



## Minutes

**Present:** Chuck Beaty, Patrick Brien, Erin Edwards, Nathan Freeman, Bill Gardner, Irving Hendrick, Jeff Kraus, Nanci Larsen, Shalini Lockard, Philip Makhoul, Marco McGuire, Lou Monville, Bob Nagle, Geoff Neely, Sergio San Martin, Charity Schiller, David St. Pierre, Cara Swearingen, Justin Tracy, Shelby Worthington-Loomis

**Excused:** Daniel Iglesias, Stan Morrison, Brian Pearcy, Kevin Townsend

**Absent:** Corinne Awad, Cherie Crutcher, Ian Davidson, Brandy Marian, Amir Mertaban

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

**Staff:** Janice Penner, Kate Stovicek

### 1) Call to Order

Shelby Worthington-Loomis called the meeting to order.

### 2) Self Introductions and Public Comment

Conducted. Irving Hendrick stated that there would be a new President, Dr. Gregory Anderson, at Riverside City College beginning January 1<sup>st</sup>. Patrick Brien stated that the play *American Buffalo* would be performed that weekend and encouraged those interested to attend.

### 3) Minutes of October 10, 2018.

**Motion:** To accept the Minutes of the Meeting of October 10, 2018

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

**Motion carried**

### 4) Chair's Report

Shelby Worthington-Loomis said that the Bird scooters and Ride Riverside bikes were being used and people seemed to appreciate their availability and convenience. She said the Festival of Lights event would begin soon and she was interested in how the new layout would work.

### 5) Items for Discussion

#### 5a) Appointment of Nominating Committee

Shelby Worthington-Loomis inquired if everyone had reviewed the Nominating Committee material and if there were any questions.

**Motion:** To approve the 2019 Nominating Committee as presented.

**Motion made by:** Lou Monville      **Motion Seconded by:** David St. Pierre

**Motion carried**

### 6) Items for Information

#### 6a) BID Renewal Public Hearing

Shelby Worthington-Loomis stated that the Public Hearing took place on Tuesday, November 6<sup>th</sup> and that she gave the presentation to City Council. She said that according to the City Clerk's office, there were no objections and one letter of support. She added that the City Council voted unanimously to renew the annual BID levy with Councilman Andy Melendrez abstaining as a property owner.

## **6b) Update on RDP activities and items**

### **i) Earthquake Resiliency Workshop**

Janice Penner stated that the event was well advertised by RDP, ABP, and the City, but only about 35 people attended. She stated that the individuals with the Office of Emergency Management were not surprised as most people didn't see the urgency with there being no recent tremors. She said that RDP was getting the information out through other means including advising businesses by email to pick up the workshop materials as well as making the materials available at the RDP monthly luncheons.

Janice Penner stated that RDP was interested in working with RPD on another Active Shooter Training Event due to recent incidents plus interest in having another training session. She said that it would include an in-depth presentation on Stop the Bleed. She said that she had sent out information and a video from RPD to downtown businesses on "See Something, Say Something" due to the influx of visitors expected for the Festival of Lights. Shelby Worthington-Loomis reiterated the importance of "See Something, Say Something" campaign.

Bill Gardner stated that there were kits that would aid individuals in stopping profuse bleeding. He suggested that the Stop the Bleed program include information on those kits.

### **ii) IDA conference**

Shelby Worthington-Loomis said that The Master Talks would be posted on IDA's YouTube Channel and the workshop presentations posted on the IDA website in November. Janice Penner stated that she would distribute the links to the workshop presentations and the Master Talks. Shelby Worthington-Loomis encouraged everyone to view them. She added that staff had sent material on the Pinnacle Award winners that were thought to be of particular interest to the City Management Team. She said that they were Downtown Tucson's Homeless Outreach and Housing First Strategy, Downtown Hartford's non-traditional construction signage, and Louisville's Alley Gallery project for alley improvement. She said that RDP would be encouraging the City to look at the Alley Gallery project for downtown Riverside. Shalini Lockard added that the rate of vandalism to those murals within a year was low.

Shelby Worthington-Loomis stated that RDP would be looking at changes to its Facebook page based on information from the workshop on marketing to Millennials. She said that the presentation from that workshop had also been sent to the City and others. She stated that RDP would also be working with the Riverside Arts Council on the potential for a creative district similar to those found in Colorado. She added that once the presentation on Innovation Districts was available, RDP would forward to the City as well. She said that other projects/ideas would be brought forward for consideration as information became available. She added that there was a type of paint that had a gritty texture that repelled stickers and Sharpie markers, and that the paint could be applied to light poles, electrical boxes, trash bins, etc. Bill Gardner inquired if RDP could encourage the City to purchase and use that material. Janice Penner stated that the information had been sent to Public Works.

