

OFFICIAL MINUTES
VEHICLE PARKING DISTRICT (VPD) COMMISSION
Thursday, November 14, 2019

CALL TO ORDER: The Vehicle Parking District Board of Parking Place Commission meeting was called to order by Chair Mladinov III in the Council Chambers at 6:01 p.m.

PLEDGE OF ALLEGIANCE: Chair Mladinov III led the Pledge of Allegiance

ROLL CALL: Roll was taken by Senior Project Manager Joaquin Wong

COMMISSIONERS PRESENT: Chair Joseph Mladinov III, Vice Chair Fred Van Allen, Commissioners Roberto Alas, Mike Davis, John Mendoza, and Marcos Molina

COMMISSIONERS ABSENT: Commissioner Sergio Diaz-Luna

STAFF PRESENT: Senior Project Manager Joaquin Wong, Deputy City Manager Kirk Pelser

PUBLIC COMMENT:

None

CONSENT AGENDA:

1. APPROVAL OF THE OCTOBER 10, 2019 VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS MEETING MINUTES.
2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT.
3. RATIFICATION OF TWELVE (12) NEW PARKING PERMITS FOR THE MONTHS OF OCTOBER AND NOVEMBER OF 2019.

Motion by Vice-Chair Van Allen, seconded by Commissioner Davis, carried by a unanimous vote of the members present (6-0-0-1), to approve the consent calendar.

OLD BUSINESS

Senior Project Manager Wong reported the projects list has been removed from Old Business at the direction of the Commission and the Ad-Hoc Committee.

NEW BUSINESS:

4. RATIFY THE USE OF LOT 10 AND OFFICER SHAUN DIAMOND PLAZA FOR THE POMONA CULTURAL ARTS COMMISSION'S 13TH ANNUAL CHALK ART FESTIVAL AND FOR THE DOWNTOWN POMONA OWNERS ASSOCIATION

(DPOA) TO USE THE LOT AFTER THE FESTIVAL FOR THE FARMER'S MARKET AND WAIVE THE PARKING FEES IN LOT 10 FOR THE DAY.

Senior Project Manager Wong reported the Chalk Art Festival took place last weekend. He reported the Cultural Arts Commission was not able to bring this to the VPD Commission earlier, however, it was brought to the Ad Hoc Committee who unanimously agreed to allow the Cultural Arts Commission to use Lot 10 and Shaun Diamond Plaza.

Chair Mladinov III asked if there was a way the Cultural Arts Commission could have brought it to the VPD sooner.

Senior Project Manager Wong replied there was new staff put in charge of running the Chalk Art Festival and they were not aware that they had to inform the VPD. He reported he received the request on October 16, 2019 which was too late for the Commission to give approval before the event.

Chair Mladinov III responded he is trying to stay consistent.

Van Allen agree and commented that he hopes the submit early next year.

Chair Mladinov III asked Senior Project Manager Wong to communicate that message to the Cultural Arts Commission and planning staff.

5. CALE PARKING KIOSK OPERATIONAL STATUS REPORT

Senior Project Manager Wong reported Commission Diaz-Luna requested an update on the Parking Kiosks because a lot of people have been experiencing problems using the machines. He reported most of the problems with the machines were battery issues and they have now corrected that. He noted there have been some issues with people not being able to get the machine to work quickly and that is because the machines are solar power and when the machine is first used it takes time for the functions to start and communicate back to the in-office system. He shared they have asked that people be patient and not press the keys excessively because it confuses the machine and can cause it to freeze up.

Chair Mladinov III asked staff if there is a realistic fix for the startup issue.

Senior Project Manager Wong replied the fix is to hardwire the machines and that cost exceeds the cost of the machine and parking fees charged at this time.

6. CANCELLATION OF THE DECEMBER 12, 2019 VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS COMMISSION MEETING

Senior Project Manager Wong reported in the past they have cancelled two meetings each year, the August and December meetings. He stated the cancellation doesn't mean the district will stop operating and staff will continue to take parking permits and monitor/maintain the kiosks during the holiday closure. He shared Ruben watches the system through the computer and if a unit has a problem, he fixes it or if the money is reaching its limit, he collects it and put it away in the office until the new year. He stated if an item comes up that needs immediate attention, staff can always call a special meeting.

Deputy City Manager Pelsner suggested amending the motion to not cancel the meeting until December 2, 2019 meeting that way if something comes up that needs to go on an agenda, they could still hold the meeting.

Commissioner Molina asked about receiving a request to provide free parking for the Christmas parade.

Senior Project Manager Wong replied the VPD Commission approved that earlier in the year.

Chair Mladinov III informed his fellow Commissioners if they wish to participate in the Christmas parade, they need to contact Mr. Larry Eagan.

Motion by Chair Mladinov III, seconded by Commissioner Molina, carried by a majority vote of the members present (6-0-0-1), to approve to tentatively cancel the December 12, 2019 Vehicle Parking District Board of Parking Place Commission meeting with a final decision approximately 10 days prior (December 2, 2019).

STAFF COMMUNICATION:

Senior Project Manager Wong reported staff received a request from Western University to do some Lot repairs and staff are working with Public Works to get bids. He noted they are trying to keep the repairs to a minimum and several of the repairs requested don't really need to be addressed immediately. He reported he expects he will come back in January or February staff with an agenda item to approve expenditures for minor repairs.

Chair Mladinov III asked if there are any other lots they should be looking at.

Deputy City Manager Pelsner replied that is a subjective question, however, best practices would dictate that every lot needs attention. He noted at this time the VPD continues to address things on urgent basis.

Deputy City Manager Pelsner reported that Fuller Seminary made a final decision at their October 24, 2019 Board Meeting to not proceed with their plans to move to Pomona. He noted the leadership at

Fuller feels awful because they very much wanted to move to Pomona, plus they bought several million dollars' worth of land. He shared there is a set of political and financial issues they could not overcome, and which tie them to Pasadena. Her reported they will likely sell portions of what they own in Pomona. He shared he had a meeting with the broker who helped Fuller buy all the property in Pomona and who will now help them sell it and they all feel there is value in including Lot 1. He reported the City has indicated to Fuller's broker and to Fuller that they want to be part of the conversation on the sale because it's important to the City who buys that property and what they plan to do with it.

Chair Mladinov III asked if Deputy City Manager Pelser if it felt the request was well received.

Deputy City Manager Pelser replied it has been very positive so far, however, the conversation just started last week. He spoke about the possibility of the new sale being better than Fuller because they are a non-profit and it would have taken all the property off the tax rolls, whereas, development by a private or for-profit company would make it so those properties stay on the tax rolls.

Deputy City Manager Pelser reported Lot 2 is still in escrow along with the properties the City owns across the street. He reported the developer is working with Planning Staff to refine a package of plans that should be submitted by the first part of next year.

Deputy City Manager Pelser reported he has weekly meetings about the Lot 10 parking garage with the City Engineer, Public Works Director the construction management firm. He shared the RFP is 95% done for architectural design services on the garage and he anticipates that will get published by mid-December. He noted once the RFP is out, he will be able to report back on a more realistic timeframe for design, construction and the opening of the garage.

Deputy City Manager Pelser reporting Maya Cinema is still waiting for the next round of New Market Tax Credits and staff don't anticipate those will be awarded until March 2020.

Deputy City Manager Pelser reported staff is working with a housing developer on a proposal for Lot 26T. He noted the developer will likely submit a project proposal sometime over the next few months and then it will take well into 2020 to go through an entitlement process. He noted 26T is an interesting case, because half of what the VPD owns was bought from a private property owner, who has a right to repurchase. He shared that owner is the Tessier family and they would be part of the housing development if it goes forward.

Deputy City Manager Pelser reported he had a meeting with Western U about six weeks ago and he has another one coming up. He shared he thinks Western U is starting to take steps towards implementing a Master Plan for buildings in and around their campus which could involve the use of VPD lots. He noted the City is not trying to liquidate lots just to sell them, because they must figure out a reasonable replacement for the parking that is there currently as part of the scenario.

