



8:30 AM BOARD OF DIRECTORS MEETING
WEDNESDAY SEPTEMBER 10, 2025
WALLING BUILDING 3RD FLOOR
USE RDP OFFICE ENTRANCE

Minutes

Present: Amy Hoyt, Chad Collopy, Collette Lee, Jesse De La Cruz, Joe Ramos, Rachael Dzikonski, Bob Nagle, Shalini Lockard, Shelby Loomis, Stan Morrison

Excused: Brian Percy, Chuck Beaty, John Adkins, Joe Guzzetta, Justin Tracy, Nanci Larsen, Philip Makhoul, Randy Hord, Ron Loveridge,

Absent: Andrew Walcker, Cherie Powell, Jean Eiselein, Jennifer Gamble, Lou Monville, Broc Yoshida, Mercedes Serrano, Sorelle Williams, Oz Puerta, Clarissa Cervantes, Melanie Bruins

Ex-Officio ABP / City Council: Sarai Arellano, Philip Falcone, Zoe Ridgway, Desi, Cesar Gomez

Staff: Janice Penner, Shirley Schmeltz

1) Call to Order

Shalini Lockard called the meeting to order.

2) Self-Introductions and Public Comments

Self-introductions and public comments were conducted.

3) Approval of Minutes of July 9, 2025.

Motion: To Accept the Minutes of the Meeting of July 9, 2025.

The minutes were not approved due to lack of a quorum in attendance.

4) Adjournment of Meeting and Convening of Advisory Board of the Riverside Downtown Parking and Business Improvement Area for Approval of Annual Report for 2026 Renewal Followed by Reconvening of Meeting.

The Board meeting was adjourned and then reconvened.

5) Items for Discussion

5a) Update on Nominating Committee

Janice Penner said the Nominating Committee will be chaired by Shalini Lockard and co-chaired by Andrew Walcker. The Executive will bring forward the recommended members of the Nominating Committee for approval by the Board at the October 8th Board meeting. She referred the Board to the timeline in the package.

5b) Letters Sent to the City on Behalf of Land Use and Security Committees

Janice Penner referred to the copy of the letter sent by RDP to the City on August 12th requesting an update on the status of garages 1 and 2. She gave a brief overview of the history of the project pre-COVID and noted that everything was put on hold when COVID happened. In the interim, new management and new rates were put into place and the garages started to make money. RDP has taken the stance that garages 1 and 2 should not be considered surplus and can't be removed from inventory without adequate parking replacement, ideally garage 6 which was built for that purpose. However the majority of the spaces in that garage are now allocated for city and county employee parking. RDP did get a response from City Manager Mike Futrell and Councilmember Philip Falcone on August 12th with Mike Futrell advising the City would get the latest update and reply as soon as possible. That reply was received by email on September 2 and provided.

Janice Penner also referred to the letter sent by RDP to Councilmember Philip Falcone on August 21st outlining security concerns at the lower level of California Tower. Philip Falcone did respond on August 22nd saying he would consider the letter a to-do list.

6) Financial Reports

6a) Draft Financial Updates at June 30, July 31, and August 31, 2025 – For Information No Motion Required

Janice Penner said RDP is in the middle of doing its annual financial review so all financials are considered draft until the review is completed. She noted that there were no changes to the draft financial report at June 30, 2025 provided at the July 10th Board meeting.

The July 31, 2025 draft results show a deficit of \$9,759 compared to a budgeted deficit of \$7,345. BID levy income for the month was lower than budget by \$5,127 while expenses for the month were approximately lower than budget by \$2,697, offsetting the lower income.

The August 31, 2025 draft results show a deficit of \$13,366 year to date compared to a budgeted deficit year to date of \$10,875. BID Levy income was \$7,583 lower than budgeted while expenses were \$4,724 lower than budget, offsetting the lower income.

As of August 31, 2025 RDP had \$313,450 in two checking and one money market accounts with Citizens Business Bank and Provident Bank. RDP reserves include two CDs with Pacific Premier Bank and two CDs with Provident Bank for total reserves of \$344,514.

The Accounts Receivable was \$500. The Accounts Payable equaled \$13,023. The liability for accrued staff benefits (vacation and other time) as of August 31, 2025 was \$44,618.

7) RPD Security Updates

Chad Collopy said the residential complex across the street from Heroes had a shooting less than a month ago, and there is an ongoing investigation. That complex is also reviewed for excessive calls for service by the police and also by the fire department and the City.

