



Uptown Whittier Improvement Association
Board of Directors Meeting
Historic Train Depot
7333 Greenleaf, Whittier, CA 90601
Thursday, April 11, 2019, 8:30 a.m.

Current Lists of UWIA Board Members: Jeff Collier or Conal McNamara, Mina De La Cerda or Gabriella De La Cerda-Lim, Jim Dunkelman (Treasurer), Ronald Jeffery, Don Lomont (Vice President), Stephen Ortiz or Irene McCallister, Monica Oviedo or Steven Rodriguez, Milt Pate, Melinda Pina (President), Frank Rinaldi, Mark St. Julien, and Nick Teel

Present: Jim Dunkelman (Treasurer), Ronald Jeffery, Stephen Ortiz, Monica Oviedo, Milt Pate, Melinda Pina (President), Mark St. Julien, Nick Teel

Absent: Jeff Collier/Conal McNamara, Mina De La Cerda/Gabriela De La Cerda-Lim, Don Lomont (Vice President), Frank Rinaldi

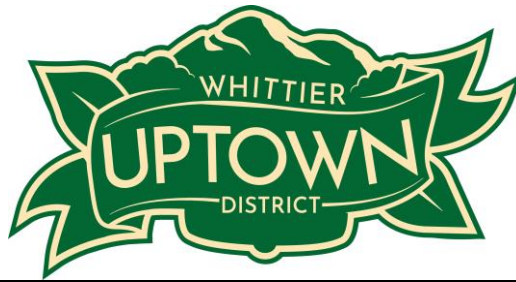
Guests: Ralph Gramajo, Ricardo Diaz, Ed Ortiz

Consultant/Staff: Brent Haskell and Stephanie Shamp – GM Properties Inc.

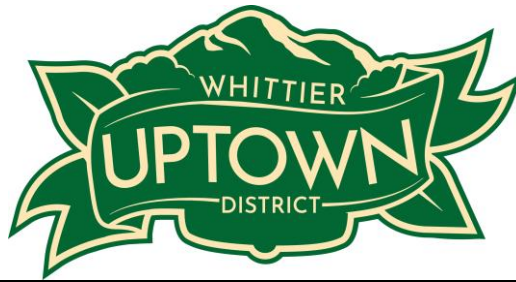
MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1&2. Call to Order and Introductions, and Flag salute	Melinda Pina, the President, called the meeting of the property owners and guests present to order at 8:34 a.m.	1. No Action Taken
2. Flag Salute	Milt Pate led the Board and guests in the flag salute.	2. No Action Taken
3&4. Introductions of Guests, Announcements, and Public Comment	Melinda opened the floor for any introductions, announcements, and public comment. There was none.	3&4. No Action Taken

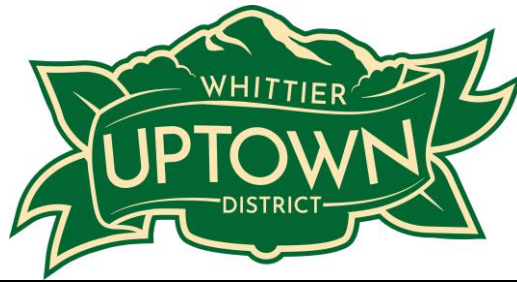
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



