







**Uptown Whittier Improvement Association  
Executive Committee  
GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602  
**TELECONFERENCE MEETING**  
Tuesday, March 30, 2021, 8:00 a.m.**

**Present:** Frank Rinaldi (President), Katie Galvin-Surbatovic (Vice President), and Jim Dunkelman (Treasurer)

**Absent:** Stephen Ortiz (Secretary)

**Guests:** Milt Pate

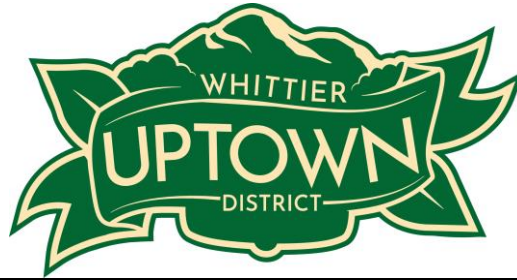
**Consultant:** Brent Haskell and Stephanie Shamp – GM Properties

**MINUTES:**

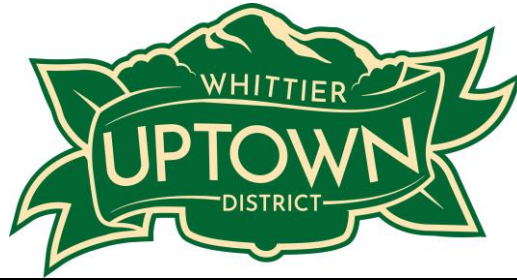
<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
<b>1. Call to Order</b>	Frank Rinaldi called the meeting to order at 8:08 a.m.	<b>1. No Action Taken</b>
<b>2. Roll call and announcements</b>	Brent Haskell took roll call.	<b>2. No Action Taken</b>
<b>3. Public Comment</b>	Brent Haskell read an email provided by Stephen Ortiz formally requesting some of the meetings to be held later in the day or in the evenings.	<b>3. Stephen Ortiz' Request to Hold a Board Meeting Later in the Day or in the Evenings to be Added to the Board Agenda.</b>
<b>4. Approve the Executive Committee Meeting Minutes from February 23, 2021</b>	Corrections need to be made as follows:	<b>4. Jim Dunkelman Motioned to Approve the Executive Committee Meeting Minutes from February</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>23, 2021. Katie Galvin-Surbatovic 2<sup>nd</sup>. All in Favor. Motion Passed.</b></p>
<p><b>5. Committee to Determine if Ajit Thind of Rutan &amp; Tucker Should Review the New Maintenance Agreement Prior to Signing</b></p>	<p>Jim Dunkelman thinks the attorney should review. Brent Haskell stated the Sidewalk Committee Maintenance Task Force to review and discuss, then present to the Committee in the April meeting. The sidewalk Committee scheduled to present in the May Board meeting. In a quick review no Coastal insurance language in place. Jim provided a brief history of development.</p>	<p><b>5. Jim Dunkelman Moved for the Maintenance Agreement to be Cleaned up and Reviewed by Rutan &amp; Tucker Before the Sidewalk Committee Presents at the Board Meeting. Frank Rinaldi 2<sup>nd</sup>. All in Favor. Motion Passes.</b></p>
<p><b>6. Discuss / Update on Greenleaf Promenade</b></p>	<p>Frank Rinaldi stated UWIA supports the closure during Covid. WUA also supporting. Katie Galvin-Surbatovic discussed the council meeting. Same consultant used for the StreedScape based on the previous process and going back to the drawing board. Next step is to go back to the owners and business owners on what they are thinking via survey. Originally presented to the council as a concept. Now extra funds available and need council’s direction to move forward. Cannot discuss without council’s direction. Frank listened in the city meeting without commenting wanting to know the direction the city is taking.</p>	<p><b>6. No Action Taken</b></p>
<p><b>7. Chamber BERT Task Force and WUA Discussing Wraps on the K-Rails and will</b></p>	<p>Brent Haskell stated for information purposes there is discussion to paint or do banners. All logos on the main</p>	<p><b>7. No Action Taken</b></p>



<p><b>be Discussed at the April 9<sup>th</sup> DISI Meeting</b></p>	<p>intersections. No finalization. Interested Parties contact Carol with the Chamber. Art work to be presented at the meeting this Wednesday, 3/31, at 2:00 p.m. Meetings are every other Wednesday.</p>	
<p><b>8. Discuss and Establish the Agenda for the UWIA Board Meeting on April 8, 2021</b></p>	<p>Add: UWIA needs the Board to review the tax information return prior to filing. This will be for information purposes only.</p> <p>Add: Stephen Ortiz' request to hold meetings later in the day or in the evening.</p> <p>Add: Greenleaf Promenade discussion</p>	<p><b>8. No Action Taken</b></p>
<p><b>9. Other Committee Items</b></p>	<p>There is a Task Force disconnect with WUA.</p>	<p><b>9. No Action Taken</b></p>
<p><b>10. Next UWIA Executive Committee Meeting</b></p>	<p>The next regularly scheduled meeting will be on Tuesday, April 27, 2021 at 8:00 a.m. at 13305 Penn St, Whittier, CA 90602 or possibly telephonically.</p>	<p><b>10. No Action Taken</b></p>
<p><b>11. Adjournment</b></p>	<p>The meeting was adjourned at 8:49 a.m.</p>	<p><b>11. No Action Taken</b></p>

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

## Email Responses From Rutan & Tucker 04-12-2021

**From:** Thind, Ajit  
**Sent:** Monday, April 12, 2021 1:10 PM  
**To:** Brent Haskell  
**Cc:** Steven Rodriguez; Stephanie Shamp  
**Subject:** RE: Checking in

Brent,  
Good question but it is hard to quantify.

