



Minutes

Present: Chuck Beaty, Bruce Blomdahl, Patrick Brien, Ian Davidson, Gerald Douglas, John Field, Bill Gardner, Debbi Guthrie, Ted White for Rafael Guzman, Jeff Kraus, Nanci Larsen, Shalini Lockard, Stan Morrison, Brian Percy, David St. Pierre, Charity Schiller, Cara Swearingen, Justin Tracy,

Excused: Wolde-Ab Isaac, Katie Leal, Marco McGuire, Sergio San Martin, Shelby Worthington

Absent: Cherie Crutcher, Michelle Freeman, Bob Nagle, RJ Rodriguez, Kris Whitehead

City Council: Mike Gardner, Andy Melendrez,

Arlington Business Partnership: Written report

Staff: Janice Penner, Kate Stovicek

1) Call to Order

David St. Pierre called the meeting to order.

2) Self Introductions and Public Comments

Sergio Robles introduced himself as the appointed UCR student observer. Janice Penner welcomed him and thanked Jeff Kraus for facilitating the appointment.

Debbie Guthrie advised that there would be 33 meeting planners in town for a familiarization tour.

Bill Gardner reminded everyone that downtown would be losing the parking lot behind The Center for Arts and Philanthropy on January 1st. He added that he had seen the drawings for Hotel Indigo which would take Lot 27 for a modern hotel development.

3) Minutes of September 14, 2016

Motion: To accept the Minutes of the Meeting of September 14, 2016

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

Motion carried.

4) Chair's Report

There was no Chair's Report

5) Items for Discussion

5a) Required change to By-Laws to designate Council members as Ex-Officio

Janice Penner advised that the State now required that City Council Members be designated as Ex-Officio members of a board without a vote. She said that required a change to the RDP By-Laws, Sections 4.01 and 4.02, to designate the two Riverside City Council members whose wards include the greater downtown area as Ex-Officio Directors, along with a representative of the Arlington Business Partnership.

Motion: To adopt a change to the RDP By-Laws to designate Riverside City Council members as Ex-Officio Directors.

Motion made by: Brian Percy **Motion Seconded by:** Bill Gardner

Motion carried.

5a) Approval of Land Use Recommendation

Janice Penner referred to the City Staff Report that recommended that City Council adopt a Resolution amending the Downtown Specific Plan to allow for buildings to exceed established height limits with the granting of a Conditional Use Permit, to provide more flexibility and clarity in the criteria used to grant an increase in floor area ratio, and to change the definition of floor area ratio to match the existing definition in the City's Zoning Code, Riverside Municipal Code, Chapter 19.910. She said that at its meeting on September 15th, the Riverside Downtown Partnership's Land Use committee approved a motion to recommend to the RDP Board that the organization support the amendment to the Downtown Specific Plan. She said that the intent of the amendment was consistent with the adopted policies of RDP regarding downtown development and promoting a 'business friendly' approach. She said that if agreeable, the RDP Board should adopt a motion to support the change to the Downtown Specific Plan.

Motion: To support the recommended change to the Downtown Specific Plan.

Motion made by: Bill Gardner **Motion Seconded by:** Charity Schiller

Motion carried.

5b) Update on 2017 BID renewal

Janice Penner advised that the Annual Report for the 2017 BID Renewal was submitted to the City on September 14th and posted to the RDP website. She noted that the October BID Bulletin cover story was a summary of the renewal report. She said that the PowerPoint Presentation planned for the Public Hearing had to be submitted by October 19th for the Public Hearing to be scheduled for early November.

6) Items for Information

6a) Update on Survey on Downtown Issues

Janice Penner said that the survey was included in the August BID Bulletin, posted online, a reminder included in the September BID Bulletin, and several email reminders sent and Facebook posts made. She said that at the suggestion of the Land Use Committee, the survey time line had been extended to the end of October. She said that a total of 120 responses had been obtained but most were from non-property or business owners. The extension was to solicit more responses from business and property owners. She said RDP staff along with the City representatives would be identifying key members for a committee to review the identified issues, and possible means to generate funds.

6b) Update on current and upcoming RDP events

i) The Riverside Art and Music Festival

Janice Penner said that the arts and cultural component was successful, particularly the Chalk Art, and the cultural exhibits and vendors were well received. She said the stage was two hours late which impacted the community programming, and that the free concert drew a small audience. She and Patrick Brien agreed that partnering on the event made logistic sense and that the Riverside Arts Council was able to meet their fundraising target.

Janice Penner said that next year they would expand the arts and cultural component to Market, end the event at 9 pm to allow for local bars to book their headliners, and to focus on local talent for the stage so as to not request sponsorship from the bars for entertainment. She said they would also look at a tasting component with downtown restaurants.

ii) Downtown Riverside Fashion District Fall show

Janice Penner said that the Fall Show was a partnership with The Pink Ribbon Place and Riverside Community Health Foundation and took place on Thursday, October 6th from 6 pm to 8 pm. She said there were 10 retailers and 58 outfits in the show, which was followed by a candlelight vigil at the end. She noted that RDP saved about \$2,000 on stage rental and lighting. She noted that the partnership positioned RDP's fashion shows in support of women's health (Red Dress Fashion Show in February) and allowed retailers to reach a different demographic and new customers to retailers.

iii) Riverside Zombie Crawl

Janice Penner said the event would take place on Saturday, October 15th from 2 pm to 6 pm at City Hall. She said attendance was expected to be 800 to 1,000 participants with activities to include children's crafts, face painting, balloon artists, carnival games and a costume contest. She added that due to not being able to confirm competition coordinators, the Pokémon Go Third Saturday component was been cancelled.