### **iii) Other**

Shelby Worthington-Loomis said that RDP was a sponsor of the new 'Halloween Fest' event held on Saturday, October 27<sup>th</sup> in White Park, specifically the children's activities. She thanked Charity Schiller and Kate Stovicek for judging the costume contest. She said that the event was well attended and favorably received. She said that RDP was also a sponsor of the Day of the Dead event held on Saturday, November 3<sup>rd</sup> with attendance in excess of 30,000 for the event. Charity Schiller stated that the Riverside Halloween Fest was well attended and that some of the costumes were very unique and elaborate. David St. Pierre stated that the estimate of

visitors throughout the day had been 2,000, and added it was the event's first year and would likely grow each year. Janice Penner agreed noting the growth of Riverside's Day of the Dead.

Shelby Worthington-Loomis stated that RDP was coordinating the Festival of Lights window decorating contest for downtown businesses. She said that The Riverside Art Museum would be judging the entries starting November 15<sup>th</sup>. She said that RDP would be providing cash prizes of \$100 for the first, \$75 for second, and \$50 for third place winners. She added that RDP would also be distributing event information to downtown businesses in the event footprint.

Shelby Worthington-Loomis stated that RDP's agreement with RTA for security patrol of University Avenue bus stops would end November 21<sup>st</sup>. She said that there would be increased security throughout the downtown core due to Festival of Lights as previously noted.

Shelby Worthington-Loomis said that the November 27<sup>th</sup> luncheon would be sponsored by Pacific Premier Bank and held at the First Congregational Church in their Madonna Room. She added that the presentation would be on the City's Housing First Strategy and the luncheon would feature a Greek menu. She stated that the January 22, 2019 luncheon would feature Ted Weggeland of the Riverside Convention and Visitors Bureau on their "Bring it Home" campaign and be held at the Life Arts Center. She said that the March 26, 2019 luncheon would be at the new Retro Taco restaurant on Main Street next to Imperial Hardware Lofts.

Bill Gardner inquired if RDP was actively seeking nominations for the Roy Hord Volunteer of the Year Award. Janice Penner stated that a notice about nominations was in the November 2018 BID Bulletin and the application was on the RDP website as a fill-able PDF document. She added that she would also be sending out an email to request nominations. Shelby Worthington-Loomis stated that there had been a high of eight nominations the prior year.

### **6c) RDP Holiday reception**

Shelby Worthington-Loomis stated that the RDP Holiday reception will be held at Loft.84 on Thursday, December 6<sup>th</sup> from 11 am to 2 pm and that invitations would go out in mid-November. Charity Schiller thanked Shelby Worthington-Loomis and Cindy Alden for providing Loft.84.

## **7) Financial Reports**

### **7a) Financial updates at October 31, 2018**

Cara Swearingen stated that the financial report for October showed an actual deficit of \$28,000 compared to an expected deficit of \$26,000. She added that for the year to date there was a surplus of \$6,900 compared to the anticipated deficit of \$3,600. She said that there was about a \$10,000 variance even after the unbudgeted expense for the RTA security guard. She stated that RDP's BID revenue for the year to date was about \$15,000 higher than budgeted, mostly due to the timing.

**Motion:** To accept the financial reports at October 31, 2018

**Motion made by:** David St. Pierre      **Motion Seconded by:** Charity Schiller

**Motion carried**

## **8) City Council Updates**

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

Lynn Anderson stated that Councilman Mike Gardner was unable to attend due to a conflict of timing with another meeting for the Seismic Safety Commission Meeting that he was the Chair for. She stated that she would happily relay inquiries from the board members to him.

Jeff Kraus stated that he had attended the Council meeting the prior day regarding the parking presentation and commended Council's direction.

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

Councilman Andy Melendrez stated that there was 2.1 billion dollars in projects currently in Ward Two. He said that some of those projects included improvements around UC Riverside and the Metrolink station changes. He said that the artist in residence partnership between Riverside Art Museum, City of Riverside and Riverside Housing Development Corporation had the artist in an affordable housing unit in the Eastside community to coordinate the artwork within that community. He thanked Kate Stovicek for attending the Riverside Community Health Foundation's Mural Unveiling on University Ave. He stated that the unveiling was well attended with some of the artists present.

Councilman Andy Melendrez stated that there was a nucleus of art being built within the Eastside community that he would report on in the following four to six months. He said that the first bikes in the Eastside community were scheduled for December 21<sup>st</sup> in partnership with Ride Riverside. He said that there were efforts being taken to develop bike lanes with routes/paths of travel to aid in commutes to schools and with errands.