Chair Mladinov III asked for an update on the deal with Union Pacific

Deputy City Manager Pelser responded the City has a letter of intent to purchase part of First Street from Union Pacific and The City has been doing their due diligence. He reported a Phase 1 environmental survey was done and came back okay with no immediately recognizable environmental concerns. He stated it has been difficult to obtain a title report because it a piece of

street that really isn't a street and the deeds go back to the 1800's but just today the City received a prelim title report. He reported they City will be using that report along with Lot 10 Title Reports to get an ALTA survey for the whole garage site. He stated he is hopeful they will be able to buy that piece of land in early 2020.

Senior Project Manager Wong reported they VPD leased out Lot and 6 from November 11-15, 2019 for filming on Second Street.

Chair Mladinov III asked what they were filming.

Mr. Larry Eagan responded it was Purge 5, a thriller out next Halloween.

COMMISSIONER COMMUNICATION:

Commissioner Davis asked if the City considers leasing land, versus selling it.

Deputy City Manager Pelser replied yes. He shared he had a conversation with somebody yesterday interested in Lot 4 and he thinks it is something the City explore because long-term it would be more beneficial and create a residual income stream. He noted if somebody were to do a ground lease, it would be a full subordinated lease and the City wouldn't get it back for 99 years.

Commissioner Molina thanked staff for the updates and asked if residents with permits were assigned a specific parking space.

Senior Project Manager Wong replied parking spaces are not assigned and there are a variety of lots resident with permits can use.

Commissioner Molina reported he saw a resident putting a cone out in a parking space.

Deputy City Manager Pelser responded they City has had an issue lately in Lot 9 on Thomas Street where resident spaces were being poached by the general public. He stated those residents may have taken matters into their own hands.

Commissioner Molina requested staff send out a letter to all the residents reminding them not to do that.

Senior Project Manager Wong replied he can send out an email alert.

Commissioner Van Allen asked for an update on the parking lot across from the Progress Bulletin building where the food truck and band was setup late at night.

Deputy City Manager Pelser responded the Police figured out the section of the municipal code that applied and began citing shortly after the Commission discussed. He stated to his knowledge the problem has mostly gone away. He noted that subsequent to that City Council adopted an ordinance to govern and regulate all the sidewalk dining per state law.

Commissioner Molina asked if the City could cite street vendors selling in VPD parking lots.

Deputy City Manager Pelser replied yes, under the same section of the code that we cited the food truck. He stated food vendors are allowed on public right of way, sidewalks, under certain circumstances with certain restrictions and are now allowed in VPD lots.

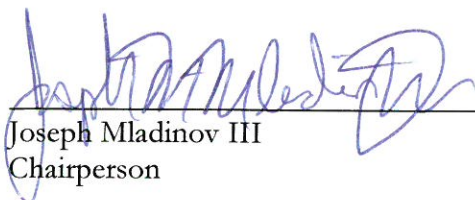
Commissioner Molina if food trucks would be allowed if leased out the parking lot.

Deputy City Manager Pelser replied not without a special event permit. He shared he has had a discussion with the City Planning Staff about the update to the Downtown Specific Plan and the they are starting to acknowledge that these pop-up food events are happening around the country and can be beneficial. He stated the City is starting to explore allowing setups like you see in Portland, Oregon and Austin, Texas where food trucks become semi-permanent in parking lots. He shared he had a meeting with a group who is looking for a place to use a Long Beach shipping container for an outdoor food court concept and that could be something that may find a home in Downtown Pomona.

Senior Project Manager Wong noted they would lease the spaces for the truck but also additional spaces for customers.

Chair Mladinov III wished everyone an early Merry Christmas and happy Thanksgiving.

ADJOURNMENT: At 6:39 p.m. Chair Mladinov III moved to adjourn the Vehicle Parking District Commission meeting to the next regularly scheduled meeting.



Joseph Mladinov III
Chairperson