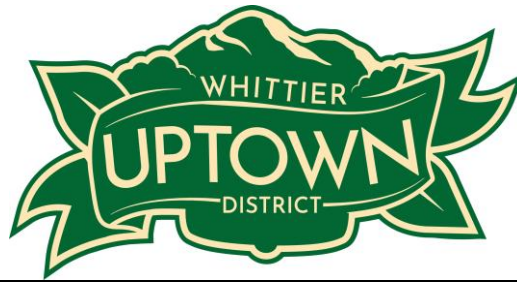
<p>5. Approval of the March 7, 2019 Board Minutes</p>	<p>Corrections need to be made as follows:</p> <p>Jim Dunkelman stated to strike as follows: Strike page 4, Item a.4. "Schedule "O" is not just." It provides no information.</p>	<p>Monica Oviedo motioned to approve the March 7, 2019 Minutes as corrected. Nick Teel 2nd. All in favor. None opposed. Motion passed.</p>
<p>6. Approval of the February 7, 2019 Closed Session Minutes</p>		<p>Mark St. Julien motioned to approve the February 7, 2019 Closed Session Minutes. Nick Teel 2nd. All in favor. No further discussion. Motion passed.</p>
<p>7. Committee Tasks</p>		
<p>a. Executive Committee:</p>	<p>Melinda went through the following items:</p>	
<p>a.1. President report – Melinda Pina</p>	<p>a.1. Melinda Pina discussed city meetings on the homeless are being held and owners are affected. Melinda asked if there was any Board Member that would like to volunteer to attend these meetings. Not to volunteer or as an agent. Just to go to the city council meetings or gather information and update the Board. Monica Oviedo discussed Martin VS City of Boise – cannot criminalize camping if there are no beds. Stephen concerned if UWIA doesn't state their position. Melinda stated open to discuss at the Executive Committee or Board level and take a soft stance. Surveying the owners was discussed.</p>	<p>a.1. Brent Haskell to email the owner's lists and get the city meeting lists on the homeless.</p>



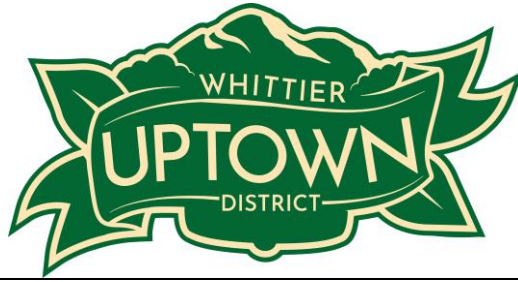
<p>a.2. Vice President report – Don Lomont</p> <p>a.3. Finance report – Jim Dunkelman</p>	<p>Monica Oviedo has been nominated as a voting member of the Executive Committee and input level – not Secretary. GM is doing the work and mindful of the Brown Act. Ron Jeffery and Stephen Ortiz stated their concern for not filling the Secretarial position. Further discussion on the Bylaws. The board changed the nomination to Secretary. Monica stated she would defer if a true property owner chooses to be a Secretary. No volunteers.</p> <p>The Board discussed consideration of a donation from UWIA to the Congressional Art Competition as presented by Robert Chavez at the last Board Meeting. Ron Jeffery in favor & believes it's a valuable program on a personal level than a UWIA program. Milt Pate stated he believes it's going outside of UWIA's perimeters. Stephen Ortiz agrees with Milt and Ron. Nick Teel agreed a position not for UWIA. Monica Oviedo stated budget and set aside for next years budget. The UWIA need to keep in mind that word gets around, so the UWIA should sponsor only a certain percent per year. Jim Dunkelman stated he agrees with Monica.</p> <p>Don Lomont not present.</p> <p>In reviewing the budget to actual variance reports and financials, GM's reports are at a calendar year and UWIA's reports are at a Fiscal Year. GM is holding \$14,149.00. There are two accounts 1) GM and 2) the main account with Chase Bank. He</p>	<p>Ron Jeffery motioned for Monica Oviedo to be Secretary of the Executive Committee. Nick Teel 2nd. All in favor. None opposed. Motion passed.</p> <p>The Board agreed not to donate to the Congressional Art Competition.</p> <p>a.2. No Action Taken</p> <p>a.3. Jim Dunkelman will confirm VTD filed UWIA's tax returns.</p>
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<p>a.4. Other</p>	<p>doesn't see anything unusual at this time. Jim will confirm VTD filed the tax returns. Assessments collected as scheduled. UWIA's input is equal to or less than the output.</p>	<p>a.4. No Action Taken</p>
<p>b. Contractor Update</p>	<p>Melinda Pina went through the following items and stated to email questions to Brent Haskell and he will forward them onto the vendors:</p>	
<p>b.1. Aleco report – Carlos Lopez</p>	<p>See Attached Written Report.</p>	<p>b.1. No Action Taken</p>
<p>b.2. Coastal Landscape Services – Tyson Smith</p>	<p>See Attached Written Report.</p>	<p>b.2. No Action Taken</p>
<p>b.3. Olive – Cree Jones and Lauren Spinelli</p>	<p>See Attached Written Report</p>	<p>b.3. No Action Taken</p>
<p>c.1.-2. Sidewalk Operations Committee Update: Stephen Ortiz</p>	<p>c.1. Stephen Ortiz announced the Sidewalk Committee is working on a letter and expansion of the Ambassador program with an additional person or hours. A survey is being completed on the expansion. Crime prevention thru environmental design. Possible UWIA position and interest. Allocation of funds and understanding the reserve funding was discussed.</p>	<p>c.1.-2. No Action Taken</p>
<p>d.1.-3. District Identity Committee Update: Ricardo Diaz</p>	<p>d.1. Ricardo Diaz announced the Social Media Task Force is reaching out to business owners and customers. The Website Task Force is meeting today to get a skeleton for Board review and submittal. DISI will be providing a mission statement for business involvement with the goal for</p>	<p>d.1. No Action Taken</p>



