



**Uptown Whittier Improvement Association  
Board of Directors Meeting  
Whittier Community Center  
7630 Washington Avenue, Whittier, CA 90602  
**TELECONFERENCE MEETING**  
Thursday, October 14, 2021, 8:30 a.m.**

**Current List 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, Roland Fargo, Katie Galvin-Surbatovic, David Gonzalez, Stephen Ortiz, Milt Pate, Melinda Pina, Frank Rinaldi, and Steven Rodriguez

**Absent:**

**Guests:** Andrew Yañez

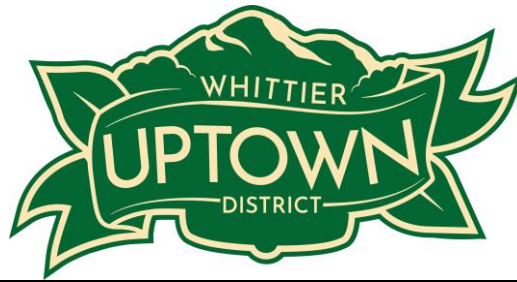
**Consultant/  
Staff:**

Brent Haskell and Stephanie Shamp – GM Properties Inc.

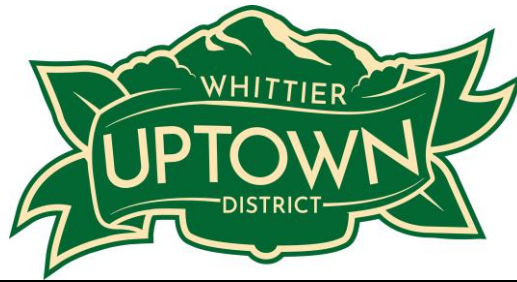
**MINUTES:**

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Frank Rinaldi called the meeting to order at 8:34 a.m.	<b>1. No Action Taken</b>
<b>2. Roll Call</b>	Brent Haskell took roll call.	<b>2. No Action Taken</b>
<b>3. Public Comment</b>	No public comments.	<b>3. No Action Taken</b>
<b>4. Approval of the UWIA Board</b>	Corrections need to be made as follows:	<b>4. Katie Galvin-Surbatovic Moved to</b>

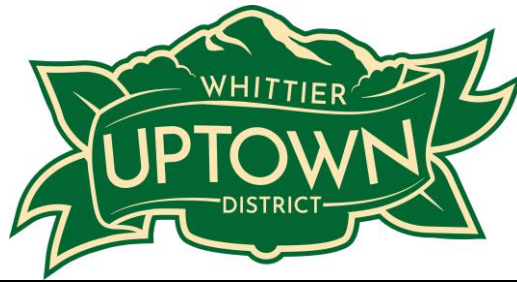
UPTOWN WHITTIER IMPROVEMENT ASSOCIATION



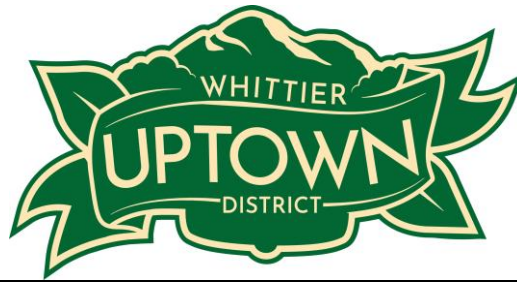
<p><b>Meeting Minutes from September 9, 2021</b></p>	<p>Item 6., page 2, replace “a” with “an” before “AA rating” and “AAA rating” throughout.</p> <p>Item 6., page 2, the sentence should read: Further discussion <i>is needed</i> on what the mission is for the Ambassadors as it is not clear.</p> <p>Item 6, page 3, the sentence should read: Ginny Ball prefers carriers to have the highest <i>rating</i>.</p> <p>Item 7.a.2., page 4, the sentence should read: Jim pointed out that legal fees because of the contract reviews and RFP work will most likely exceed budget, but does <i>not</i> see that as a problem.</p> <p>Item 7.a.3., page 5, the sentence should read: The Nominations Committee is recommending that Community Member at Large nominees serve on a committee for at least 18 months, instead of 6 months (currently required by election protocol), <i>so that</i> everyone can see consistency, contributions, and meeting attendance.</p> <p>Item 7.a.8.a., page 8, the sentence should read: Melinda Pina stated <i>that</i> Andrew Yañez <i>has</i> served as Vice Chair on the DISI Committee.</p>	<p><b>Approve the September 9, 2021 UWIA Board Meeting Minutes as Corrected. David Gonzalez 2<sup>nd</sup>. Brent Haskell took roll call. All in favor, motion passes.</b></p>
<p><b>5. Review and Approve the DISI Committee Progress Report and 2021 –</b></p>	<p>Frank Rinaldi opened the floor for questions, comments, or changes. There were None. Frank stated it was asked a while back for each Committee Chair to meet with the Executive Committee on</p>	<p><b>5. Ginny Ball Moved to Approve the DISI Committee Progress Report and the 2021 - 2022 Fiscal Year</b></p>



