



**Uptown Whittier Improvement Association**  
**Board of Directors Meeting**  
**Historic Train Depot**  
**7333 Greenleaf, Whittier, CA 90601**  
**Thursday, January 16, 2020, 8:30 a.m.**

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

**Present:** Mark St. Julien (President), Conal McNamara (Vice President), Jim Dunkelman (Treasurer), Monica Oviedo (Secretary), Ginny Ball, Milt Pate, Melinda Pina, and Frank Rinaldi

**Absent:** Stephen Ortiz / Irene McCallister,

**Guests:** Brian Saeki and Frank Medina

**Consultant/**

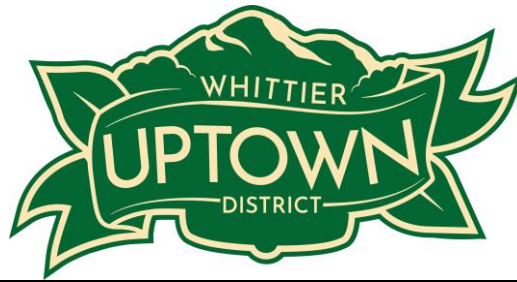
**Staff:** Brent Haskell and Stephanie Shamp – GM Properties Inc., Carlos Lopez – Aleco, Tyson Smith and Alan Cardenas – Coastal

**MINUTES:**

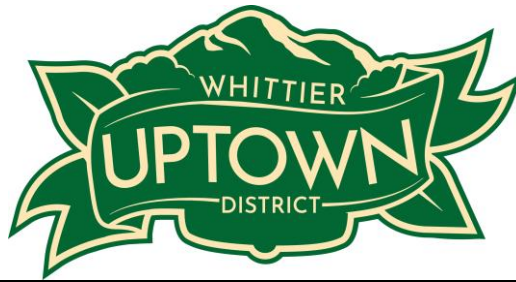
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Mark St. Julien, the President, called the meeting to order at 8:35 a.m.	<b>1. No Action Taken</b>
<b>2. Introductions of Guests and Announcements</b>		<b>2. No Action Taken</b>
<b>3. Flag Salute</b>	Mark St. Julien led the Board and guests in the flag salute.	<b>3. No Action Taken</b>

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

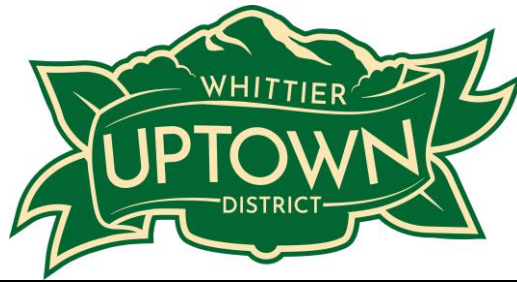
c/o GM Properties Inc. ■ 13305 Penn Street ■ Suite 200 ■ Whittier, CA 90602  
 P (562) 697-5000 ■ F (562) 693-2126  
 info@uwia.org ■ www.uwia.org