The vendor is not engaging in the type of work that easily lends itself to claims for liability (unlike the Alecco agreement), so the risk is not very high. That being said, the work related to pressure washing could create conditions conducive to slip and falls or dangerous condition of public property/negligence claims. In addition, the work on the news racks may seem innocuous, but if the news racks are improperly placed and cause an injury, then UWIA would also have some exposure. Finally, there is no indemnification provision in the proposed agreement, which is very alarming. If the vendor does work and it leads to a lawsuit, it is customary that the vendor would have to defend and indemnify UWIA from all related claims, which greatly decreases our potential exposure.

I would feel much better if there was, at the least, indemnification language as that would substantially diminish UWIA's exposure.

Thanks.

**From:** Thind, Ajit  
**Sent:** Monday, April 12, 2021 2:07 PM  
**To:** Brent Haskell  
**Cc:** Steven Rodriguez; Stephanie Shamp  
**Subject:** RE: Checking in

My preference would be to rewrite the agreement since there are some other sections that should be revised.

But if the preference is to just add in indemnification language to the existing agreement, then yes, that language works



## UWIA Board Meeting Announcement

On March 12, 2020, Governor Newsom issued Executive Order No. N-29-20, which allows board members / committee members to attend publicly announced meetings telephonically. Please be advised that some, or all, committee members may attend this meeting telephonically.

Consistent with mandates of Executive Order No. N-29-20, a physical location from which members of the public may observe the meeting or offer public comment will not be made available. Neither the Whittier Community Center nor GM Properties will be open to the public for this meeting; however public comment on the attached agenda can be provided via email at [info@uwia.org](mailto:info@uwia.org).

Please submit public comments and questions at least one hour before the start of the meeting to ensure the Board members receive them in time to view them at the meeting.

**Uptown Whittier Improvement Association  
Board of Directors  
Whittier Community Center, 7630 Washington Avenue  
TELECONFERENCE MEETING  
Thursday, May 13, 2021, at 8:30 a.m.**

**Current List of UWIA Board Members:** Ginny Ball, Jim Dunkelman (Treasurer), Katie Galvin-Surbatovic (Vice President) or Ben Pongetti or Brian Saeki, Stephen Ortiz (Secretary) or Irene McCallister, Milt Pate, Melinda Pina, Frank Rinaldi (President), Steven Rodriguez and Mark St. Julien

### **AGENDA**

1. Call to Order: Frank Rinaldi, President
  
2. Roll call: Brent or Stephanie

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



**3. 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.

**4. Approval of the UWIA Board meeting minutes from April 8, 2021** *Action Item*

5.

**6. Committee tasks:**

**a. Executive Committee: Frank Rinaldi**

1. Frank Rinaldi
  - Executive Committee update
  - Discuss timing of committee and board meetings
  - Other
2. Finance report – Jim Dunkelman
  - Review UWIA financials
  - Other

**b. Contractor Update – If contractors / vendors are available in person or on the call they can provide any updates / revisions not included in reports or be available for questions should there be any**

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

**c. District Identity Committee: Ricardo Diaz**

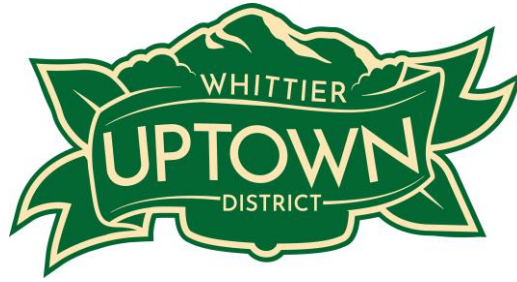
1. District Identity Committee update
2. Update / discussion on Greenleaf Promenade
3. Other

**d. Sidewalk Operations Committee: Steven Rodriguez**

1. Sidewalk Operations Committee update
2. Sidewalk Committee recommendation on maintenance agreement???
3. Sidewalk Committee seeking guidance on Ambassador Program RFP
4. Other

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION





- e. **Land Use and Project Review Committee: Frank Rinaldi**
1. Land Use Committee update
  2. Other

**7. Other Board Items**

- 8. Next Regularly Scheduled UWIA Board Meeting: June 10, 2021, at 8:30 a.m., at the Whittier Community Center, 7630 Washington Ave or possibly telephonically**

- 9. 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](http://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](mailto:brent@gmpropertiesinc.com) or Stephanie Shamp [stephanie@gmpropertiesinc.com](mailto:stephanie@gmpropertiesinc.com) of GM Properties at (562) 697-5000.*

---

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