

City of Corona

*400 S. Vicentia Ave.
Corona, CA 92882*

Study Session Minutes - Draft

Wednesday, June 23, 2021

Council Chambers 4:00 PM



**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY
AUTHORITY/CORONA HOUSING AUTHORITY MEETING**

**Jacque Casillas, Mayor
Wes Speake, Vice Mayor
Tony Daddario, Council Member
Tom Richins, Council Member
Jim Steiner, Council Member**

Rollcall

Present: 5 - Jacque Casillas, Wes Speake, Tony Daddario, Tom Richins and Jim Steiner

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Casillas.

CONVENE OPEN SESSION

Mayor Casillas called the meeting to order at 4:02 p.m.

COMMUNICATIONS FROM THE PUBLIC

None.

AGENDA ITEMS**1. Housing Element Update 2021-2029 Draft Document and Housing Sites Inventory.**

Joanne Coletta, Community Development Director, provided a presentation. She provided an overview of the following: Housing Element Update 2021-2029 Timeline, Public Information Outreach, Where are we Today, What is Covered in the Housing Element, Housing Resources Chapter - Housing Sites Inventory, Annual Area Median Income - Riverside County, Criteria Used to Identify Housing Sites, Survey Response, Where the City Needs to Meet its RHNA Shortfall 2021-2029, Affordable Housing Overlay Zone Site to Meet RHNA Shortfall, Rezone Sites to Meet RHNA Shortfall, and Nonvacant already zoned sited to Meet RHNA Shortfall.

The Council discussed the presentation and had inquiries. Ms. Coletta provided clarification.

Joe Morgan, resident, addressed the Council and expressed concerns with the proposed item.

The following item was taken out of order.

3. Department of Water and Power Organizational, Operational and Financial Audit.

Katie Hockett, Assistant General Manager, introduced the item and also introduced the Raftelis project team: Seth Garrison, Project Director, and Jim Armstrong, Principal Consultant. The project team provided an overview of the following: Project Overview, Project Team, Who is Raftelis?, Key Takeaways, Peer Benchmark, Drinking Water Treatment, Water Reclamation, Infrastructure and Facilities, Electric Utility, Asset Management, Administration, and Structure & Staffing.

The Council had inquires and Tom Moody, General Manager, Mr. Garrison, and Mr.

Armstrong provided clarification.

Ms. Hockett provided a report on the Department of Water and Power Organizational, Operational and Financial Audit - Department Implementation. She provided an overview of the following: Audit Process, Immediate Recommendations, Short Term Recommendations, Structure Review, Resources, Process Improvements, and Long Term Recommendations.

The Council discussed the presentation and had inquiries. Ms. Hockett, Dean Derleth, City Attorney, and Jacob Ellis, City Manager, provided clarification.

Joe Morgan, resident, addressed the Council to express his concerns with the proposed item.

2. Discussion on Upcoming Downtown Revitalization Plan.

Jessica Gonzales, Economic Development Director, introduced the item and also introduced the project team: Larry Kosmont, Chairman & CEO and Project Executive Oversight, Ken Hira, President and Project Principal Advisor, Brian Moncrief, Senior Vice President and Project Manager, Robert Valenti, Vice President and Project Research & Support, Mel McGowan, Chief Creative Officer and Creative Director, Peter McGowan, Chief Experience Officer, Jeffrey Wyatt, Director of Spatial Storytelling and Master Planning, and Art Cueto, Architectural Development Manager. The project team provided an overview of the following: Kosmont Companies, Storyland Studios, Post-COVID Digital Economy, Economic Development Approach, Land Use Revolution, Housing as an Economic Development Strategy, Reimagining Retail into Blended Use, Reimagining Iconic Downtown Districts, Downtown Corona - Market Fundamentals, Preliminary Existing Conditions, Demographic Fundamentals, Market Fundamentals, Resident Top Destinations, Visitor/Worker Top Destinations, Private Sector Loss = Public Sector Loss, Pathway to Downtown Revitalization, Key Components to Downtown Revitalization Plan, Corona Downtown Area, Corona's Economic Development Toolkit, Outreach, Engagement and Visioning, Digital Outreach Goals and Strategy, Design Guidelines, Corona Downtown Revitalization Plan Timeline, and the Next Steps for the Downtown Revitalization Plan.

The Council discussed the presentation and had inquiries. The project team provided clarification.

ADJOURNMENT

Mayor Casillas adjourned the meeting at 6:57 p.m. The next scheduled meeting of the Council is July 7, 2021.