The PANS and PSET teams did an operation in Fairmount Park to address the various quality of life issues with the transients in the area. They issued over 30 citations and made 5 arrests. This will be an ongoing operation with the teams moving around to the different parks; White Park, Bonaminio Park, etc., to deal with their quality of life issues.

The police are currently trying to determine why certain areas in the City are attracting larger concentrations of homeless. There are individuals and organizations providing various services to the transients in those areas. Their activity brings the homeless into those areas which affects the quality of life for the businesses and residents. They are trying to come up with some type of resolution so the services do not negatively impacting the residents and businesses.

FOL planning is in full swing. The event footprint is much the same but some vendors may be placed along Mission Inn rather than on the Main Street Mall.

The Riverside Light Parade attracts 500 to 600 cyclists who bike over a large area at night with neon lights They have been holding the monthly event without permits or anything type of permission and use their large numbers to simply take over the streets. The police are working with them to get permits and adhere to safety standards to hopefully keep the event safe.

There have been nine fatal traffic collisions in the City this year.

Collette Lee asked for clarification about the PSET team, specifically if they are able to go outside the parks. Chad Collopy said they do go into the surrounding neighborhoods that are near the parks but was unsure if there was a specified distance. Collette Lee said she was told it was 1 mile and said there are a lot of issues on Market and Fourth with individuals dealing with mental health issues or taking drugs. She had an individual on her porch and called 311 asking for PSET to come out but no one ever came. Chad Collopy said if she should call 911 when dealing with an individual doing drugs or other illegal activities.

Jessie De La Cruz mentioned there seemed to be an influx of more aggressive homeless individuals in the downtown area and asked if there was any reason for it. Chad Collopy said there appeared to be no other reason than the individuals were released in Riverside rather than being sent back to their home City or County. Stan Morrison said there seems to be a larger population of homeless on Magnolia Avenue towards Kaiser Permanente. Chad Collopy said that was due to the number of hotels in the area who take vouchers from the County to house those individuals.

8) County of Riverside Updates

The topic was not discussed.

9) Mayor's Office Update

Zoe Ridgway said the Office of the Mayor issued its Annual Report listing the Mayor's advocacy this year regarding homelessness, economic development, and housing development. It also talks about updates to the general initiatives. She passed out QR codes to read the annual report.

The Mayor is has started her next set of tours, the Senior Forum. They will be held at the various Community Centers and/or Senior Centers throughout the various wards that provide resources to seniors. All meetings have been booked and the dates and locations of those meetings will be released soon, with the next meeting in Ward 6 on October 14th,.

10) City Council Updates

Philip Falcone said both Orange Street and Main Street have been repaved but not yet restriped. The repaving is all under one contract so they do all repaving first and then come back to do the restriping, so it will probably be a few weeks before the restriping is done. Next summer Tenth and Sixth Street will be repaved as well as a few other streets outside of the downtown core.

Graffiti is on the rise in downtown along with the placing of stickers and flyers on various light posts and mail boxes. People should report it to 311 with a picture so it can be taken down. Stan Morrison asked if any of the graffiti artists ever get caught. Philip Falcone said he was not sure, but most likely nothing would happen to them in California if they were. Chad Collopy said they can be taken to jail depending on any priors the individual might have, but most of the time they are put on probation and put right back on the streets. Stan Morrison said this is wrong and there should be actual consequences such as jail. Philip Falcone said that the City does not have the authority as the State of California makes the determination with the voters of California. If the voters would wake up, then the consequences could be stricter. Stan Morrison then asked if there was anything written in law that the individual who did the tagging has to clean up/remove the tags from the property. Chad Collopy said it could be determined through the courts to make that stipulation a part of the individual's plea deal, but that could take months and by then the City's crew will have already cleaned it up.

Philip Falcone said he met yesterday with the Public Works staff, and sent over a request to RTA to deal with the problematic bus stop in front of Mezcal and the various issues in that area. That bus stop is heavily used and is a money generator for RTA so relocation is problematic. Philip Falcone is firmly opposed to moving the bus stop anywhere near White Park as it has enough problems without adding a bus stop.

Shelby Loomis said they should revisit the issue with RTA and hold RTA accountable because it is their flow of business. There should be some type of partnership to take certain precautions throughout the day and into the evening in those specific areas. Philip Falcone said he recognizes the value of public transit but the City does not have any direct monetary benefit of having RTA in the downtown. What benefit they do get is the ability to do various environmental studies like CEQA.