	<p>it to be on the website, mailer, or booklet. Visual linkages to work with the Sidewalk Committee and allocate funds to Sidewalk if need be and billboards. Also working with the city on naming, identifying, or highlighting non-named cites.</p> <p>d.2. Jim Dunkelman asked if Olive has made any recommendations or ideas. Ricardo stated Olive has provided minimal, basic ideas. A content manager, Edna Becerra, was hired and at the last meeting made recommendations as they were exiting.</p> <p>d.3. Other</p>	<p>d.2. The Board voted on the DISI Committee recommending the Board to not renew Olive’s contract, in any capacity, as mutually agreed during negotiations between Don Lomont (letter from Don is attached) and Olive and no PR firm to be hired to replace Olive at this time. Monica Oviedo motioned. Nick Teel 2nd. None opposed. Motion passed.</p> <p>d.3. No Action Taken</p>
<p>e.1.-3. Land Use and Project Review Committee Update: Frank Rinaldi</p>	<p>e.1.-2. Frank Rinaldi not present. Ron Jeffery volunteered to updated the Board. The city asked UWA and UWIA to submit a proposal April 22, 2019. UWIA is prepared to do that and ask the council to allow to present with the managed parking. Ron would like to recommend to council as part of the proposal Urban Consultant. Melinda asked if anyone has reached out to the city. Mark St. Julien recommends reaching out to Conal & Jeff prior to the 4/22 deadline for 30 minutes. Further</p>	<p>e.1.-2. Stephen Ortiz motioned for the Land Use and Project Review Committee to recommend a plan for valet parking to the Board as part of a comprehensive parking plan and present it to the City of Whittier on or before April 22, 2019. Monica</p>



	<p>discussion on parked cars, third party valet, independent operator, and name of company - Uptown Valet. Ralph opened the floor for discussion. Further discussion on possible revenue. Ralph Gramajo stated they are working with the engineer, valet parking hours, and based upon the consultant. Further questions on signage and enforcement. Mark and Ron stating the city is not putting any money out but they are making money.</p> <p>e.3. Other</p>	<p>Oviedo 2nd. All in favor. Motion Passed.</p> <p>e.3. No Action Taken</p>
8. Other Board Items		No Action Taken
9. Next Meeting date	The next Board of Directors meeting will be on Thursday, May 9, 2019 at 8:30 a.m. at the Transportation Depot.	No Action Taken
10. Adjournment	The meeting was adjourned at 10:11 a.m.	No Action Taken

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties