



**Uptown Whittier Improvement Association
Executive Committee
GM Properties
13305 Penn Street, Suite 200, Whittier, CA 90602
Tuesday, November 19, 2019, 8:00 a.m.**

Current List of UWIA Executive Committee Members: Jim Dunkelman (Treasurer), Conal McNamara (Vice President), Monica Oviedo (Secretary), Mark St. Julien (President)

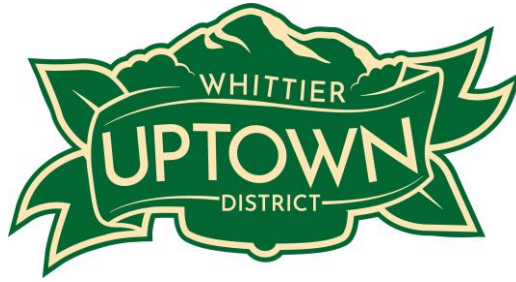
AGENDA

- 1. Call to Order: Mark St. Julien, President**
- 2. Introductions of guests, announcements**
- 3. Public Comment** - The public is invited to address the UWIA Executive Committee (EC) regarding any item of business. Speakers must limit their comments to two minutes. Pursuant to State law, the EC cannot take action or express a consensus of approval or disapproval on any oral communications which do not appear on the printed agenda.
- 4. Approve the Executive Committee minutes from October 29, 2019** **Action Item**
- 5. Approve the 2020 calendar year schedule of EC meetings** **Action Item**
- 6. Approve the 2020 calendar year schedule of Board meetings to be presented to the board for board approval** **Action Item**
- 7. Establish task force to come up with questions for an owner survey**
- 8. Discuss and approve the agenda for the UWIA Board meeting on December 12, 2019**
- 9. Other Committee Items**
- 10. Next UWIA Executive Committee Meeting date: December 17, 2019, 8:00 a.m., at GM Properties, 13305 Penn St, Suite 200, Whittier, CA 90602**
- 11. Adjournment:** _____

BROWN ACT:

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at the Whittier Train Depot, at the meeting location designated for the Board or Committee meeting and on their website www.uwia.org. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Brent Haskell brent@gmpropertiesinc.com or Stephanie Shamp stephanie@gmpropertiesinc.com of GM Properties at (562) 697-5000.

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



**Uptown Whittier Improvement Association
Executive Committee**

**GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602
Tuesday, October 29, 2019, 8:00 a.m.**

Present: Mark St. Julien (President), Jim Dunkelman (Treasurer), and Monica Oviedo (Secretary)

Absent: Conal McNamara (Vice President)

Guests:

Consultant: Brent Haskell and Stephanie Shamp – GM Properties

MINUTES:

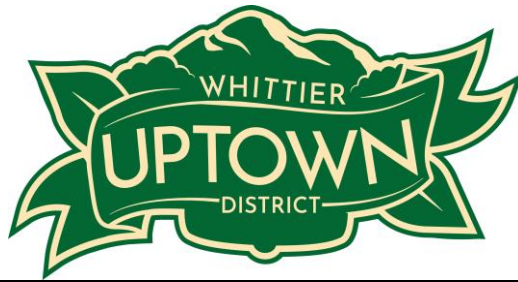
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order & Introductions	Mark St. Julien called the meeting to order at 8:06 a.m.	1. No Action Taken
2. Introduction of guests and announcements		2. No Action Taken
3. Public Comment	Brent Haskell stated an owner, Frank Caliri submitted a letter in support of the proposed Comstock Parking Structure. Mark St. Julien stated it ties into Agenda item 8. It will be discussed then.	3. No Action Taken
4. Approve the Executive Committee Minutes dated September 24, 2019	Corrections need to be made as follows:	4. Monica Oviedo motioned to approve the September 24, 2019 Executive Committee minutes. Jim Dunkelman 2nd. All in

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

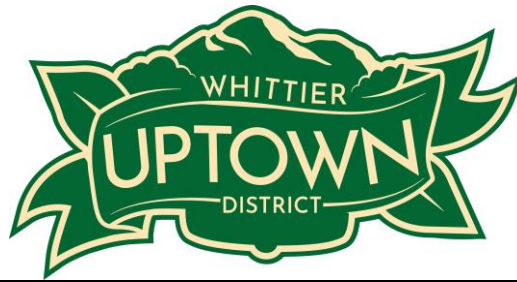
c/o GM Properties Inc. ■ 13305 Penn Street ■ Suite 200 ■ Whittier, CA 90602
P (562) 697-5000 ■ F (562) 693-2126
info@uwia.org ■ www.uwia.org



		<p>favor, none opposed, motion passed.</p>
<p>5. Discuss if Rutan & Tucker should review the Aleco contract, the ByLaws, and Insurance Policies of the UWIA.</p>	<p>Mark St. Julien discussed hiring private security for the public. He shared with the Executive Committee the attorney for PIH said that it is a liability and PIH cannot do public security with private service. Review of the contract and review of the purpose is needed. Monica Oviedo stated she read the email that the review process will take six hours. Jim Dunkelman asked if the six hours will be for each document or all documents. Brent Haskell and Monica stated all three documents. Monica wants the insurance provider's input. Mark stated Aleco has insurance as well. Monica wants to know the laws and liability.</p>	<p>5. Monica Oviedo moved to look at Aleco's contract, the Bylaws, and Insurance policies of UWIA with a lens and know what is Aleco's liability. Mark St. Julien 2nd. All approved none opposed.</p>
<p>6. Discuss Owner Outreach and 7. Discuss Correspondence with the Property Owners</p>	<p>Monica Oviedo wants to start with the new year and move backwards with the DISI Committee. Mark St. Julien stated he is working with business owners and currently has four interested parties. Monica stated Conal McNamara to work on property owner contact information. Brent Haskell stated the return to sender mailings are title searched and show the same mailing addresses that goes out. Jim Dunkelman and Brent Haskell discussed 230+ parcels and 145 mailings. Monica would like to work with local owners. Mark stated property owners do the work. Monica would like to set a date, March at the new Poets Gardens. Further discussion on city issues at the location. Brent stated DISI meeting this Friday, November 1, 2019. The Committee can</p>	<p>6. and 7. No Action Taken</p>



	<p>identify a good day in March and pick a location. Mark asked how to make connection. Jim Dunkelman stated engagement needed. Monica stated survey and electronic media via FaceBook page. Jim asked if Edna can do this. Monica stated create a group page electronically. Brent stated all Board members online creates a Brown Act violation even clicking a like. Monica stated include a member recruitment and create the program for it to be not open for comment. It has been done through the school. Monica continued to state to hold off on social media or one-way communication or property owner communication.</p>	
<p>8. Discuss the pending City Council vote regarding the parking structure and determine if an agenda item is needed for the UWIA Board meeting on November 7, 2019</p>	<p>Mark St. Julien stated there is not enough money so the discussion is to take funds out of StreetScape or put all of the funds into the StreetScape. Josué Alvarado and Henry Bouchot want more studies. Mark would like to make a recommendation on UWIA’s position. The project is to cost \$40,000.00 a spot. The city is getting gouged and the project is not getting any cheaper. \$12 million for the project and 300 parking spaces. Jim Dunkelman asked about the location. Mark stated near the Alphabeta net gain of two hundred and it’s behind Sergeants between Bailey Street and Hadley Street off of Comstock Avenue. Mark also stated PIH is pulling employees and relocating them because of the parking situaion. Jim asked if the city owns the lot. Mark stated yes. Monica Oviedo wants to put it on the Agenda, survey the owners, and brainstorm at the</p>	<p>8. No Action Taken</p>



	<p>meeting. Mark stated UWIA can discuss paying for one police officer if the City could pay for one then there would be two in Uptown (as required). Aleco receives \$4,800.00 a month for three days. Remove Aleco which removes Ambassador liability issue. Monica and Brent Haskell stated if there is a true emergency the officers will be pulled. Monica stated she would like the police partially paid for their time going back to what Frank Rinaldi said.</p>	
<p>9. Discuss and approve the Agenda for the UWIA Board meeting on November 7, 2019.</p>	<p>Monica would like to identify a survey and identify a date, make it an agenda item. Mark St. Julien stated he would like a consensus of the Board’s standing on the parking structure. Monica would like a census link discussion item to help. Wherever you live on April 1st is where you register.</p>	<p>9. No Action Taken</p>
<p>10. Other Committee Items</p>		<p>10. No Action Taken</p>
<p>11. Next UWIA Executive Committee Meeting</p>	<p>The next regularly scheduled meeting will be on Tuesday, November 26, 2019, at 8:00 a.m. at 13305 Penn Street, Whittier, CA.</p>	<p>11. Due to the Thanksgiving holiday the meeting is rescheduled to Tuesday, November 19, 2019 at 8:00 a.m.</p>
<p>12. Adjournment</p>	<p>The meeting was adjourned at 8:59 a.m.</p>	<p>12. No Action Taken</p>

Minutes taken by Brent Haskell and Stephanie Shamp with GM Properties.



**Uptown Whittier Improvement Association
Executive Committee
2020 Calendar Year Schedule of Meetings**

January 28, 2020

February 25, 2020

March 31, 2020

April 28, 2020

May 26, 2020

June 30, 2020

July 28, 2020

August 25, 2020

September 29, 2020

October 27, 2020

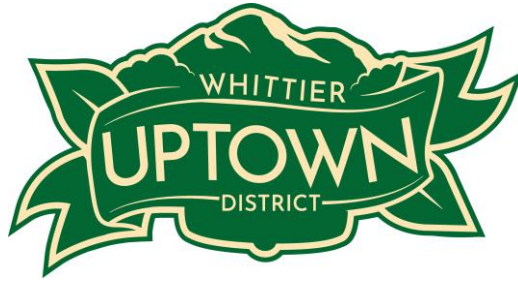
November 17, 2020

December 15, 2020

All meetings are scheduled for 8:00 a.m. at GM Properties, 13305 Penn Street, Whittier, CA 90602 (dates, times and location are subject to change)

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

c/o GM Properties ■ 13305 Penn Street, Suite 200 ■ Whittier, CA 90602
P (562) 697-5000 ■ F (562) 693-2126
info@uwia.org ■ www.uwia.org



**Uptown Whittier Improvement Association
Board
2020 Calendar Year Schedule of Meetings**

January 16, 2020

February 13, 2020

March 12, 2020

April 9, 2020

May 14, 2020

June 11, 2020

July 9, 2020

August 13, 2020

September 10, 2020

October 8, 2020

November 12, 2020

December 10, 2020

*All meetings are scheduled for 8:30 a.m. at the Historic Train Depot, 7333 Greenleaf Ave,
Whittier, CA 90602 (dates, times and location are subject to change)*

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

c/o GM Properties ■ 13305 Penn Street, Suite 200 ■ Whittier, CA 90602
P (562) 697-5000 ■ F (562) 693-2126
info@uwia.org ■ www.uwia.org



**Uptown Whittier Improvement Association
Board of Directors
Historic Train Depot, 7333 Greenleaf Avenue
Thursday, December 12, 2019, at 8:30 a.m.**

Current List of UWIA Board Members: Ginny Ball, Jeff Collier or Conal McNamara (Vice President), Jim Dunkelman (Treasurer), Stephen Ortiz or Irene McCallister, Monica Oviedo (Secretary) or Steven Rodriguez, Milt Pate, Melinda Pina, Frank Rinaldi, Mark St. Julien (President)

AGENDA

- 1. Call to Order: Mark St. Julien, President**
- 2. Introductions of guests, announcements**
- 3. Flag salute**
- 4. Public Comment** - The public is invited to address the UWIA Board regarding any item of business. Speakers must limit their comments to two minutes. Pursuant to State law, the Board cannot take action or express a consensus of approval or disapproval on any oral communications which do not appear on the printed agenda.
- 5. Approval of the UWIA Board meeting minutes from November 7, 2019** *Action Item*
- 6. Approve the 2020 calendar year schedule of Board meetings as approved by the Executive Committee** *Action Item*
- 7. Committee tasks:**
 - a. Executive Committee: Mark St. Julien**
 1. President report – Mark St. Julien
 -
 - Other
 2. Finance report – Jim Dunkelman
 - Review of budget to actual variance report and financials
 - Information to be mailed to owners within 120 days of fiscal year end

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



b. Contractor Update

1. Aleco – Carlos (report attached)
2. Edna Becerra (report attached)
3. Coastal Landscape Services – Tyson (report attached)

c. District Identity Committee: Ricardo Diaz

1. District Identity update
2. Other

d. Land Use and Project Review Committee: Frank Rinaldi

1. Land Use update
2. Other

e. Sidewalk Operations Committee: Stephen Ortiz

1. Sidewalk Operations update
- 2.
3. Other

8.

9.

10.

11. Other Board Items

12. Next Regularly Scheduled UWIA Board Meeting: Historic Train Depot, 7333 Greenleaf Ave, January 16, 2020, 8:30 a.m.

13. Adjournment: _____

BROWN ACT:

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at the Whittier Train Depot, at the office of the UWIA (GM Properties) and on their website www.uwia.org. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Brent Haskell brent@qpropertiesinc.com or Stephanie Shamp stephanie@qpropertiesinc.com of GM Properties at (562) 697-5000.