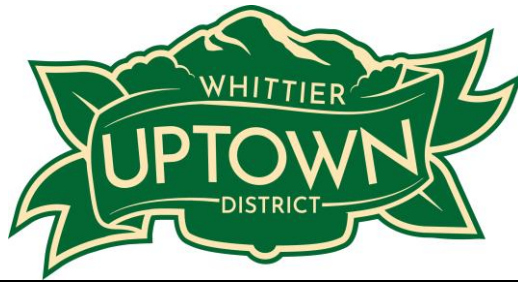
<p><b>2022 Fiscal Year Budget</b></p>	<p>how effective their expenditures are. Frank wants to continue this. It is the only way to get a clear picture on spending and is a financial benefit to all.</p>	<p><b>Budget. Jim Dunkelman 2<sup>nd</sup>. Brent Haskell took roll call. All in favor, motion passes.</b></p>
<p><b>6. Review and Approve the Executive Committee Progress Report and 2021 – 2022 Fiscal Year Budget</b></p>	<p>Frank Rinaldi opened the floor for questions, comments, or changes. There were None. Melinda Pina wants someone from the Executive Committee to attend a meeting with the developers so UWIA has a voice on goals and/or accomplishments. Frank stated it is under the Land Use Progress Report. Under that Committee the task was assigned.</p>	<p><b>6. Jim Dunkelman Moved to Approve the Executive Committee Progress Report and the 2021 -2022 Fiscal Year Budget. Ginny Ball 2<sup>nd</sup>. Brent Haskell took roll call. All in favor, motion passes.</b></p>
<p><b>7. Board to Approve the 2021 – 2022 Contingency Allocation of 4% of the Projected Assessments Received of \$475,000 or \$19,000</b></p>	<p>Ginny Ball asked if UWIA can put a report together on who has not paid. Jim Dunkelman knows the amount in total that is not paid in the current year but it is not known when an owner is caught up, if it is for the current year or previous. The County works it out. The City knows of non-payments. Katie Galvin-Surbatovic confirmed City knowledge. Ginny wanted to know if Council knows. Jim and Katie stated it is unknown. Katie will check and circle back.</p>	<p><b>7. Jim Dunkelman Moved to Approve the 2021 – 2022 Contingency Allocation. Milt Pate 2<sup>nd</sup>. Brent took roll call. All in favor, motion passes.</b></p>
<p><b>8. Review and Approve the Land Use Committee Progress Report</b></p>		<p><b>8. Ginny Ball Motioned to Approve the Land Use Committee Progress Report. Jim Dunkelman 2<sup>nd</sup>. Brent Haskell took roll call. All in favor, motion passes.</b></p>



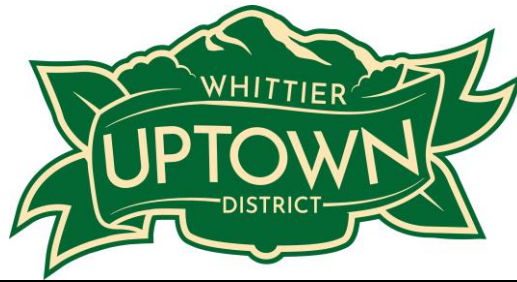
<p><b>9. Review and Approve the Sidewalk Operations Committee Progress Report and 2021 – 2022 Fiscal Year Budget</b></p>	<p>Ginny Ball has observed loud music and doors open. This will be a challenge next year and the City needs to know. Frank Rinaldi stated this is not on UWIA’s report and it is not under UWIA’s control. A weekly Ambassador report is sent to the City. Frank also stated there was a meeting yesterday with the City Manager. The Sidewalk Operations Committee should not be involved any more than what they are doing. Frank added the Board is working and defining the Ambassador program. Trying to revise language under the RFP, which is open to a bigger discussion. David Gonzalez agrees. Under Accomplishments, the 2<sup>nd</sup> sentence needs to be revised as follows: Communicate on management oversight of the Ambassador program and further communication with the Ambassadors and City stakeholders.</p>	<p><b>9. David Gonzalez Motioned to Approve the Sidewalk Operations Committee Progress Report as Revised and the 2021 – 2022 Fiscal Year Budget. Ginny Ball with a second. Brent Haskell took roll call. All in favor, motion passes.</b></p>
<p><b>10. The Board to Grant Jim Dunkelman and GM Properties Approval to Combine the Above Listed Progress Reports and Budgets then Submit the Approved Budgets and Reports to the City as Required by the Management and Disbursement Agreement</b></p>	<p>The annual reports and budget are to be provided to the City by October 15<sup>th</sup>. The Board would like to grant the same authority as last year to provide the reports and budget to the City. Jim Dunkelman stated the format of the report and budget is the same as last year.</p>	<p><b>10. Ginny Ball Motioned to Combine all Progress Reports and 2021 – 2022 Fiscal Year Budgets as Approved. Jim Dunkelman and GM Properties are to Provide the Reports and Budgets to the City of Whittier as Required. Roland Fargo 2<sup>nd</sup>. Brent Haskell took roll call. All in favor, motion passes.</b></p>



