



Minutes

Present: Chuck Beaty, Patrick Brien, Ian Davidson, Jason Farin for John Field, Michelle Freeman, Bill Gardner, Rafael Guzman, Wolde-Ab Isaac, Stan Kantowski, Jeff Kraus, Nanci Larsen, Shalini Lockard, Marco McGuire, Lou Monville, Stan Morrison, Charity Schiller, Bud Sketchley, Kevin Townsend, Justin Tracy, Shelby Worthington, Andrew Guerra

Excused: Bob Nagle, Geoff Neely, Brian Percy

Absent: Cherie Crutcher, Amir Mertaban, David St. Pierre, Sergio San Martin, Cara Swearingen,

Ex-Officio ABP / City Council: Andrew Guerra / Councilman Mike Gardner, Councilman Andy Melendrez

Staff: Janice Penner, Kate Stovicek

1) Call to Order

Shelby Worthington called the meeting to order.

2) Self Introductions and Public Comments

Conducted.

Wolde-Ab Isaac stated that RCC has 21,000 students, 1,100 of them will be receiving free tuition, books and fees and another 1,333 that are on the two-year fast track. He added that RCC is one of California's 20 community colleges selected to lead the pathways for student success.

3) Minutes of August 9, 2017

Motion: To accept the Minutes of the Meeting of August 9, 2017

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

Motion carried

4) Chair's Report

Shelby Worthington welcomed everyone back and mentioned that RDP hosted a multitude of events. She stated that with the devastating events taking place, it is nice to see the community come together to support each other. She stated that Citrus Park will be a place for free memorial services for individuals killed in the Las Vegas shooting.

5) Items for Discussion

5a) Presentation on new Library by Tonya Kennon

Tonya Kennon made a presentation on the new Main Library. She stated that the Johnson Favaro architecture firm is the most qualified for this particular project. She stated that the community meetings were held to obtain feedback from what the community needs and wants. She stated that a few goals are to create more flexible meeting space, ample space for children's services, to lend more items (toy lending library) and have active spaces as well as quiet zones.

Tonya Kennon stated that in the current Main Library offers 60,000 square feet, with a significant portion of that space being used for staff activity and back-of house functions, which is not necessary anymore. She stated that the technological advancements require less space for staffing within a library, which allows for downsizing to just over 40,000 square feet.

Tonya Kennon said that the new Main Library would be located in the lot previously utilized by Greyhound and be front-facing Mission Inn Ave. She added that RCC owns 100 parking spaces in the FOX Entertainment Plaza, so the structure will allow the students and staff to traverse Fairmont Avenue. She noted that the rest of the site will be a future mixed-use development. She stated that until the future project is built, the area will be used for surface lot parking and when they are built, the developer will be responsible for providing parking for the library.

Tonya Kennon stated that Measure Z allotted the library 30 million dollars. She stated that a request went to Council to use an additional 10 million from the Police Department Headquarters funding considering the holding/detention facility was no longer being considered for that project. She stated that the police chief was in agreement that the funding should be used for the library.

Tonya Kennon stated that there is a significant concern regarding the fact that the library will be raised and may provide shelter to the homeless. She said that by setting this new library on the ground, it would not be visible. She added that there would also be no thoroughfare to get to the potential retail/restaurants planned for the future developments, which would deter tenants. She stated that safety is a top priority and there will still be security at the new library.

Stan Morrison complimented the structure and plan for the new library and stated that the development is a bold design that will positively contribute to the uniqueness of Downtown Riverside.

5b) BID Renewal Public Hearing October 24th

Shelby Worthington advised that the Public Hearing was set for October 24th as per the attached Staff Report. She noted that as part of the Public Hearing, RDP would make a PowerPoint presentation with highlights from the Annual Renewal Report and that a PDF of the RDP presentation with notes was provided separately for information.

Janice Penner was asked to send out a notice to the Board once the time of the Public Hearing was set.

6) Items for Information

6a) RDP Events and Activities

i) Riverside Art and Music Festival

Shelby Worthington stated that the festival attracted approximately 8,000 to 10,000 throughout the day. More information will follow after the debrief with the Riverside Arts Council. Vendors and exhibitors were pleased with the attendance.

vi) Fall events – Fashion Show and Zombie Crawl

Shelby Worthington stated that the Fall Fashion Show is a partnership with the Pink Ribbon Place of the Riverside Community Health Foundation and took place on Thursday, October 5th in the City Hall breezeway. Janice Penner stated that the show featured approximately 50 outfits and a candlelight vigil. She added that there were about 500-600 attendees and that photos and a video would be posted on the Facebook page shortly. She said that staff will report further at the meeting.