Nathan Mustafa did recommend asking RTA to provide security but Philip Falcone said he has doubts about how much help it would be because the security they did provide was a roaming security guard. Shelby Loomis said it did help. A discussion ensued on when security would be a benefit and in what instances were the security guards a deterrent for illegal activities at the bus stops. Philip Falcone said Nathan Mustafa will pursue the security aspect while they focus on removing the shelter from the bus stop and making some architectural changes to the planter wall by the bus stop.

Philip Falcone said he will confront RTA about the fallacy that the Vine Street Mobility hub would decrease the number of bus stops on University Avenue. The City had to fight to get the bus stop on Lemon removed. He would love RTA and Public Works to come to a meeting and discuss this.

Philip Falcone said tomorrow is the City's 9-11 ceremony outside of City Hall at 8:45 am at the Military Wall of Honor. The City will be holding its City Hall 50th Anniversary Ceremony on October 6th at 11:30 am. There are over 100 RSVPs so far and more are expected to attend.

11) City Community Development Department Update

Desi Massei said that currently 3.6 million visitors are coming daily through downtown Riverside. The current downtown population is roughly 53,000 with an average of 3 people per household. The average age is about 35 and the current vacancy rate is 7.12%.

Collette Lee asked how they determined that it is 3.6 million daily visitors. Desi Massei said they have the Placer AI software which provides data based on the usage of the freeway, and the on and off ramps going into and leaving downtown. Collette Lee asked how that number differs from last year. Desi Massei said she would be happy to pull that data and provide it at another time. FOL can skew the data so they will make sure to not include it in the numbers.

The applications are currently open on the FOL website for FOL food vendors for only the Switch-on ceremony.

Teams are doing RISE visits to the various businesses in the downtown area with the goal of seeing how the business is doing and discussing any questions or concerns they may have. They have been told that the increase in rents and the overall lack of parking is contributing to the vacancy rate.

A 'Green Tech' week offering free workshops is coming up in October.

12) Items for Information

12a) RDP News, Activities, and Other Items

i) New Working Committee – Events

Janice Penner said staff has formed a new working committee, the Events Committee, to assist RDP in taking on the revived Downtown Riverside Restaurant Week and the Fall Fashion Show. The first meeting was held on August 14 with the initial working group.

The group agreed that Downtown Riverside Restaurant Week should be elevated, particularly with the new restaurants in downtown. Participating restaurants would need to offer either a three course tasting menu (level 1) or a new and unique menu item (level 2). A survey will be sent to restaurants inviting them to participate and asking their preferred time of year to hold the event.

It was agreed that the Fall Fashion Show should be held in October 2026, partnering with the Riverside Community Health Foundation's Pink Ribbon Place. Janice Penner said she had spoken to them and they are looking forward to the partnership. The show will be held in the City Hall Breezeway or at the Culver Center, depending on negotiations with the latter.

ii) Upcoming Events: Riverside Art and Music Festival/Doors Open Riverside/Metrolink Holiday Express Train

RDP is partnering with the Riverside Arts Council on the annual Riverside Art and Music Festival in White Park on September 27. RDP handles and pays for logistics tasks. The free festival showcases local artisans and performers with Voodoo Glow Skulls being the headliner.

RDP partners with the City and the Mission Inn Foundation on the year's Doors Open Riverside on October 25th. RDP handles the organization of the event, coordinating participating locations and paying security costs for the County Courthouse. The City handles social media and the website, and the Mission Inn Foundation provides the docents and volunteers.

RDP will again participate in the Metrolink Holiday Express Train on December 20th at the Downtown Riverside Station. This year RDP will work with the Miracle and Dreams Foundation, the Mission Inn Foundation, and the Riverside Arts Council to provide coordinated decorations and activities. Approximately 1,500 people are expected at the event.

iii) Other Activities and News Items

The September 23 luncheon will be hosted at the Riverside Community Hospital with Peter Hemstead speaking. The cost for that luncheon will be reduced to \$15 a person as a hosted event. The October 28 meeting will be at the Hyatt Place Riverside Downtown with Gram's BBQ providing the food and Sabrina Gonzalez for the Civil Rights Institute speaking. The November 25 luncheon will be at Club Riv with Chief Larry Gonzalez as the featured speaker, and will be hosted by Club Riv. The January 27, 2026 luncheon will be at Palenque Kitchen with Susan Freeman giving a marketing presentation for businesses.

The downtown map and business directory has been produced and is now on RDP's website as are the new Pocket Guide and social media QR codes postcard.

13) New Business

There was no new business.

14) Adjournment – Next Meeting Date October 8, 2025 at 8:30 am.