



## Minutes

**Present:** Gregory Anderson, Chuck Beaty, Patrick Brien, Charity Schiller, Erin Edwards, Nathan Freeman, Bill Gardner, Paul Gill, Randy Hord, Eric Johnson for Geoff Neely, Jeff Kraus, Nanci Larsen, Shalini Lockard, Brandy Marian, Philip Makhoul, Scott Megna, Stan Morrison, Nick Pacific, Thomas Portugal, David St. Pierre, Cara Swearingen, Kevin Townsend, Shelby Worthington-Loomis

**Excused:** Bob Nagle, Brian Percy, Debbie Rose, Justin Tracy

**Absent:** Cherie Crutcher, Anderson Ewing, Daniel Iglesias, Sergio San Martin, Todd Turoci,

**Ex-Officio ABP / City Council:** 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

Nanci Larsen stated that Doors Open Riverside would be held on Saturday but there would be a preview the next evening with three locations. She encouraged all board members to attend.

Bill Gardner stated that he was looking forward to seeing the final proposal for 'granny flats' as the concept would affect many people in downtown and throughout the city.

### 3) Approval of Minutes of April 10, 2019.

**Motion:** To accept the Minutes of the Meeting of April 10, 2019

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

**Motion carried**

### 4) Chair's Report

Shelby Worthington-Loomis stated that there were many new developments planned for downtown. She stated that there was still an issue with the homeless, including families, sleeping on Main Street. She said that Main Street was pressure washed the prior night which moved many of them elsewhere. Complimentary discussion took place on 311 services.

Bill Gardner stated that the Salvation Army provided housing, food and showers. Janice Penner stated that they operated in a number of cities. She noted that one of the main focuses of Riverside was to provide more stable, long-term housing and services to homeless individuals whereas the Salvation Army focused more on short-term shelter and temporary services.

## **5) Items for Discussion**

### **5a) Approval of budget for July 1, 2019 to June 30, 2020**

Janice Penner stated that the budget was ahead of schedule due to her anticipated absence in May and early June. She said that the Finance Committee met on Wednesday, April 24 to review the proposed budget. She said the Executive Committee then reviewed the budget and adopted a motion to recommend its approval by the Board of Directors.

Janice Penner stated that the budget format was consistent with previous years and noted:

- No increase in BID revenue was anticipated as a conservative measure.
- The allowance for telephone costs was increased.
- An allowance for computer upgrades was included.
- No attendance at the annual IDA conference was planned but an allowance for local workshops was included.
- An allowance for additional tree removal was included in Beautification/Maintenance Initiatives.
- The cost for the monthly BID Bulletin was increased.

Cara Swearingen stated that both committees met to review the proposed budget and there were no major concerns. She said one item excluded from the budget was the contribution toward StreetPlus as it was recommended to be taken from retained earnings. She noted that the reason for the recommendation was due to the significant amount in retained earnings.

**Motion:** To approve the budget as presented for the fiscal year July 1, 2019 to June 30, 2020.

**Motion made by:** David St. Pierre    **Motion Seconded by:** Scott Megna

**Motion carried**

### **5b) Approval of \$50,000 final contribution to StreetPlus from retained earnings**

Shelby Worthington-Loomis said that the City had planned to continue StreetPlus Safety Patrol services for a third year and had asked RDP to continue its contribution of \$50,000.

Shelby Worthington-Loomis said that the Finance Committee agreed with staff's recommendation not to include StreetPlus Safety Patrol services in the budget as it was not to be a continuing operational expense. She said that the Finance Committee agreed with staff's recommendation to offer a final contribution of \$50,000 from retained earnings. She added that at April 30, 2019 RDP's retained earnings include \$160,297 in Checking with Provident Bank and \$322,939 in CDs with Pacific Premier Bank and Provident Bank.

Shelby Worthington-Loomis stated that the Executive Committee adopted a motion recommending that the RDP Board approve a final contribution of \$50,000 from retained earnings towards StreetPlus Safety Patrol services for a third year.

Janice Penner said that part of the reason for noting a "final" contribution was not to indicate that RDP would not contribute to safety programs in future. She said that as with any contract, there needed to be periodic assessments. She said that before contributing past the third year, an assessment of the program should be made.

Shelby Worthington-Loomis stated that the program had a learning curve, and there had been an improvement in the management of the program with the change in supervision. She said she believed that there should be one more year of contribution to the program to allow the new

manager, Sergio Urena, to show his capabilities and effect. She said that after an assessment a decision could be made to continue contributing or perhaps invest in another program. Stan Morrison inquired regarding the details of more StreetPlus personnel. Janice Penner elaborated that one of the concerns was that at certain periods there were supposed to be x number of personnel present and those numbers were not being seen. She said that Sergio Urena, the staff Supervisor, had indicated that there had been some staffing issues.