6c) Other activities and items

Janice Penner stated that RDP would be partnering with the Inland Empire Small Business Development Center for future seminars to get more of an impact. She added that RDP would be working with the CBU professors on informal placement of interns during the fall before the Downtown Intern Program was reintroduced in January 2017.

Janice Penner said that Rafael Guzman and Nathan Freeman would speak at the October 25th luncheon at Loft.84 sponsored by Tilden-Coil Constructors.

7. Financial Reports

7a) Financial report as of September 30, 2016

Janice Penner said that the financial report for the month showed a surplus of \$541 compared to an expected deficit of \$8,759. She said that for the year to date there was a surplus of \$45,702 compared to an expected surplus of \$4,646. She said the positive variance of \$41,056 was largely due to BID levy income being \$47,592 higher than anticipated. She said that due to changes in expected income and expenses, there would be a review of the budget in December and if warranted, adjustments made.

Janice Penner said that RDP reserves included three CDs with Pacific Premier Bank totaling \$233,226 and one with Provident Bank of \$83,648.

Motion: To approve the financial report as of September 30, 2016

Motion made by: Bill Gardner **Motion Seconded by:** Debbi Guthrie

Motion carried.

7a) Financial review of fiscal year ended June 30, 2016

Janice Penner said that the annual financial review was completed and that the Executive had reviewed the report and approved it. She said the tax return would be signed and filed and copies of both the report and the tax return emailed to the Board of Directors for their records.

8) City Council Updates

8a) Ward One

Councilman Mike Gardner said that October 11th was Riverside's 133rd birthday.

Councilman Mike Gardner said that bricks would be available from the groundbreaking for the Imperial Hardware Lofts project. He noted that construction on the Main and Ninth project next to the Culver Center would start in about a year.

Councilman Mike Gardner said the City held a workshop on how to address homelessness. He said a number of ideas came forward including moving Riverside forward in a "housing first" model, which would give an individual housing and then deal with the issues that they have such as substance abuse. He said that temporary shelters are very crowded and for individuals with mental health issues, not an environment that will work for them. He said that the workshop was long, but educational and productive.

Councilman Mike Gardner said that there would be a loss of downtown parking during construction but some short-term parking would be gained when the bus terminal moved and the property used for surface parking. He said RCC purchased 100 spaces in the Fox garage, noting that the City had the right to move them to another facility no farther from their campus. He stated that he believed downtown needed at least two new parking structures, one near the Municipal Auditorium and another in the Courthouse/City Hall vicinity.

8b) Ward Two

Councilman Andy Melendrez stated that the City had partnered with the Harmony Project to create a youth orchestra. He gave an update on activities in the east area of Ward Two.

9) Security Update

Councilman Mike Gardner mentioned the incident that occurred the previous evening when police attempted to stop a vehicle that was involved in a drive-by shooting. He said that police from every surrounding jurisdiction were involved and that the suspects were caught and no one hurt. Bruce Blomdahl provided additional information in his report.

Bruce Blomdahl said that The Hideaway Bar had a large fight which was pushed out to the street. He noted there was a shooting in the parking lot near the library and that there were issues with Sevilla such as fights and shootings following late-night activities. He stated that there had also been incidents with wallets and phones taken when individuals walked back to their cars. He said that he was trying to get officers to have a more active presence but had few options to attain the manpower.

Bruce Blomdahl said that the Sheriff spoke at the homelessness workshop about releases, AB 109, Prop 47 and did a great job explaining that whole process. He stated that he still had some concerns regarding how individuals were released back into society. He noted that 15 cases of commercial burglary were connected to two individuals, one of whom pled to two years and was released three weeks later due to AB 109.

Bruce Blomdahl noted that when he joined the department in 1993 there were 350 officers, in 2006 there were 406 officers, and in 2016 the force was at 350 officers. He said he expected a rise in domestic violence calls and noise complaints with the residential construction projects

downtown.

Bruce Blomdahl stated that they were mindful about doing as much as they could to protect the Encore kids, noting that their presence did deter some of the negative activity that could occur in the downtown area.

Justin Tracy noted that individuals circling a property or place of business were likely looking for an opportunity to get into a car and grab something. He said that PIP had experienced quite a few problems of that nature. Bruce Blomdahl said to let him know if business and/or property owners had surveillance video because often the individuals were well-known to officers and could be found. He also advised everyone to take caution when approaching these individuals.

10) City Community Development Department Update

Ted White stated that the 'Lift the Lid' change to the Downtown Specific Plan was approved by City Council. He stated that the discussions on the hotel at Mission Inn and Lemon were very preliminary.

Ted White stated that the Planning Commission did approve an amendment to the Hideaway's Conditional Use Permit to require more security guards, cover charge, and more security lights.

11) Arlington Business Partnership Update

ABP provided a written update advising that they were working on their annual Winterfest event. ABP also advised that the Arlington BID was renewed. They also advised that their annual meeting would be held on October 27th.

12) New Business

Bill Gardner stated that Encore High School would be adding 12th grade next year.

Janice Penner stated that the overall impact of having the students was enlivening and their presence brought a positive impact to retailers.

Chuck Beaty expressed his concern with the Encore students being placed into buildings that were not earthquake reinforced.

13) Adjournment and next meeting date

The meeting was adjourned until Wednesday, November 9, 2016.