



**Uptown Whittier Improvement Association
Board of Directors Meeting
Whittier Community Center
7630 Washington Avenue, Whittier, CA 90602
TELECONFERENCE MEETING
Thursday, February 10, 2022, 8:30 a.m.**

Current Lists of UWIA Board Members: Frank Rinaldi (President), Melinda Pina(Vice-President), Jim Dunkelman (Treasurer), Katie Galvin-Surbatovic (Secretary)/Ben Pongetti/Brian Saeki, Ginny Ball, Roland Fargo, David Gonzalez, Stephen Ortiz/Irene McCallister, Milt Pate, and Steven Rodriguez

Present: Ginny Ball, Jim Dunkelman, David Gonzalez, Stephen Ortiz, Milt Pate, Melinda Pina, Frank Rinaldi, and Steven Rodriguez

Absent: Roland Fargo and Katie Galvin-Surbatovic

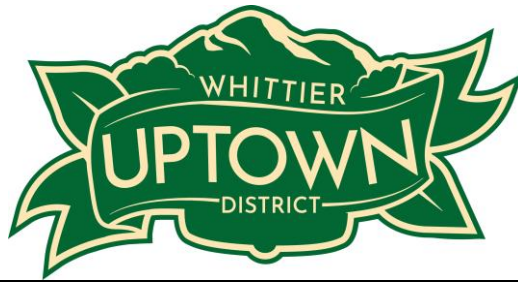
Guests: Andrew Pina

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

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Frank Rinaldi called the meeting to order at 8:34 a.m.	1. No Action Taken
2. Roll Call	Brent Haskell took roll call.	2. No Action Taken
3. Public Comment	No public comments were received via email.	3. No Action Taken

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



<p>4. Approval of the January 13, 2022 UWIA Board Meeting Minutes</p>	<p>Corrections need to be made as follows: Item 5, pdf page 5, Ginny Ball asked if the Police <i>Captian</i> was notified the program was suspended.</p>	<p>4. Dave Gonzalez Motioned to Approve the January 13, 2021 UWIA Board Meeting Minutes as Corrected. Melinda Pina^{2nd}. Brent Haskell Took Roll Call. All in favor with One Abstain. Motion Passes.</p>
<p>5. Approval of the February 2, 2022 UWIA Board Special Meeting Minutes</p>		<p>5. Dave Gonzalez Motioned to Approve the February 2, 2022 UWIA Board Special Meeting Minutes. Melinda Pina^{2nd}. Brent Haskell Took Roll Call. All in favor. Motion Passes.</p>
<p>6. Review and Discuss the Attached Edited District Manager RFP. Discuss Any Further Edits, then Approve to Turn Over the Process to the Established Task Force</p>	<p>Frank Rinaldi stated that Brent Haskell emailed the Board after the healthy discussion in the last meeting. The only comments received were from the Executive Committee. Jim Dunkelman stated the District Manager RFP was reviewed and is comfortable with it. Frank agrees. Jim wants the first word on Item I., pdf page 20, "Uphold" to be removed. After passing the Motion, Ginny Ball wants someone to proofread the RFP before publication. Frank stated the Task Force, after establishing, will review the RFP.</p>	<p>6. Melinda Pina Motioned to Approve the Attached District Manager RFP as Modified. Jim Dunkelman ^{2nd}. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</p>
<p>7. Board to Establish the District Manager RFP Taskforce. The Taskforce is to</p>	<p>Frank Rinaldi stated that Stephen Ortiz pointed out a written RPF procedure is missing in the bylaws. Brent Haskell spoke with the attorney, Rutan & Tucker, who</p>	<p>7. No Action Taken</p>



