



City of Arts & Innovation

CITY COUNCIL SUCCESSOR AGENCY MINUTES

TUESDAY, APRIL 15, 2025, 1:00 P.M.
ART PICK COUNCIL CHAMBER
3900 MAIN STREET

PRESENT: Mayor Lock Dawson and Councilmembers Falcone, Cervantes, Robillard, Conder, Mill, Perry, and Hemenway

ABSENT: None

Mayor Lock Dawson called the meeting to order at 1:00 p.m.

Councilmember Falcone gave the invocation and led the Pledge of Allegiance.

PUBLIC COMMENTS IN PERSON/TELEPHONE

Patrick Maloney spoke regarding street musicians. David Friedman spoke regarding Property Management Agreement with Realicore, LLC. Errol Koshewitz spoke regarding misuse of public funds. Bob Buster spoke regarding the history and future plans for Victoria Avenue. Ruben Greg Soto spoke regarding child support.

MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Falcone reported on Heritage House honoring volunteers for the museum, Arts Market, and Northside Adventure Park community meeting. Councilmember Cervantes reported on Hippity Hop Spring Event, Arts Market, Mission Grove Mission Neighborhood Alliance and University Heights meetings. Councilmember Robillard reported on tour of Riverside County Jail, National Crimes Victims' Rights Week Candlelight Vigil, Riverside Unified School District (RUSD) Educational Summit, Poisonous Overdose Awareness Walk at Fairmount Park, and Easter event at Midtown. Councilmember Conder reported on Homelessness, potholes and trees, Hotel Preservation Award to Dwayne and Kelly Roberts, and March Field Foundation Thunderbird Dinner and Airshow. Councilmember Mill reported on March Field Foundation Thunderbird Dinner, Villegas Advisory Committee Easter Egg Hunt, Riverside Country Club Mobile Home Park Pancake Breakfast, tour of the new Casa Blanca Elementary School, Community Connection meeting at Hunt Park, Earth Day events at Arlington and Villegas Park, Cinco de Mayo Festival, and playground ribbon cutting at Hunt Park. Councilmember Perry reported on Crime Victims Week and Candlelight Vigil and Easter event at Bryant Park. Councilmember Hemenway reported on Easter festivities at La Sierra Park, Riverside Transit Agency (RTA) Earth Day and free rides, and La Sierra Park Community Health and Wellness Fair. Mayor Lock Dawson congratulated the Marketing & Communications Department on receiving 11 American Advertising Awards (ADDY Awards) and announced that May 18 - 24, 2025 is Public Works Week.



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COMMUNICATIONS

CITY MANAGER UPDATE

There were no updates from the City Manager's Office.

COUNCILMEMBERS DECLARATION OF CONFLICTS OF INTEREST AND EX PARTE

Councilmembers Conder and Mill recused themselves from the Closed Session items regarding (1) Phaedra Norton vs. City of Riverside; and (2) Public Employee Discipline/Dismissal/Release citing conflicts of interest.

There were no ex parte communications declared at this time.

CONSENT CALENDAR

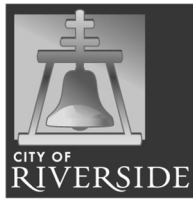
It was moved by Councilmember Hemenway and seconded by Councilmember Perry to approve the Consent Calendar as presented affirming the actions appropriate to each item. The motion carried unanimously.

AGREEMENT AMENDMENT - TEMPORARY EMPLOYMENT SERVICES BUILDING AND SAFETY DIVISION - SUPPLEMENTAL APPROPRIATION

The City Council (1) approved the First Amendment to the Professional Consultant Services Agreement with CSG Consultants, Inc., to increase compensation amount not to exceed an additional \$200,000 per fiscal year through November 30, 2027, for a total revised contract amount of \$1,100,000; (2) authorized the City Manager, or his designee, to execute the First Amendment to the Professional Consultant Services Agreement with CSG Consultants, Inc., including making minor and non-substantive changes; and (3) authorized the Chief Financial Officer, or designee, to record a supplemental appropriation in the amount of \$100,000 in the General Fund, Community and Economic Development-Building & Safety, Professional Services expenditure account.

AGREEMENT AMENDMENT - AWARD BID 8141 - MULTI-RESIDENTIAL HOUSING FACILITY REHABILITATION AND MODIFICATION - SUPPLEMENTAL APPROPRIATION - 2880 HULEN

The City Council (1) approved the First Amendment to Lease Agreement with the County of Riverside to facilitate \$5,053,151 in building renovations of a City-owned property located at 2880 Hulen Place, and operations of a 33-unit Permanent Supportive Housing Program administered by the Riverside University Health Systems – Behavioral Health, for a 30-year period; (2) authorized the City Manager, or his designee, to execute a First



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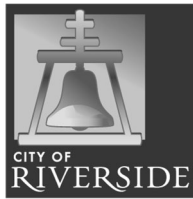
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Amendment to Lease Agreement with the County of Riverside for 2800 Hulen Place, including making minor and non-substantive changes; (3) recorded an increase in revenue in the amount of \$2,708,042 and appropriated expenditures in the same amount in the Grants and Restricted Program Funds, 2800 Hulen Place, Riverside Rehab Program revenue and expenditure accounts; (4) awarded Bid 8141 to Fasone GBC, Whittier, for the Multi-Residential Housing Facility Rehabilitation and Modification in the amount of \$4,046,218; (5) approved a 15 percent contingency in the amount of \$606,933 for unforeseen conditions or design changes; and (6) authorized the City Manager, or his designee, to execute the Construction Services Agreement, including making minor and non-substantive changes.