Janice Penner stated that the Zombie Crawl will take place on Saturday, October 21st on Main at Ninth and will include the same range of activities as in previous years. She said that approximately 1,000 people are expected to attend throughout the day.

v) Luncheons

Shelby Worthington stated that October's luncheon will be at the Mission Inn Hotel & Spa with speakers from the UCR Athletics Department and from RPU on the rate proposal, and is being sponsored by Pacific Premier Bank. She said that the November luncheon will be at the Marriott with Tonya Kennon speaking on the Library, and is being sponsored by Tilden-Coil Constructors.

iv) Other

Shelby Worthington said that the biannual Long Night of Arts and Innovation will take place on Thursday, October 12th and that RDP is a sponsor of the event. She said that the participants have expanded beyond Riverside, and Board members are encouraged to attend the event and the opening ceremony at 4:45 pm on the main stage at Ninth and Main. She added that remarks from Mayor Bailey will be followed by a fascinating science presentation and musical performance.

Shelby Worthington noted that a donation was made to St. Jude's Children's Research Hospital in memory of Gerald Douglass.

Shelby Worthington stated that Janice Penner will move to working Tuesday to Friday starting in November.

7. Financial Reports

7a) Financial report at August 31, 2017

On behalf of Bud Sketchley, Janice Penner reported that the financial report for the month showed a deficiency of \$24,432 compared to an expected deficiency of \$20,031, and that for the year to date, the report showed a surplus of \$28,175 compared to an expected surplus of \$30,217.

Motion: To accept the financial report at August 31, 2017

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

Motion carried

7b) Financial report at September 30, 2017

On behalf of Bud Sketchley, Janice Penner reported that the financial report for the month showed a deficiency of \$8,164 compared to an expected deficiency of \$13,462, and that for the year to date, the report showed a surplus of \$20,011 compared to an expected surplus of \$16,755. She said that BID levy income was higher than expected by \$19,628 but that was offset by payment of \$6,250 for 1 ½ months of Streetplus Safety Patrol plus additional conference expense of \$2,093 (approved by Executive) and timing of other BID expenses.

Janice Penner reported that RDP had \$137,237 in Checking and \$150,317 in Money Market with Citizens Business Bank due to receipt of the City's Match of \$100,000 in September, and that RDP reserves include three CDs with Pacific Premier Bank totaling \$234,063 and one with Provident Bank of \$84,328 for total reserves of \$318,391.

Motion: To accept the financial report at September 30, 2017

Motion made by: Bill Gardner
Motion carried

Motion Seconded by: Chuck Beaty

8) City Council Updates

8a) Ward One

Councilman Mike Gardner stated that the new library has been a difficult project due to the controversy on the architecture, cost and using funding from the Police Department. He said that Andy Melendrez was unable to vote due to his ownership of property within that region, but he did comment privately as a citizen in favor.

Councilman Mike Gardner stated that Council has decided that the cost of the ice rink is not feasible for the 2017-2018 Festival of Lights. He stated that the cost would be \$400,000 in unbudgeted money.

Councilman Mike Gardner stated that the apartment block of the Center Point Project between First and Second and Market and Fairmont is moving forward. He stated that the two historic houses previously located there have been moved and are in the process of being rehabilitated.

Councilman Mike Gardner added that the Mission Tobacco Lounge is selling and the name will change to Standard and Pour's; he added that that the new owner is in the process of converting the ABC license over to his ownership and should take place in 30 days.

Councilman Mike Gardner stated that on October 10, Council approved an amendment to the City's general planned housing element in regards to zoning. He said that state requires that there be a certain percentage of affordable housing within a jurisdiction and Riverside is about 5,000 units short. He said that there is a list of candidate sites around Riverside and that the actual change to zoning will go back to Council.

Bill Gardner inquired regarding the parking meters automatically giving individuals an hour and a half parking time and what that additional money was being used for. Councilman Mike Gardner stated that the parking meters have to be replaced shortly due to the fact that half of the meters do not have the technology to accept credit/debit cards with chips installed into them and that the upgrade should allow individuals to decide how much time they would like.

8b) Ward Two

Councilman Andy Melendrez stated that the RTA will be going out for an RFP within about 60 to 90 days and will begin development. He stated that RTA is moving forward with a preliminary plan for the layover area around the Metrolink station.