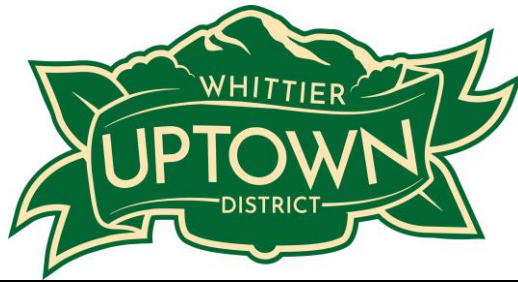
<p>Review the Language and Obtain Executive Committee Concurrence Prior to Posting the District Manager RFP with the Board having Final Approval of the District Manager RFP</p>	<p>stated it is a standard process not to be included. Let Brent know if anyone wants to be on the District Manager Task Force. The sooner the better to post and continue the process. Melinda Pina volunteered to be on the Task Force. Stephen Ortiz asked if communication went out to the prior candidates. Frank replied yes, the prior candidates were informed of the language discrepancy and were invited to submit again. No further questions.</p>	
<p>8. Board to Review and Approve the Year-End Reporting Letter / Packet to be Mailed to the Property Owners Before the End of March</p>		<p>8. Jim Dunkelman Moved to Mail Out the Year-End Reporting Letter /Packet to the Property Owners as Written Before the End of March. Ginny Ball 2nd. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</p>
<p>9. Board to Review and Approve the Newsletter to the Property Owners</p>	<p>After passing the Motion, Ginny Ball wants someone to proofread the Newsletter before publication.</p>	<p>9. Ginny Ball Moved to Approve the Newsletter to the Property Owners. Milt Pate 2nd. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</p>
<p>10. Board to Review the Eide Bailly Review and Approve the Review to be Presented to the City</p>	<p>Jim Dunkelman reviewed the Eide Bailly highlights with the Board and approves as provided. The balance on pdf page 46 is the fiscal year-end. On the next page are the revenue and expenses. Jim opened the floor for questions or comments. There were none. Jim stated next will be</p>	<p>10. Ginny Ball Moved to Approve Eide Bailly's Review. David Gonzalez 2nd. Brent Haskell Took Roll Call. All in Favor. Motion Passes.</p>



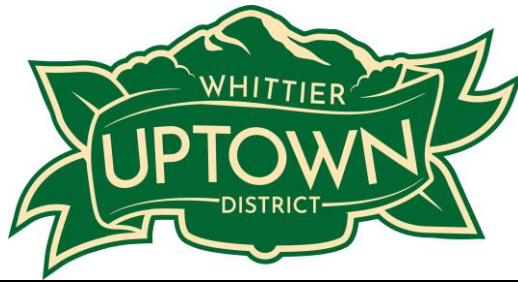
	the IRS report and in observation, UWIA is deviating from the description. It needs to be standardized.	
11. Committee Tasks:		
a.1. Executive Committee Update – Frank Rinaldi	a.1. Frank Rinaldi stated the Executive Committee discussed with Andrew Pina getting UWIA exposure and is it worth the money paid. The billboard is unknown o exposure. DISI Committee is working to reach the young people. Melinda Pina stated videos are being designed to update exposure and love using in-house for the college and high school drama. David Gonzalez recommended Rio Honda College Drama. Frank wants to go back to the school internship program and understands the more entities involved the longer it takes. Frank wants to go back to developing the program. Melinda stated she remembers it was under discussion but never prurition. A template needs to be created with WUA to get it moving. Frank wants to establish the core first. With the new WUA President hopeful. David Gonzalez is happy to support. David worked with the college on homeless development.	a.1. No Action Taken
a.2. Finance Report – Jim Dunkelman	a.2. Jim Dunkelman stated there are lower funds for the month due to the three district manager invoices paid. Jim opened the floor for comments or questions. There were none. UWIA should start receiving the 1 st assessment in a couple of weeks. Ginny Ball asked if the Ambassador payment final payment day	a.2. No Action Taken



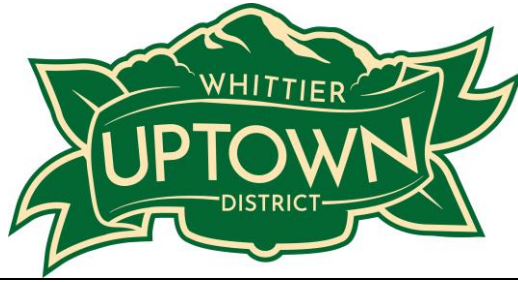
	was January 12 th . Brent Haskell stated correct, with a four-week billing cycle it fits.	
c. Contractor Update	Frank Rinaldi went through the following items and opened the floor for discussion:	
1. Edna Becerra – Social Media Overview	See Attached Written Report.	1. No Action Taken
2. Coastal Landscape Services – Tyson Smith	See Attached Written Report.	2. No Action Taken
d.1.-2. District Identity Committee Update: Andrew Pina	Andrew Pina stated at the last DISI meeting working on Hope Boat Productions. The hiring package was not included. Ideally will stick with Whittier Dama Club at the high school and college. Will also stick with influencers. There are five different concepts in place – 55+, family, general, and nightlife. Also went over QR codes in the banners and the analytics. Looked at CampusBird. Whittier College is using an interactive map that indicates where the district is, parks, etc. A representative is to be at the next meeting. Frank Rinaldi stated the Executive Committee requested Andrew to attend the meeting. Andrew has taken the task at heart and has identified the areas of expense UWIA should be working on to expand UWIA's presence. The newsletter, WUA, and UWIA logos in the district were discussed. Both logos are proper.	d.1.-2. No Action Taken



