



HISTORIC PRESERVATION FUND COMMITTEE

Minutes

April 16, 2018

City of Arts & Innovation

April 16, 2018, 2:00 p.m.
3rd Floor, Large Conf. Room
City Hall, 3900 Main Street

COMMITTEE MEMBERS PRESENT: Councilman Mike Gardner, James Cuevas, Steve Lech,
Charles Tobin

STAFF PRESENT: Anthony Beaumon, Deputy City Attorney
Scott Watson, Assistant Planner

Chairman Gardner called the meeting to order at 2:02 p.m.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Member James Cuevas arrived at this time.

DISCUSSION CALENDAR:

Update on Status of Historic Preservation Fund

Scott Watson, Assistant Planner, presented a power point on the status of the Historic Preservation Fund. There have been 44 grants awarded to date, most of which were for the Historic Preservation Fund Construction projects. To date, over \$615,000 has been awarded. 31 single family residences have been rehabilitated, 3 museum facilities have been rehabilitated, 2 public street features, 1 multi-family apartment building, 1 commercial building, 1 public park facility, and 325 Landmark Legacy Books have been sold. Sales have totaled approximately \$13,400. Combining book sale funds with the return grant funds brings the balance of the Historic Preservation Fund to \$37,582.67. The fund has been used to leverage over 1.56 million of reinvestment back into the community.

MOTION by Committee Member Gardner, **SECOND** by Committee Member Cuevas : To receive and file the report.

MOTION CARRIED unanimously.

WORKSHOPS:

Workshop for the Purpose of Reseeding the Historic Preservation Trust Fund

Scott Watson, Assistant Planner, presented the matrix that staff created of Potentials for Reseeding the Historic Preservation (HP) Fund.

Board Member Cuevas asked if any other Cities have been successful in applying for grants from national private entities or foundations.

Mr. Watson responded that he did not know of any that had done so in the same manner where they had applied for grants to reseed a fund to then get more grants. Most Historic Preservation grants are focused on Planning projects.

Board member Cuevas commented that it might behoove them to take a look at local opportunities to see if there are any impact funds that are specifically targeted for monies back into the community. That may be an avenue of additional funding.

Mr. Watson replied that there finding such grants would require a lot of time and effort by staff to research, but that staff was willing to do so.

Board Member Tobin added that looking into tax deductions for donations to the HP Fund would be helpful.

Mr. Watson responded that because the HP Fund Committee was created by ordinance, staff would have to investigate how to do that.

Board Member Tobin said he would add the issue of foundations as a separate item on the matrix. Board Member Tobin also stated that the Marx Act is another item which needs to be given consideration, which allows for public jurisdiction to do up to 3 million dollars in tax exempt financing. Member Tobin also stated that perhaps the City could match donated funds and tell donor's up front that funds would be matched.

Board Member Tobin asked if the City has ever given certificates of participation.

Chair Gardner formally recognized written comments from members of the Old Riverside Foundation and asked that the suggestions and concerns be considered.

Chair Gardner noted that everyone has a foundation and that it is very difficult to raise money. In response to Member Tobin's suggestion, Chair Gardner stated that the City may be hesitant to issue certificates of participation against a revenue source that depends on charitable giving down the road because the City would ultimately be liable.

Chair Gardner said that he would better like to understand how Ontario and other areas of the county program's work. CEQA may be a barrier.

Mr. Watson briefly explained Ontario's 3-tier system and suggested that staff could try to have Ontario come do a presentation for them.

Chair Gardner commented that it would be valuable to continue the discussion with more public involvement. He would like to have more members of the historical preservation community present during the next quarterly meeting.

Board Member Lech asked if there was already some sort of tier's for our resources.

Mr. Watson explained that there was to a certain degree.

Board Member Lech commented that the tier method could be messy.

Chair Gardner gave two examples of the demolition of historical landmarks that did not have to go through mitigation.

Chair Gardner stated that he would like to go to a more detailed workshop and try to find a time and location where they can get more public involvement.

Mr. Watson mentioned that staff had discussed the fact that the more foundations are created, the more people you have fighting for the same funds.

Board Member Tobin reiterated the need for a way to give contributor's tax deductions and gave his personal experience with wanting to make a donation and it not being tax deductible.

Mr. Watson said he has been discussing the tax issue with the City Attorney as well as the finance team but does not have an answer as of yet.

Chair Gardner noted that the downside to a foundation is that they do require management to keep them going and make sure books are kept correctly. This would require time and effort. There is another possibility of running funds through the community foundation or umbrella 501C-3's who will accept a contribution for a nominal fee.