Councilman Andy Melendrez added that the pergolas will not be replaced due to liability. He stated that hopefully they will be replaced, but that will take fundraising. Bill Gardner stated that he was sorry to see the pergolas go due to the fact that they are part of historic Riverside. Councilman Mike Gardner stated that the ones in better condition will not be torn down.

Councilman Andy Melendrez stated that the Mission Lofts Apartment Complex will be finished within nine to twelve months. He said that the affordable housing project across from Lincoln Park will be very unique and look like an artist's building. He added that the Riverside Art Museum will be housing an artisan there who will be helping the community develop that Park Avenue area.

Councilman Andy Melendrez stated that the Starbucks at the end of University Ave near Coco's will be unlike any other Starbucks on the West Coast. He stated that the Starbucks at University Village will likely close in order for this uniquely designed Starbucks to open.

9) Security Update

Lieutenant Kevin Townsend stated that the Police Department is still in the process of completing the safety plan for the Festival of Lights, which is expected to bring 90,000 individuals to Downtown Riverside.

Shelby Worthington inquired if there was any update regarding the situation above Menagerie and Back to the Grind. Lieutenant Kevin Townsend said that officers visited the business and will handle the situation much like a marijuana dispensary; the city attorney is going to issue a cease and desist letter. He said that once that has been served there will be an inspection to see if it is still in operation.

Stan Morrison stated his concern with how many people are expected to attend the 25th Annual Festival of Lights Switch on Ceremony and the recent tragedy with the Las Vegas shooting. Lieutenant Kevin Townsend stated that he appreciates the Council's support to not have street performers outside of specifically designated areas. He stated that as this event has grown the foot traffic becomes extremely congested and the performers only add to the congestion. He stated that there is discussion of what took place in Las Vegas and the potential of a "copycat" situation. He stated that the Mission Inn will have security as well as an increased visible and undercover police presence.

10) City Community Development Department Update

Rafael Guzman stated that the Hampton Inn plans to break ground January 2018 at Fifth and Market. He stated that there has been a revision in which a shift of one floor from the extended stay portion will be moved to the main corner hotel. He said that the construction plan has been secured; it should be at least a year of development.

Rafael Guzman stated that Imperial Hardware Lofts are on schedule and he apologized for any inconvenience that the team may have caused. He stated that they are anticipating opening in fall of next year, before Festival of Lights. He stated that he will announce to the board when the company plans on listing units, but it is estimated for January or February.

Rafael Guzman stated that the Stalder Plaza Project is ready to mobilize, but had a few setbacks due to old utilities. He added that the Mission Inn is doing a phenomenal extensive overhaul to the kitchen. Stan Kantowski mentioned that Bella Trattoria will have a completely new menu that will reflect an authentic Italian cuisine in about three weeks.

Rafael Guzman stated that Riverside Food Lab is continuing to announce the tenants. He mentioned that they had a chocolate covered waffle giveaway and the line was wrapped around the block. He stated that the Food Lab is looking to open in February 2018 and is currently under construction.

Rafael Guzman stated that the Mission Square Garage will have 18 Tesla supercharger stations.

11) Arlington Business Partnership Update

Andrew Guerra stated that the Chili Cook Off won third place for best community event for the Inland Empire in the Press Enterprise. He said that on September 26 the BID went to Council for renewal and passed unanimously; the annual meeting will take place October 26 at 5:30 pm at the ABP office. He added that in the September board meeting, the ABP board authorized a clean and safe program so

they are now contracted with Barry's Security and Paramount Landscaping for district services. He stated that ABP is also partnering with Parks and Recreation for the 2017 Winter Wonderland event.

12) New Business

Marco McGuire stated that the 5th Annual Miracle on Main will take place on December 10, 2017 10 am to 2 pm. He stated that it is a health fair with activities and gifts for underprivileged children. He said that there are about 50 various organizations involved, more info can be found at MiracleonMain.org, and the event is open to donations and volunteers. Janice Penner stated that Riverside Community Health Foundation is one of the partners and that RDP has sponsored since the event's conception. Marco McGuire stated the aim is to raise \$20,000 this year and there is a Go Fund Me account. He stated that there are a variety of activities for the children including free haircuts, bounce house, free gifts, health screenings and more.

Bill Gardner unofficially inquired on behalf of the Riverside Art Museum; a laser light show is conducted for the Festival of Lights, which is quite costly. He stated that RAM may put forth a request to RDP for assistance in funding another laser light show.

13) Adjournment and next meeting date

The meeting was adjourned until Wednesday, November 8, 2017