Councilman Andy Melendrez stated that there was a significant concern from volunteers of the Riverside Neighborhood Partnership due to the budget cuts, and that there would be further discussions to determine what to do in regards to that matter.

Councilman Andy Melendrez said that Café Sevilla recently had a shooting which was not its first shooting. He stated that there was no plan of action currently but the City would be working on a plan to address the issue. He stated that the nightclub was the portion that these issues arose from and not the restaurant. He stated that the Council, Management Staff and the Riverside Police Department had met to discuss the issue. Janice Penner recommended that the Board refer to the Security minutes for additional notes on the event from Lieutenant Kevin Townsend. Councilman Andy Melendrez stated that there had been four nightclubs closed down in Ward Two due to similar problems. He added that Café Sevilla was an isolated nightclub on the other side of the freeway from the other hospitality establishments.

Lou Monville inquired when the Mission Lofts would start leasing. Councilman Andy Melendrez stated that he would follow up on that matter. He added that he believed that they would do well with the leasing due to the lower cost but close proximity to downtown Riverside.

### **9) RDP Security Update**

Lt. Kevin Townsend was unable to attend, but sent a written report which is attached.

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

Nathan Freeman stated that the prior week Bill Grace, StreetPlus' program manager, submitted his resignation. He added that Bill Grace's replacement's name was Sergio Urena and said that he managed a StreetPlus crew in another BID. He said that he believed he would do a great job. He added that he shared some of the shortcomings with the reports that had taken place and was impressed by the examples of the reports that he had generated at the other BID. He added that he would begin the following Monday and that Bill Grace would introduce him to the program, personnel and area. Nathan Freeman stated that he would send his resume to Janice Penner and Shelby Worthington-Loomis and would introduce him as soon as possible.

Nathan Freeman stated that the Old Fire Station One was originally intended to be a Hilton, but would now be a boutique hotel by Marriott (AC). Lou Monville attested to the high quality of the AC brand by Marriott hotels. Nathan Freeman encouraged everyone to research the hotel, especially the one in South San Francisco.

Janice Penner stated that the information from the parking presentation was forwarded to the Land Use committee. She said that RDP spoke in support of the recommendations, but also voiced the concern from the Board, Land Use and other committees regarding the loss of parking in the downtown Riverside Area and the gap in replacement parking. She said that there had been a suggestion of encouraging developers to provide public parking at the various sites. She inquired on behalf of several businesses if the construction fence around the Stalder Plaza Project would be moved to allow the Hawk signal at Market Street and Sixth Street to be readily used. Nathan Freeman stated that it would be moved.

Bill Gardner stated that there was a shortage of chairs in front of Simple Simon's and that the umbrellas in that area were becoming weathered. He inquired if the new restaurants opening downtown were looking to have outdoor seating area. Nathan Freeman stated that chairs had been placed in the Simple Simon's outdoor dining area within the prior five months. He agreed that the umbrellas were old but that the agreement with Simple Simon's specified that the umbrellas were part of the restaurant's responsibility for maintenance and upkeep.

Nathan Freeman stated that he and a consultant presented to the City Council an overview of the downtown hotel market. He said that in addition to the many residential units coming into downtown, there would be close to 1,000 hotel rooms being built as well. He said that the Council wanted an update to ensure that that would not over-saturate the market. He stated that a Request for Proposals had been distributed for Public Parking Lot 33 asking the Development Committee to propose a hotel, mixed-use development with a public parking garage as a requirement. He said that he would be returning to Council in two weeks for direction and to inquire if Council would still be interested in having a hotel built at that site. He added that the hotel consultant told City Council that the downtown Riverside hotel market with an occupancy rate of well over 80% was one of the hottest markets he had seen in a long time.

Nathan Freeman stated that as the new hotels were built and opened, those occupancy rates would decrease slightly for a short period of time, but that it would be beneficial in the long run. Lou Monville stated that given the current square footage, there was a shortage of hotel rooms in the downtown area and a shortage of full-service. He added that the Convention and Visitors Bureau believed that the AC by Marriott and the Hampton would aid in reaching the necessary numbers. He said that the hotels had cut room blocks and that created a difficulty in attracting conventions. He stated that to attract the next level and sizes of business at the Convention Center, more hotels would be needed. He stated that currently the CVB was obtaining diverse, higher value businesses, which assisted in driving ADR with October 2018 as the highest revenue month in the history of the CVB.