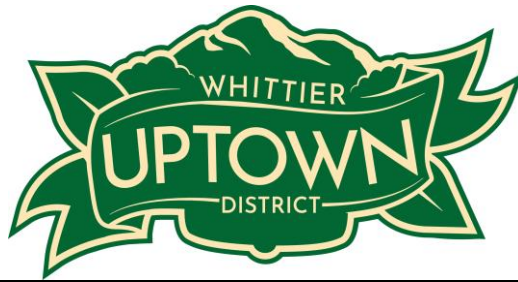
<p><b>4. Public Comment</b></p>	<p>Mark St. Julien opened the floor for public comment as follows:          Frank Medina with WUA thanked UWIA for the holiday lighting contribution. WUA found more power sources this year and will be more organized for the coming year's lighting.</p>	<p><b>4. No Action Taken</b></p>
<p><b>5. Approval of the UWIA Board Meeting minutes from December 12, 2019</b></p>	<p>Corrections need to be made as follows:           Page 5, Section e.1.-2., Grant Riders were discussed at the meeting and further discussion at the Board meeting.           Correction: Grant writers were discussed at the meeting and further discussion at the Board meeting.</p>	<p><b>5. Conal McNamara motioned to approve the December 12, 2019 UWIA Board Meeting Minutes. Jim Dunkelmann 2<sup>nd</sup>. Motion approved as amended. None opposed.</b></p>
<p><b>6. Committee Tasks</b></p>		
<p><b>a. Executive Committee:</b></p>	<p>Mark St. Julien went through the following items:</p>	
<p>a.1. President report – Mark St. Julien</p>	<p>a.1. Received the review from Ajit Thind with Rutan &amp; Tucker, LLP. There are small changes in wording. The Executive Committee will review and come back to the Board. The owner survey is still being worked on for March. Mark St. Julien still working on the charitable donations and benefiting UWIA business owners. Mark is also working on the committee paragraphs and will present to the Board. Not necessary for the committee chairs to submit anything.</p>	<p><b>a.1. No Action Taken</b></p>
<p>a.2. Finance report – Jim Dunkelmann</p>	<p>The Budget on page 9, approved and updated. Surplus fund based upon</p>	<p><b>a.2. No Action Taken</b></p>



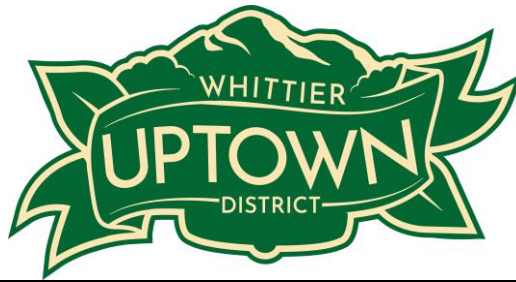
	<p>approved formulas and split into each Committees. Jim went over UWIA’s cash position, transfer to GM on funding to expenses, and monies held with GM. Payments, nothing out of the ordinary. There was bundled invoicing. In the month of December 2019, the city provided checks including late fees.</p>	
<p><b>b. Contractor Update</b></p>	<p>Mark St. Julien went through the following items and stated to email questions to Brent Haskell and he will forward them onto the vendors:</p>	<p><b>b. Mark noted that Edna was not present, Brent stated he received an email that she had a sick child and could not attend but the report was attached to the packet.</b></p>
<p><b>b.1. Aleco report – Carlos Lopez</b></p>	<p>See Attached Written Report.</p> <p>Carlos with Aleco discussed presence and minimum wage increase scheduled July 2020, along with the insurance increase, requested additional \$2.00 per hour. Looking for Ambassador replacement. Minimum age is 18 for the paid position. Aleco needs to replace a supervisor. Any candidate needs to be fit enough to ride a bike. Brent Haskell asked if there are bike issues. Carlos Lopez replied not now. Mark St. Julien asked what is working so UWIA can advertise and what is not so it can be fixed. Carlos replied visibility of crime prevention works. Aleco does not have stats, so there is no weight. Continued discussion on Aleco Ambassadors re-introducing themselves to each business and the comments are</p>	<p><b>b.1. Carlos Lopez with Aleco is to speak with the Sidewalk Committee on wage increase and contract renegotiations.</b></p>