<b>11. Committee Tasks:</b>		
<p><b>a.1. Executive Committee Update – Frank Rinaldi</b></p> <p><b>a.2. Finance Report – Jim Dunkelman</b></p>	<p>a.1. Frank Rinaldi stated the survey was discussed at the City meeting yesterday in seeing what uptown needs. The City has spent a lot of money for the needs of uptown with a survey. The closure and Greenleaf are a part of it. There will be another meeting with the City next Monday with the goal of all stakeholders to get it done.</p> <p>a.2. Jim Dunkelman stated there is nothing different from the last meeting in regards to the 12-Month Income Statement. The Ambassador service is a bit over. Sidewalk Committee used a vehicle during covid. It is not problematic from a financial standpoint. The fiscal year ends the end of November. The Balance Sheet shows what GM is holding and what is in the Chase Account.</p>	<p><b>a.1. No Action Taken</b></p> <p><b>a.2. No Action Taken</b></p>
<p><b>c. Contractor Update</b></p>	<p>Frank Rinaldi went through the following items and opened the floor for discussion:</p>	
<p><b>1. Aleco Report – Carlos Lopez</b></p>	<p>Written Report Provided as a Handout and emailed separately as it was provided late.</p>	<p><b>1. No Action Taken</b></p>
<p><b>2. Edna Becerra – Social Media Overview</b></p>	<p>See Attached Written Report.</p>	<p><b>2. No Action Taken</b></p>
<p><b>3. Coastal Landscape Services – Tyson Smith</b></p>	<p>See Attached Written Report.</p> <p>Tyson has more graffiti and trash. Assuming due to the moratorium ending and people moving.</p>	<p><b>3. No Action Taken</b></p>



<p><b>d.1.-2. District Identity Committee Update: Andrew Yañez</b></p>	<p>Andrew Yañez stated the DISI Committee is focused on promoting the district thru social media, developing an analytical plan consisting of age groups, and developing ways of engagement of age appropriateness. Website updates with pixels and develop a QR Code system within the district itself with more information. The DISI Committee approved the winter themed banners that are a continued success. Ginny Ball requested UWIA post on the Nextdoor Application. The Board discussed individual posting and had legality questions. Also, DISI needs to find out what works and what doesn't. Andrew is gathering vendors for UWIA for 15 – 30 second advertisements with the age market taken into consideration consisting of 18 – 35 years, mid-aged with family oriented, and 55+. The “#Our Whittier” and “Meet Me in Uptown” works so considering adding the QR- codes as a community portal. The Committee is keeping the community at heart. Roland Fargo wants a call to action to support. Ginny Ball agrees. Personally email Andrew or Brent Haskell ideas or participation. Frank Rinaldi reminded the Board this is for all uptown owners, not just for certain businesses.</p>	<p><b>d.1.-2. No Action Taken</b></p>
<p><b>e.1.-4. Sidewalk Operations Committee Update: Steven Rodriguez</b></p>	<p>The Sidewalk Committee spent a significant amount of time with the Ambassadors along with the taskforce, who did such good work in pointing out the need to look at the RFP vs. the needs of the District. There is intentional strategic planning with and without the</p>	<p><b>e.1.-4. No Action Taken</b></p>



	Ambassadors that is effective and beneficial. The taskforce was thanked for their time.	
<b>f. 1.-2. Land Use and Project Review Committee Update: Frank Rinaldi</b>	Frank Rinaldi stated the Land Use had a healthy discussion with Ben Pongetti on the Alpha Beta site and on the developer presentations. Expressed individual and Committee likes and preferences with condo and townhouse ownership balances. Also shared with Ben that Uptown has a high rating of business vacancies. Additional vacancies are not beneficial to the community.	<b>f.1.-2. No Action Taken</b>
<b>12. Other Board Items</b>	Milt Pate announced the La Bodega Brewing Company on Comstock Avenue and Bailey Street is about to open and the parking structure has changed.	<b>12. No Action Taken</b>
<b>13. Next Meeting date</b>	Next regularly scheduled Board of Directors meeting will be on Friday, November 12, 2021 at 4:30 p.m. at the Whittier Community Center located at 7630 Washington Avenue or possibly telephonically.	<b>13. No Action Taken</b>
<b>14. Adjournment</b>	The meeting was adjourned at 9:43 a.m.	<b>14. No Action Taken</b>

Minutes taken by Brent Haskell and Stephanie Shamp, GM Properties