



**Minutes of Board of Directors' Meeting  
May 27, 2009  
Affinity Bank Conference Center**

**Directors present:** Chairman Dave Armstrong, Secretary Jerry Breiner, Vice Chair David Comden, and directors Jim Rice, Cheryl Heitmann, Jennifer Livia, Zoe Taylor, Jim Luttjohann, Lori Moll, Christy Weir Clarey Rudd, Ed Warren, Seana Weaver .

**Directors absent:** Tom Wood, Mark Hartley, Greg Smith, Lucas Johnston, Jason Collis, Doug Wood, Maria Fiore.

**Other attendees:** Executive Director Rob Edwards, Barbara Asbell, Eric Wallner, Jeff Argent, Sam Galucci, Lynn Rider, Barbara Evans, Sid White.

**The meeting was called to order at 8:40 a.m. by Co-Chair David Comden.**

Introductions were made all around.

**Approval of previous board Minutes** – A motion was made to approve the previous board minutes. Seconded and approved. Dave congratulated Rob on attaining the super-majority 76% approval vote for the PBID, noting it could not have been done without his hands-on management.

**Special Presentation** – Next up was a detailed presentation by Pastor Sam Galucci on his intended use of the old City Center motel site for the Kingdom Center, a faith-based homeless assistance location for those in need. Sam gave a history of himself and the Harbor Church. His group seeks those in need, rather than the other way around, and he feels there is a dynamic created by that interaction. As part of the 10 Year Strategy to End Homelessness that Ventura County participates in, he looks to house 31 families starting end of 2009 at the facility, which will have 24-hour security and management as well as daytime case management. No drugs or alcohol will be allowed on the premises, and women and children will get the first picks for rooms and services, single men following. The faith-based community, in theory, will sponsor rooms and families and "adopt" those families for further involvement. Funding will come from private and church donations, as they don't plan to seek any government funding. It will require approx \$500K in renovations, and a great deal of that will be done thru hands-on participation from the occupants. Q: There seems to be many homeless with pets – is there a plan for that? A: yes and no but part of the overall plan to reintegrate them in to society is to bring along their pets, which may be all the family these people have. Q: If there are no drugs or alcohol allowed, might it be quite possible that we could bringing in a new population of homeless? A: they are addressing this through something "project embrace", in which they have worked with the two regional detox centers. Sam does not believe it in the "build-it-and-they-will-come" concept, but rather in the "build-it-and-they-will-change" concept. Discussion. Q: What is response from other agencies and organizations attempting to do the same thing? A: they are a referral agency and working with Turning Point, Project Understanding, Salvation Army as a "triage" center, for lack of a better description.

**Old Business | Executive Committee Report | David Comden** – None

**Executive Director's Report | Rob Edwards** – Rob reported that Panomatics have now 25 interior tours for their Ventura site and did some exteriors last weekend. The Third Thursday promotion is going well, great ways for the DVO board members to interface with the community that might not be able to make the meetings. The California Downtown Association visit planned for September is going well, with Lucas, Rob and Jim L participating in putting it together. The Chamber of Commerce PAC is still seeking new members. The Amgen Criterion was a modest success, though there were still merchants who reported not knowing about the race (even though they were contacted multiple times). The recycle bins have arrived and should be installed within the next 10 days. Rob will be meeting with the meter/pay-station manufacturers next week along with Tom Mericle and staff to discuss installation and timing, etc. Discussion. We are still waiting to hear from the City Attorney on the PBID contract sent over a month ago. He noted that the PBID Steering

committee will be accepting bios and applications/nominations for membership this and next week. Finally, he suggested that DVO host a welcoming reception for the new city Planning director. Discussion.

### **Committee Reports**

- **Economic Restructuring Committee | Dave Armstrong** – Dave noted that ER is spending a lot of its time at present in the DVO-DVP transition. There are final lease discussions in place now for the new tenant at the old Bonnie's location, Buffalo Exchange. Dave said it's a good sign they are interested, in that they tend to be a bellweather company, on the leading edge of places due to undergo a major revitalization. With that and the new lease signings the Downtown Works newsletter should have decent positive news to report by Mid July. Next meeting is this coming Tuesday.
- **Design Committee | Lori Moll** – Lori noted the committee met last week and went over newsrack ordinances and placement. She, Christy and Jerry have interfaced with a local wrought iron designer, and he has provided quotes to the committee to be forwarded on to Sid. Next meeting is this coming Tuesday.
- **Promotions Committee | David Comden** – David reported that the newly-reconstituted Save the Artwalk concept is being worked on by his committee along with Eric Wallner. They are suggesting having bi-monthly meetings to work on the concept, which will take considerably funding to pull off successfully. He suggested that DVO be made a permanent part of the "loop" when it comes to new permits being pulled for events downtown, as we can help immensely with public contacts and other peripheral items. Discussion. He also reported that he and Jim Luttjohann will be hosting a welcoming to the syndicated columnists panel, meeting here later this year.
- **Restaurant Committee | Jim Rice** – Jim reported that the committee has changed its schedule to once per month and the time to 2:00 to accommodate the most people they can. They have made some progress on the outdoor dining protocols, awaiting review at the City attorneys office. Discussion followed on the hours of dining/drinking per ABC and general hours of operation for various kinds of venues (under 18, 18-21, over 21). Christy noted that in their discussions, a clear difference between outdoor dining and outdoor drinking is being considered. Discussion.
- **Organization Committee | no report.**
- **DOT – DAT - SSTF | Jerry Breiner** – Jerry reported that the anonymous hotlines are now on the website. He brought forth the draft letter for board approval next meeting, addressing the concept of sleeping cars brought forward by the Social Services Task Force. Discussion. Jim remarked that the idea of allowing sleeping in cars defeats our whole purpose of bringing up the downtown – it does nothing to end homelessness, it actually encourages it. Jerry will take the edits and send them around for voting at the next meeting of the board.

**New Business** – none.

**Public Comments** – Jared from Hush was there to answer questions if anyone had any regarding the knifing that took place outside his place of business last weekend. Discussion.

**Meeting adjourned at 10:30 a.m.  
Respectfully submitted, Jerry Breiner – secretary, 2009-2010**