workshop will include

information pertaining to Basic Sales and Use Tax and Tax Return Preparation and will take place at the ABP Office - 9800 Indiana Ave., Suite 2.

3. Arlington Business Partnership staff has been focusing on Business Outreach where staff visits BID Businesses to educate on ABP benefits and information. The primary goal is acquiring membership applications and acquaint ABP with business owners. As the year progress, we look forward to meeting new businesses and assisting them with business and area concerns.

4. Arlington Business Partnership is partnering with Parks & Rec. and RDP on Movies in the Park. Movies will be shown every Saturday in July between Arlington and Mayra Lynn Parks.

5. Arlington Business Partnership is collaborating with the City of Riverside on co-presenting a Winter event in December featuring Santa Claus, real show, and other family fun. The collaborated event will be held at either Arlington Park or Arlington Heights Sports Park.

6. Entry Monuments signs for the Arlington Business District are now in productions and scheduled to be completed by May 2017.

## **12) New Business**

Stan Morrison stated that on Tuesday, April 25<sup>th</sup>, the La Sierra University and the City of Arts of Innovation would be hosting a red carpet, black tie gala. He stated that the key note speaker was Tommy John and the event was a fundraiser for scholarships. He noted that Frank Jobe had developed the surgery technique used on elbows of pitchers that was named after Tommy John. He added that Roy Firestone was doing the entertainment for the event and encouraged people to attend.

Bill Gardner commented on the Lunar Festival lanterns on Mission Inn Avenue, noting that they were attractive and inquiring how long they would stay up. David St. Pierre replied that they typically stay up for about a month.

Janice Penner reminded the Board about the Annual Meeting and Awards Ceremony and encouraged individuals who had not bought tickets to do so. She also asked Board members to consider contributing an item for the opportunity Drawing, noting that it would be appreciated.

Marco McGuire stated that they were planning to open a bar in the basement of their building at University and Orange for members only. He said that they had applied for a Conditional Use Permit for the bar and for a banquet space on the first floor. He said they expected to be open by the end of June.

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

The meeting was adjourned until Wednesday, March 8, 2017