Member Tobin stated that interaction with other City programs should also be considered in regards to the matrix.

Mr. Watson asked for any final questions or concerns.

Chair Gardner complimented Scott and staff for creation of the matrix.

Chair Gardner resolved to start reaching out to the public and see what time of day and location would work for future workshop.

Mr. Watson asked Board Member Lech to reach out to members of his organization to see if they would like to attend. Mr. Watson asked if there are any other organizations that they would like to include.

Board Member Tobin suggested reaching out to Riverside African American Society, Victoria Avenue Forever, Woods Streets Association, Spanish Town Heritage Association.

Mr. Watson said he would work with the organizations to determine a date and time to schedule a meeting in replacement of the next quarterly meeting in July.

Board Member Tobin suggested historical location for next meeting.

Chair Garner noted that they may have covered item 4, Historic Preservation Incentives during this workshop.

Workshop for the Purpose of Discussing Historic Preservation Incentives

Board Member Tobin asked to see Landmarks List and explained color coding. Member Tobin asked who the program administrator for HP Fund is? The two arms, Planning and Economic Development, work in conjunction and must be brought together. In regards to City staffing restructuring, specifically the hiring of a new City Planner and a new Historic Preservation Officer, the City should consider the HP Fund issues.

Mr. Watson took note of this question.

Workshop for the Purpose of Discussing the Potentials to Review Grant Applications Outside of Established Application Period

Mr. Watson noted that no new application periods have been opened because, as stated previously, there is approximately \$30,000 in the fund. This would make the remaining funds very high demand. There are potential projects that these funds can be applied to.

Board Member Lech asked Mr. Watson what types of projects he was referring to?

Mr. Watson replied that there were various public projects or nonprofit projects being considered.

Board Member Cuevas asked if there was any requirement that the funds be spend by a certain date.

Mr. Watson and the other members agreed that the HP Fund was ongoing, there is no time frame.

Board Member Tobin posed the hypothetical case of an unsolicited application being received.

Deputy City Attorney, Anthony Beaumon noted that all applications received are technically unsolicited.

Chair Gardner posed the hypothetical situation of a really good project applying out of hardship needs.

Mr. Watson stated that currently applications may only be submitted during semi-annual grant cycles, except the application for bonafied emergency situations, as determined by the HPO, may be submitted at any time. Emergency projects will be added to the next regular meeting.

Deputy City Attorney, Anthony Beaumon explained that City charter defines emergency as a crisis of public health or to avoid imminent harm to the public. Planning may look to title 19 for further definition of emergency. Council would have to decide if the term emergency was to be redefined.

Board Member Cuevas asked if we can open another application window through HP Fund Committee discussion?

Board Member Tobin asked if we can open another window just for certain types of Planning projects? Politically it might not be a good idea to open up the window again.

Mr. Watson mentioned that in the past the committee has shown favor to rehabilitation projects and specifically denied some Planning projects.

Board Member Tobin stated that there is a hierarchy and that perhaps it should go back to council to re-do the hierarchy to focus more on Planning projects.

Mr. Watson pointed out that only projects on the first tier of the hierarchy have ever received grant funds.

Deputy City Attorney, Anthony Beaumon mentioned that it becomes a political issue when you have a specific type of project in mind. The council has every right to dispose of these funds as they see fit as long as it fits in the terms of the settlement agreement.

Chair Member Gardner noted that a better route might be go about it administratively.

Board Member Tobin re-stated that the ordinance for the HP Fund may be too restrictive.

Mr. Watson mentioned discussions he had with former Historic Preservation Officer, Erin Gettis where they both agreed that it may have been better to have a cap for how much could be spent during each grant cycle so that the fund could have lasted longer. Other thoughts of that nature were doing 1 or 2 cycles per year. That would be another discussion of whether or not the program should be modified.

Chair member Gardner noted that these issues cannot be resolved today. The council intentionally made the program rigid to avoid it getting misused. He would rather focus on how to build the fund back up rather than how to spend the remaining \$30,000.

ITEMS FOR FUTURE AGENDAS:

It was a consensus of the Committee that another workshop should take place in lieu of the next quarterly HP Fund Committee Meeting.

MINUTES:

The minutes of January 8, 2018 were approved as presented.

MOTION by Committee Member Lech, **SECOND** by Chair Member Gardner: To **APPROVE** the minutes of January 8, 2018 as presented.

MOTION CARRIED:

AYES: Gardner, Lech, Tobin

NOES: None

ABSTENTION: Cuevas

ADJOURNMENT:

The meeting was adjourned at 3:16 p.m. to the next meeting to be determined.