COMMERCIAL PROPERTY MANAGEMENT AND LEASING SERVICES - GROUND FLOOR RETAIL AND OFFICE SPACE - CALIFORNIA TOWER - 3737 MAIN - RESOLUTION

The Successor Agency to the Redevelopment Agency of the City of Riverside (1) adopted a resolution authorizing the execution of the Property Management Agreement with Realicore, LLC., in the amount of approximately \$257,173 from May 2025 through December 2029 for the property management and leasing services of the Ground Floor of the California Tower; (2) recommended the Countywide Oversight Board adopt a Board resolution authorizing the execution of the Property Management Agreement with Realicore, LLC., for the Ground Floor of the California Tower, in accordance with the California Department of Finance approved Long-Range Property Management Plan, to be presented to the Countywide Oversight Board for final consideration and approval; and (3) authorized the Executive Director, or designee, to execute the Property Management Agreement with Realicore, LLC., including making minor and non-substantive changes as necessary to implement the agreement; whereupon the title having been read and further reading waived, Resolution No. 57 of the City Council of the City of Riverside, California, as Successor Agency to the Former Redevelopment Agency of the City of Riverside authorizing a Property Management Agreement with Realicore, LLC., doing business as Realicore Real Estate Group, for Commercial Property Management Services, in the amount of \$4,400 per month, for the term of one (1) year with an option to extend for up to an additional four (4) years for the California Tower located at 3737 Main Street, Riverside, California, was presented and adopted.



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DISCUSSION CALENDAR

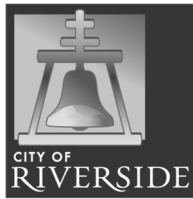
WAIVE SUNSHINE ORDINANCE - ADD CLOSED SESSION ITEM - REAL PROPERTY NEGOTIATIONS

Mayor Lock Dawson deferred to Mayor Pro Tem Mill to make a motion to waive the Sunshine Ordinance to add Closed Session item regarding Real Property Negotiations. No one spoke on the matter.

It was moved by Councilmember Mill and seconded by Councilmember Robillard to waive the Sunshine Ordinance to instruct City's Negotiator, Charles M. Futrell, regarding price and terms of payment for the purchase, sale, exchange, or lease of property bearing APN's: 226-180-001 and 226-180-009; Generally described as vacant land located on the southeast corner of Streeter Avenue and Sierra Street; by County of Riverside Treasurer-Tax Collector. The motion carried unanimously.

CLOSED SESSIONS

The Mayor and City Council adjourned to closed session at 1:30 p.m. pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Richard De Aragon & Jessica Tonkovich v. City of Riverside, Riverside County Superior Court Case No. CVRI2103441; (2) §54956.8 to instruct City's Negotiator, Charles M. Futrell, regarding price and terms of payment for the purchase, sale, exchange, or lease of property bearing APN's: 226-180-001 and 226-180-009; Generally described as vacant land located on the southeast corner of Streeter Avenue and Sierra Street; by County of Riverside Treasurer-Tax Collector; (3) §54956.8 to instruct City's Negotiator, Charles M. Futrell, regarding price and terms of payment for the purchase, sale, exchange or lease of Fairmount Stewarts Boathouse in Riverside, California, generally described as the Fairmount Boathouse; Assessor's parcel number: may include portions of 207110010, by Wheel Fun Rentals, Mike Ullerick, Operations Manager, Negotiator; (4) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation regarding two cases; (5) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation regarding one case; (6) §54957(a) for consultation with Larry Gonzalez, Riverside Chief of Police, or his respective deputy, and George Khalil, Chief Information Officer regarding threat to public services or facilities; (7) §54957.6 to review the City Council's position and instruct designated representatives regarding salaries, salary



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schedules, or compensation paid in the form of fringe benefits of all Executive Management employees except the City Manager, City Attorney, and City Clerk, all Management and Confidential employees as defined by PERS, Fire Management Unit, Riverside City Firefighters Association, Riverside Police Officers Association (Police and Police Supervisory Units), Service Employees International Union #721, International Brotherhood of Electrical Workers #47, and Riverside Police Administrators Association; (8) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Phaedra Norton vs. City of Riverside, Superior Court Case No. CVR12500992; and (9) §54957 for Public Employee Discipline/Dismissal/Release.

The Mayor and City Council returned to open session at 3:48 p.m. with Mayor Lock Dawson presiding and all Councilmembers present.

COMMUNICATIONS

CITY ATTORNEY REPORT ON CLOSED SESSIONS

Interim City Attorney Liu announced there were no reportable actions taken during Closed Session.

Councilmember Perry announced that regarding the Closed Session item concerning public employee discipline/dismissal/release, the City Council voted to dismiss City Attorney Phaedra Norton without cause per terms of City Attorney employment agreement. The motion carried with Councilmembers Falcone, Cervantes, Robillard, Perry, and Hemenway voting aye and Councilmembers Conder and Mill recused.

ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

There were no future items requested at this time.

The City Council adjourned the meeting at 3:50 p.m.

Respectfully submitted,

DONESIA GAUSE
City Clerk