<p>e.1.-2. Sidewalk Operations Committee Update: Steven Rodriguez</p>	<p>Steven Rodriguez stated the task force is working on the RFP. David Gonzalez added the task force is waiting on counterparts from another bid. Looking to get other cities' Ambassador documentation. To receive this week. Frank Rinaldi stated it is too early to gauge if the Ambassador program is needed or missed. The graffiti is up and the Ambassadors would help deter. Steven Rodriguez stated the graffiti is up. Melinda Pina stated the skateboarding is up. Frank discussed changing the Ambassador hours from night to day. Melinda wants to change seasonal hours for consideration.</p>	<p>e.1.-2. No Action Taken</p>
<p>f. 1.-2. Land Use and Project Review Committee Update: Frank Rinaldi</p>	<p>Frank Rinaldi discussed the update on the Alpha Beta site and surrounding sites. There are questions on the financial side with the developers and internally reviewing for success. The people mover task force is getting ready to schedule a meeting with the community at large.</p>	<p>f.1.-2. No Action Taken</p>
<p>12. Other Board Items</p>	<p>UWIA insurance coverage discussed. There is a lot of communication between Jim Dunkelman and Brent Haskell. The agent is shopping around for a comprehensive policy. UWIA will have two different companies. Future Agenda / Action Items 1) Should UWIA carry sexual harassment. 2) UWIA does not have employee coverage and should have it. Jim is not into the insurance coverage details as the previous Board member Paul White handled. May have this coverage in the future. Item 1) needs to be bound today. There is a narrow line of exposure.</p>	<p>12. No Action Taken</p>



	<p>A legal defense cost would be high and would rather have. Ginny Ball agrees. Frank Rinaldi stated \$700 is the annual premium. David Gonzalez asked who does it cover. Frank replied the Board and Committee are but the vendor is unknown. Ginny stated the policy needs to be read by the Board and the attorney. Frank agreed with Jim. Better to be bound than not with an extra layer. Per the Brown Act cannot vote but open for discussion. Ginny wants the policy reviewed by the attorney. Her other committees are higher. David wants the policy to be reviewed by legal. Frank stated 2 million is the limit. Ginny wants the attorney to review the policies and to receive the analytics before the next Board meeting. Milt Pate and Melinda Pina agree.</p> <p>Ginny Ball, Ben Pongetti, and Melinda Pina at the EBC meeting on economic and development. Proposed questions for the mayor's race were discussed. Ginny wants the questions emailed to Brent Haskell. Cannot question the unknown. Melinda Pina wants to include the StreetScape Plan as a question. Since there are none on StreetScape Ginny will request to RD. Melinda hopes UWIA will get assistance/involvement from the new District 2 position filled.</p> <p>Frank Rinaldi announced the meeting set up with Frank and Carol with the Chamber, Brent Haskell, and Melinda Pina has been rescheduled to February 15th at 2:00 p.m.</p>	
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	<p>Ginny Ball announced the museum is honoring Nixon’s work and opening China on February 26th. It is posted on the UWIA website.</p> <p>Ginny Ball announced the Candidate Forum is on March 9th at 6:00 p.m.</p>	
13. Next Meeting Date	The next regularly scheduled Board of Directors meeting will be on Thursday, March 10, 2022, at 8:30 a.m. at the Whittier Community Center located at 7630 Washington Avenue or possibly telephonically.	13. No Action Taken
14. Adjournment	The meeting was adjourned at 10:22 a.m.	14. No Action Taken

Minutes were taken by Brent Haskell and Stephanie Shamp, GM Properties