**Motion:** To approve a final contribution of \$50,000 from retained earnings to StreetPlus Safety Patrol services for a third year from July 1, 2019 to June 30, 2020.

**Motion made by:** Gregory Anderson      **Motion Seconded by:** Paul Gill

**Motion carried**

Lt. Kevin Townsend stated that StreetPlus was valuable and that it was difficult to measure its impact as a deterrent. He said that the program offered more eyes and ears to catch nefarious activity and it could not be known they prevented by their presence. He said that they were not police and generally would not get physically involved unless absolutely necessary. He said that the program addressed issues such as notifying all establishments when an individual was expelled from one establishment so as to deter problems.

Janice Penner stated that the RDP Ambassadors that were on nighttime patrol and weekend patrol managed issues within the garages, but unlike StreetPlus Safety Patrol, they were not security so they did not intervene to the same extent.

Stan Morrison inquired regarding the number of StreetPlus personnel, RPD officers and RDP Ambassadors present during the busiest nights in the entertainment district. Kevin Townsend stated that in January 2019, RPD increased from four to eight designated downtown officers. He added that all eight were uniformed officers and the Vice detectives worked undercover on massage parlors, prostitution and bars. Nathan Freeman stated that on Thursday, Friday and Saturday nights, Sergio Urena had nine rotating StreetPlus personnel working in downtown Riverside including those on garage patrol. Janice Penner stated that there was one RDP Ambassador working during those times. Stan Morrison commended the concerted effort to provide that presence. Kevin Townsend stated that when visiting Pasadena, San Diego, Seattle, etc., the StreetPlus-type programs were quite common in entertainment areas.

Marco McGuire noted the significant difference that he and the ProAbition staff had seen especially at night when patrons would go home. He said that ProAbition had fewer problems with patrons leaving the establishment and with the homeless since the StreetPlus program had been initiated. He added that recently an individual had assaulted one of the ProAbition staff members and ran away from the establishment. He noted that StreetPlus personnel and RPD caught the person, and in the past the person would have just gotten away.

Scott Megna stated that he agreed with Kevin Townsend regarding the impact provided by StreetPlus' presence. He stated that he would not want to see what the activity would look like without the program. He said that the Convention Center had 18 doors open to the public and their security deterred potential problems. He added that individuals visiting Riverside for conferences and conventions noted the importance of safety in the downtown. He said that StreetPlus and uniformed officers gave the perception of safety and they were effective.

Jeff Kraus noted that the money recommended to use for the contribution to StreetPlus was sustainable due to the significant balances of the retained earnings. Janice Penner confirmed that for the past years RDP had been judicious in its financial dealings by being conservative

with income and realistic with expenses, which generated its reserves. She said that the reserves enabled RDP to contribute to projects. She added that the money was available in the reserves to make this contribution.

## **6) Items for Information**

### **6a) RDP activities and items**

Shelby Worthington-Loomis stated that RDP and ABP, along with Small Business Majority, co-hosted a workshop on April 9 on workforce and healthcare laws and programs that offered a competitive advantage for small businesses and helped retain and attract employees. She said that about 15 people attended. Janice Penner said that the workshop was favorably received and she would be distributing further information from the workshop.

Shelby Worthington-Loomis said that the Ward One Candidate Forum was held on Wednesday, April 17 at Noon at Loft.84. She said that the three candidates who qualified participated with about 25 attendees. Janice Penner stated that Shelby Worthington-Loomis served as moderator and did a wonderful job. She thanked David St. Pierre for providing and managing the sound equipment. Erin Edwards thanked those who attended, RDP and Shelby Worthington-Loomis who hosted and noted her appreciation of having an opportunity to speak with the public about concerns and ideas.

Shelby Worthington-Loomis stated that the May 28, 2019 luncheon would be at Romano's with Supervisor Karen Spiegel speaking and Best Best & Krieger sponsoring. She said that the June 25, 2019 luncheon would be at the Hyatt Place with Dr. Gregory Anderson of RCC speaking with staff working on a sponsor. She said that the July 23, 2019 luncheon would be held at Riverside Community Hospital with their new CEO.

### **i) Doors Open**

Shelby Worthington-Loomis said that the Doors Open Riverside event was scheduled for Saturday, May 11, 2019. She added that a preview event with three downtown locations would take place on the Thursday prior.

Nanci Larsen elaborated that Loft.84, Thee Olde Chapel and the Riverside Woman's Club would be open for the preview between 6:30 pm and 8:30 pm, and encouraged all to visit. She said that the additional 26 other locations would be open on Saturday, May 11 from 10 am to 1 pm, 1 pm to 4 pm or 10 am to 4 pm depending on location. She said that there were a few great new locations that year including the Weber House from 1911, CBU's Jekel House, RCC's quad and art gallery and the Heritage House. She noted that there would be an information booth on Main Street in front of the Mission Inn Museum. She added that the City Landmark book would also be on sale at the information booth.

Shelby Worthington-Loomis stated that the Doors Open event used to be held on a Thursday night, but there had been considerable feedback that attendees of the event were not able to make it to many locations and would prefer that the event was offered on a weekend day. She said that the date was changed to accommodate those requests from attendees. Janice Penner stated that many of the churches were delighted to have extended daylight hours to better showcase their stained glass windows.

Janice Penner stated that Nanci Larsen, Scott Watson and Stephanie Harvey would be doing a workshop at the National Neighborhood Conference in Palm Springs for Doors Open. She said that the event had been submitted for the Governor's Historic Preservation Award.

Charity Schiller shared an upcoming event “The Impact of the Arts” on May 22 at the Culver Center for the Arts that would feature Patrick Brien, Sheila Bergman and Drew Oberjeurge. She distributed pamphlets to the board members. Janice Penner stated that RDP would be promoting the event on Facebook as well.

## **7) Financial Reports**

### **7a) Approval of Financial reports at April 30,2019**

Cara Swearingen stated that the financial report for the month showed a deficit of just under \$19,000 compared to an expected deficit of \$11,000. She said that for the year to date there was a surplus of \$20,000 compared to an expected surplus of \$26,000. She added that the variance was due to the City Match monies that had been expended to date as shown on the income statement. Janice Penner stated that it was largely due to the \$46,000 contributed toward additional security on University Avenue for RTA bus stops. She said that there was still a positive variance regardless of the unbudgeted expense. Shelby Worthington-Loomis added that the additional security was in an effort to deter loitering and other activities in the area.

**Motion:** To accept the financial reports at April 30, 2019

**Motion made by:** Bill Gardner

**Motion Seconded by:** David St. Pierre

**Motion carried**

## **8) City Council Updates**

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

Janice Penner shared a report for Councilman Mike Gardner as he was unable to attend the meeting. She stated that the prior day, the Council approved a Convention Center expansion project. She said that the City would enter into an exclusive right to negotiate with the Greensgroup to develop the following:

- Two hotels with 376 rooms
- 146 housing units (105 apartments and 41 condos)
- 220,000 square feet of office space
- 63,000 square feet of retail and underground parking garage with 2,071 parking stalls and an above ground parking structure with parking for either 1,096 or 1,493 cars that would be made available to the Convention Center expansion.
- 100,000 or 150,000 square feet of Convention space
- A new public amphitheater/multi-use facility.

Janice Penner added that Council approved a 50 unit affordable housing project in Ward Five as part of the Housing First effort.

Scott Megna stated that both proposals that went to Council were amazing. He said that both would drastically change the landscape of downtown and would provide the Convention Center with the ability to host multiple simultaneous large conventions whereas currently they could only hold one large convention at a time. He said that this would also allow the Convention Center to do multiple local events on any given day. He said that depending on which option was chosen, the expansion would allow the Riverside Convention Center to compete with other large convention centers in Southern California. He said that another factor was Riverside’s destination score (walkability, etc.) with the renaissance of downtown and this additional development would score even higher. He said that this development would make the Riverside Convention Center a state, western regional and perhaps even a national player in the market.

Scott Megna stated that a section of it would be privately funded (hotel and office space) and the other section with the convention center would be a P3 partnership (private investment, lease, lease-back). Nathan Freeman encouraged board members to watch the Council presentation regarding this topic as it was extremely informative. He said that the general fund would finance the convention center expansion, and the construction of the amphitheater and new public parking garage would be offset by new tax money entering the general fund.

Bill Gardner inquired about interim parking. Nathan Freeman stated that it was clearly communicated from the beginning that any potential disruptions to the Convention Center parking would need to be mitigated. He said that the solution proposed was that a public parking structure be constructed first so that individuals that would otherwise utilize Lot 33 would shift to use the new public parking structure. Scott Megna stated that there would be another 500 spaces available that would provide a surplus of parking to downtown for a couple of years.

Discussion took place regarding the business that the Riverside Convention Center had to turn down due to size capabilities and how the Center would fare in a larger market.

Discussion took place regarding landscaping on the Main Street Pedestrian Mall. Nathan Freeman stated that Public Works had an aggressive planting schedule and maintenance, but that downtown Riverside received a lot of traffic, some of which was destructive. Shelby Worthington-Loomis stated that a significant influence would be the patios that would be placed by the new hospitality businesses and maintained by them to ensure patrons were comfortable.

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

Councilman Andy Melendrez stated that both proposals for the Convention Center Expansion presented to the Council were terrific. He commended the local architects for their proposal and noted the difficulty the Council faced in making their choice.