Shelby Worthington-Loomis stated that the weddings that she worked on had significant numbers of guests that would benefit from more hotels in the area. Justin Tracy stated his support for more hotels in the downtown Riverside area. He stated that PIP Printing had technicians installing machines in the business from Washington and Oregon, some of whom had to stay in San Bernardino due to the lack of availability within the area.

Bill Gardner inquired if there could be landscaping done on the dirt patches across from Fifth St from the Convention Center and the large planters on Main St between Fifth St and Sixth St. Lynn Anderson stated that she would follow up on that concern.

Nathan Freeman stated that there would be a craft donut and beer bar opening at the previous Convention and Visitors Bureau space and that Slater 50/50 would be opening in the space behind it. He said that the donut and beer bar would likely be open within the first quarter of the following year, which already had a location open in San Diego.

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

Kate Stovicek stated that that ABP would have the Winter Wonderland event on December 1<sup>st</sup> at Arlington Heights Sports Park from 9 am to 4 pm. She said that ABP would be working with Riverside Parks and Rec to provide 65 tons of snow, Santa arriving in a helicopter, train rides, face painting and much more. She said that ABP thanked RDP for its sponsorship and hoped to see everyone there.

Kate Stovicek said that ABP would also be assisting in the coordination of the Tamale Festival event in April run by the Spanish Town Heritage Foundation. She said that if anyone was interested in vendor applications for Winter Wonderland, the Tamale Festival or Chili Cook-Off Car Cycle Show should contact Oz Puerta.

### **12) New Business**

Marco McGuire stated that the Miracle on Main kick-off took place the prior week and raised over \$10,000. He thanked Shelby Worthington-Loomis and everyone else that had attended. He stated that the event gained more support and grew every year with over 1,500 kids to serve this year. He stated that PBS would be covering a special on Riverside and Miracle on Main. He said that the event was a health fair as well as a toy drive. He said that he would request that Carmen Lainez send the flyer to Janice Penner for distribution. He said that the event would be held on Sunday, December 9. He thanked David St. Pierre for his work and the Tamale Factory owners for donating the venue. He added that there would be art vendors as well.

Justin Tracy inquired if there was any plan to improve the underpass areas. Councilman Andy Melendrez stated that the underpasses were areas that the artists were looking into improving. He stated that there would be a meeting the following day to discuss with the artists to discuss what the artwork should reflect from Riverside. Marco McGuire recommended murals for those areas.

Marco McGuire stated that he acquired the packing house in Ward Two and would be converting and improving it within the next year.

Shelby Worthington-Loomis stated her appreciation of the recent palm tree maintenance.

Councilman Andy Melendrez encouraged everyone to try the bike share program if they had not already. He added that the first ride was free.

### **13) Adjournment and next meeting date – December 12, 2018.**

The meeting was adjourned until December 12, 2018.

## Report from RPD – Kevin Townsend

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RDP Board,

I am sorry I was not able to attend today's general board meeting. Our department took part in a large active-shooter training scenario, I was in the planning group, and helped to manage it today. Channel 4 and 7 were there videotaping so we should probably see news stories.

If I was at today's meeting I would have said we do not have an active, particular crime trend to report. Not that we were free of crime but there was nothing to stand out either.

I have gotten many questions about the shooting at Sevilla's on October 29<sup>th</sup>, which unfortunately resulted in negative stories about our city and entertainment options. There is both an active criminal investigation to hopefully identify suspects and an administrative investigation to determine if the business operated appropriately, such as within its Conditional Use Permit. Any administrative violations will be forwarded to the Planning Department, who work closely with the Planning Commission to monitor, modify, and revoke Conditional Use Permits. If any actions are taken I will be sure to update Janice.

We had our quarterly downtown hospitality meeting on October 15<sup>th</sup> and our new city manager, Al Zelinka, attended with his senior management staff to introduce himself, discuss his vision for the city, and answer questions.

Sgt Chad Collopy, supervisor of our Vice Unit, put on training for nightlife security, bouncers, managers, etc. in two different sessions (October 23<sup>rd</sup> and 26<sup>th</sup>). We had about 20 people attend and got good feedback. Please let me know if you hear otherwise on how we can improve.

I told many of you about a proposed city ordinance to address the late-night bongo players at University and Orange. I presented this to the public safety subcommittee of the city council on October 17<sup>th</sup>, they voted to approve it, and hopefully it will go before the full city council for a vote in the near future.

We are only days away from the Festival of Lights Switch-On event next Friday the 23<sup>rd</sup>. The core group of planners and I have been meeting since June and I can assure you we will have many, many public safety assets for this event. The Day of the Dead, Mariachi Festival, and other downtown events have gone off without a hitch and (*knock on wood*) FOL will be no different.

### **Kevin Townsend**

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