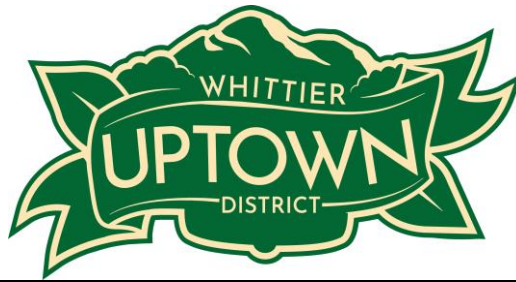
	<p>thankful less homeless. Aleco will work on an Ambassador replacement. Mark would like Carlos to think about the best way to enhance the Ambassadors and promote the Ambassadors in 1 ½ minutes. Monica Oviedo recommended Carlos contact Whittier Police Department thru their ROTC program. Mark would like Carlos to bring up costs to the Sidewalk Committee. Carlos would like to work on communication within the community. Monica stated Aleco’s contract is in place. If it needs to be renegotiated speak with the Sidewalk Committee. Frank Rinaldi stated he feels the Uptown area has improved since Aleco has started their services.</p>	
<p><b>b.2. Edna Becerra – Social Media Overview</b></p>	<p>Edna Becerra not present. See Attached Written Report.</p> <p>Frank Rinaldi would like to see UWIA benefits along with the statistics in the reports.</p>	<p><b>b.2. No Action Taken</b></p>
<p><b>b.3. Coastal Landscape Services – Tyson Smith</b></p>	<p>See Attached Written Report.</p> <p>Tyson Smith stated Alan Cardenas works on site. Coastal is finishing up the pressure washing. The routine is down with the other city contractor that works Monday, Wednesday, and Friday so there is no overlap. Homeless is down in the parking lot and communication with the City and the removal of graffiti is quick and easy. Brent Haskell asked how does Coastal communicate with the city. Tyson replied through the City website. Ginny Ball stated the museum is cleaned two</p>	<p><b>b.3. No Action Taken</b></p>



	<p>times a year. Melinda stated in her business area on Bailey Street, she hears nothing but good from the business owners and wishes Tyson could hear it all. Frank Rinaldi stated he needs the map. His property is on the border but his building is not getting cleaned. Mark St. Julien stated the map is on the website and was submitted to the Sidewalk Committee nine months ago. Frank stated it looks better. Tyson stated he doesn't want any confusion the pressure washing is done two times a year and cleaning done on a schedule. Frank Medina would like a more refined list. UWIA has a bigger grid and deeper pockets. Frank Medina's concern are the sidewalks and the complaints. Complaints are being directed in a circle – to the city, WUA, then UWIA. Mark St. Julien stated the trash dragging is an issue. Frank Medina stated WUA is working on odor and small cleaning. WUA is notifying the owners of the violation. Coastal sends a report to Brent Haskell and Stephen Ortiz every Friday. Frank Medina wants to be included in the email. Jim Dunkelman asked if Coastal aspires to achieve a level of cleanliness where the sidewalks are not dirty in a week or two after cleaning. Tyson replied cannot ever achieve that level with public right of way. Owners need patience and to do their part. UWIA does more for the Uptown than the City and most other cities do. Melinda Pina wanted to remind the Board that UWIA started as a supplement, adding to the city, and doesn't want the city to step back. Mark asked Tyson if he</p>	
--	--	--