Councilman Andy Melendrez said that \$100,000 was approved for the engineering design for the new library at Bobby Bonds. He said that the new library would be about 15,000 square feet and that currently the Eastside Library was currently the third busiest in Riverside with fewer business hours than other libraries.

Councilman Andy Melendrez stated that Riverside Arts Academy serviced 2,500 kids per year. He said that the annual fundraiser would be held on May 15 from 5:30 pm to 8 pm at the Bobby Bonds - Cesar Chavez Center featuring the youth orchestra, which he highly recommended members to see perform.

Councilman Andy Melendrez said that Panda Inn was interested in opening at Mesa Street and University Avenue near the recently opened La Placita restaurant and Walgreens.

Councilman Andy Melendrez stated that the extended stay hotel in University Village would be six or seven floors. He said that the Grapevine development would be four stories with 104 units that included 20 to 49 affordable units, and would go to Council in 60 days. He said that it would be right next to the Mission Lofts which was 212 units with an expected opening of May 2019. He said that the rates for those units would be around \$1,600 for a studio apartment and one and two bedrooms available for a higher cost. He noted that from his tour of the facility, there were great views of downtown Riverside from the third and fourth floors.

Councilman Andy Melendrez said that the Marketplace was being worked on. He said that the new owners of Café Sevilla were the owners of the Tamale Factory who wanted a CUP and were committed to keeping the Park activated. He said that the prior Club Sevilla building was anticipated to be possibly a brewery with additional space available to rent out as a venue.

Councilman Andy Melendrez added that regarding the Farmhouse, the Hacienda had been reached out to as they would like to have a portion of the driveway utilized for Uber/Lyft drop-off and pick-up points. He said that the surrounding property owners were also being reached out to regarding any potential parking. He said that the Council approved 50 housing units in Ward Five for about \$17.9 million dollars and estimated to be ready in 24 months.

Councilman Andy Melendrez stated that there would be a Marketplace opening up on 12<sup>th</sup> Street and Park Avenue with about 60 to 70 vendors with fresh fruit, veggies, Riverside Art Museum component, library, live music, etc. He said that the aim was to begin the market in mid-June. He said that it would be in partnership with the Riverside Community Settlement Association.

### **9) RPD Security Update**

Kevin Townsend stated that there were no major crime trends to report. He said that there were still some fights that took place around the bars late at night, but there were a few weeks sometimes without seeing a single car broken into or stolen. He said that two weeks prior on a Wednesday there had been three cars broken into one night, so he staffed officers the following Wednesday night and that Wednesday there were three cars broken into during the day. He said that tracking down few car burglaries was a good sign of very few other serious crimes in the downtown core. He said that there were no street robberies, no major violent crimes, but mostly homeless issues, people sleeping in planters, etc.

Kevin Townsend stated that the two Public Safety Engagement Teams (PSET) - homeless engagement teams had been approved by Council. He said that each team would include two police officers, homeless outreach worker, code enforcement officer and a contracted clean-up. He said that the goal of the teams was to do a better job with camp abatement. He said that the cost was about \$3.5 million and would not eliminate encampments but lessen their presence somewhat.

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

Nathan Freeman stated that he had toured the Main and Ninth development recently and noted that it looked terrific on the interior. He noted that if any of the board members wanted to tour the building, to let him know so that he could arrange a tour with the developer on Wednesdays.

Nathan Freeman said that the following Tuesday night, the Game Lab lease would be considered by Council. He said that the owner of the Food Lab was proposing to install about 10,000 square feet of retro video games, retro arcade, virtual reality room, and escape room in the Showcase space next to the Riverside Food Lab.

Discussion took place regarding the former gym next to the Hampton Inn, its current status and intended use with all of the new developments in the area. Nathan Freeman stated the property was privately owned and was intended as a restaurant. He said that the City had multiple conversations with the broker of the property to free that property up with no success.

Nathan Freeman stated that the Donut Bar planned to open this summer and Fire Up Grill was under construction now that a venting system had been identified. He added that Slaters 50/50 would have to go back to the Public Utility Board to request more funding for tenant improvements because the original cost estimate was not accurate. He said that the space was initially constructed to be an office space and that being turned into a restaurant was a massive undertaking. He said that the estimates were on the low-side and that it was a good case to get the additional funding for tenant improvements approved. He said that if it was approved and moved forward, the intended opening date would still be September or October of 2019.

Nathan Freeman stated that Kaz Ramen was slated to open this summer.

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

Kate Stovicek stated that the Chili Cook-Off would be held on Saturday, May 25.

#### **12) New Business**

There was no new business.

#### **13) Adjournment and next meeting date – June 12, 2019**