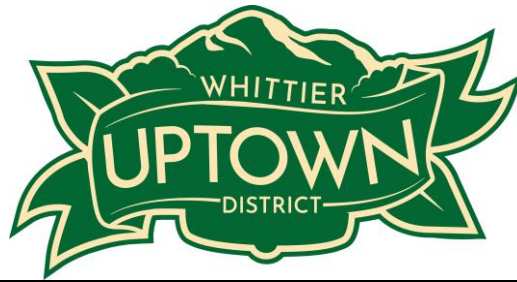


	<p>has the city schedule. Tyson responded yes, and the city is maintaining the same services. Melinda stated step back and the city needs to assist. Conal stated the city cannot cut back on what was in place at the time of the agreement between the City and UWIA. The city was focused on the holiday. In all three expanding associations need to participate and be in the meeting. This is not the time and place, this is a Sidewalk Committee discussion. Frank Medina agrees with Melinda on point of taking a step back. Walk hot spots. Frank Rinaldi wants to have the owners responsible. Mark St. Julien stated any further discussion to be with Sidewalk Committee.</p>	
<p><b>c.1.-3. District Identity Committee Update: Ricardo Diaz</b></p>	<p>c.1. - 2. Ricardo Diaz not present. Melinda Pina updated the Board on the Owner Event / Social Committee. The event is scheduled for March 13<sup>th</sup>. Venue is Whittier college using the college's caterer, Bon Appetit. Andrew Yañez working on the invite with 100 people. Presenters are City Council, Fire Department, and Police Department. Jim asked if Kristin Wiberg is helping. Melinda responded yes.</p>	<p><b>c.1. – 3. No Action Taken.</b></p>
<p><b>d.1.-2. Land Use and Project Review Committee Update: Frank Rinaldi</b></p>	<p>d.1. – 2. Frank Rinaldi stated Land Use Committee had a meeting that discussed the parking structure, streetscape plans and city code. Frank stated the Land Use Committee can't really do anything until the City makes the first move. Frank stated the Land Use Committee is supportive of the City and whatever they</p>	<p><b>d.1. – 2. No Action Taken.</b></p>



	want to do, but the City can't and doesn't move quickly so the committee is waiting.	
<b>e.1.-2. Sidewalk Operations Committee Update: Stephen Ortiz</b>	e.1. – 2. Stephen Ortiz not present. Mark St. Julien stated Stephen Ortiz is working on getting Valet Parking bids and enhancing the Aleco contract.	<b>e.1. – 2. No Action Taken</b>
<b>7. Board to discuss and consider if the UWIA should take a position or stay neutral on Measure W (proposed City of Whittier sales tax increase)</b>	<p>Mark St. Julien stated the presentation was made. UWIA needs to discuss to make a recommendation, take a position, and opened the floor for discussion. Milt Pate would like to stay neutral. Jim Dunkelman stated there was discussion if Whittier doesn't add the sales tax then the county or state will increase the tax to the max and Whittier will not receive any of the increase. Brian Saeki replied factual. With prop A &amp; C county receives the revenues and little comes back to the city. Many cities are getting ahead of the game. AQMD looks into funding. Shortfalls help and can't say will be contributed. Legislator controls beyond states max sales tax of 10 ¼. Milt asked if a portion goes to CalPERS. Brian replied yes with a conservative approach. Monica Oviedo would like to support. Monies stay with Whittier. There is a known homeless issue. Ginny Ball supports and agrees with Monica. The City receives approximately 1% of the current 9 ½% sales tax. Brian stated it is equitable for everyone as opposed to only property owners because all people pay the tax if they spend money within the city. Mark St. Julien asked if the increased sales tax will take business away from Whittier. Several responded they did not think so. Someone mentioned auto</p>	<b>7. No Action Taken</b>





	<p>sales and Brian Saeki responded that sales tax on vehicles is based on your residence. Frank Rinaldi stated the City of LA does not have the increase sales tax. Frank R. also mentioned the Pico Rivera increased their sales tax and businesses left the city. Brian Saeki stated that is not entirely true or not necessarily the reason. Ginny Ball voiced her support of the tax increase. Frank Rinaldi stated will be passed along, does not see the benefit and thinks the UWIA should not take a position on the issue. Melinda Pina brought up Pico Rivera as she has family that lives there. Melinda stated she felt in the short term Pico Rivera lost business but in the long term feels the city has benefited from the increase in sales tax. That being said Melinda is not certain the UWIA should take a position on the ballot issue. Further discussion was held and the board decided not to make a motion on the action item.</p>	
<p><b>8. Other Board Items</b></p>		<p><b>8. No Action Taken</b></p>
<p><b>9. Next Meeting date</b></p>	<p>Mark St. Julien announced the next Board of Directors meeting will be on Thursday, February 13, 2020 at 8:30 a.m. at the Whittier Community Center. Brent Haskell explained that the train depot was booked for February, March and April and was unavailable for the UWIA.</p>	<p><b>9. No Action Taken</b></p>
<p><b>10. Adjournment</b></p>	<p>The meeting was adjourned at 9:50 a.m.</p>	<p><b>10. No Action Taken</b></p>

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties