



**Uptown Whittier Improvement Association
Executive Committee**

GM Properties, 13305 Penn Street, Suite 200, Whittier, CA 90602

TELECONFERENCE MEETING

Tuesday, April 28, 2020, 8:00 a.m.

Present: Frank Rinaldi (President), Jim Dunkelman (Treasurer), and Monica Oviedo (Secretary)

Absent: Katie Galvin-Surbatovic (Vice President)

Guests:

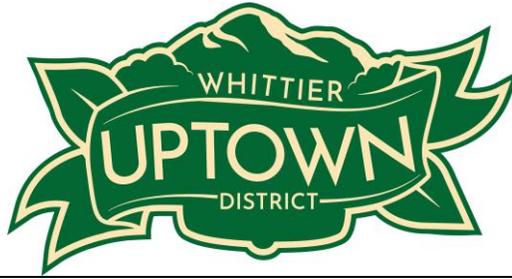
Consultant: Brent Haskell – GM Properties

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	Frank Rinaldi called the meeting to order at 8:02 a.m.	1. No Action Taken
2. Roll call and announcements		2. Brent Haskell took roll call.
3. Public Comment	Frank Rinaldi asked Brent Haskell is there was any comments received from the public. Brent replied no, except for the email received from Frank Caliri, which is Agenda Item 4.	3. Frank Rinaldi stated he would like to skip Agenda Item 4. and go to Agenda 5.
5. Approve the Executive Committee Minutes dated March 31, 2020	Corrections need to be made as follows:	5. Jim Dunkelman motioned to approve the March 31, 2020 Executive Committee minutes. Monica

UPTOWN WHITTIER IMPROVEMENT ASSOCIATION

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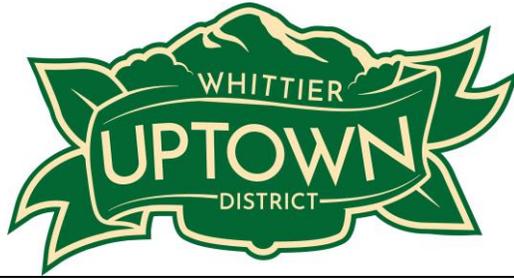
		<p>Oviedo 2nd. All in favor. Motion passed.</p>
<p>4. Committee to review and discuss email from Frank Caliri (email attached)</p>	<p>Frank Rinaldi commented that he did not understand Frank Caliri’s questions. Jim Dunkelman replied he thinks Frank Caliri is stating some of the assessment funds paid by the property owners may not be collected by the county and distributed to the UWIA. This could happen because of either nonpayment of the property taxes or partial payment of property taxes due to the impact of the pandemic on the economy. Jim continued on to say that a reduction of the assessed funds received or the impact on the UWIA has not been considered, but it is something Jim is thinking about from time to time. Jim explained further the collection process for the assessments. Monica Oviedo stated she had provided Brent Haskell with historical collection data from the County from the last downturn in the economy. Monica stated she thought the high on the delinquency rate during that time was 10%. Brent Haskell stated he did not have the information provided in front of him but thought the high did not reach double digits. Monica stated she does not feel that action regarding the current budget is necessary at this time. Jim and Frank Rinaldi stated that the historical data would be beneficial to analyze and help prepare future budgets. Jim also stated that he is not certain of the process the County goes through to distribute payments to the City, which in turn distributes the funds to the UWIA, but he is guessing that the County “gets their</p>	<p>4. Frank Rinaldi went back to item 4. No Action taken.</p>



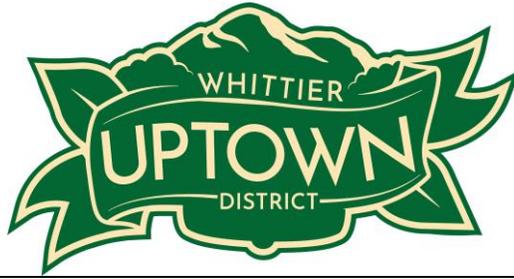
	<p>funds first”. Jim thinks if a property owner pays their property taxes but does not pay in full that the UWIA will not receive those funds. If a property owner does not pay at all the UWIA definitely does not receive the funds. Monica stated she knows a person at the County and thought she could contact them to see how they handle payments, if there is a priority when partial payments are received. Frank Rinaldi thought while Monica is speaking with her contact at the County it might be good for Monica to ask what the County is expecting to happen with collections at this time. The Executive Committee came to the conclusion that there is not an immediate need to consider changes to the current budget, or spending at this time, but it is something the Executive Committee and the Board need to monitor and follow up on.</p>	
<p>6. Discuss and establish the Agenda for the UWIA Board meeting on May 14, 2020</p>	<p>Frank Rinaldi asked if anyone had comments on the Agenda for the May 14th Board meeting. Brent Haskell stated he needs to adjust the Call to Order to read Frank instead of Monica. Frank thinks there should be discussion on rent deferral. Frank commented at the Land Use Committee meeting Ben Pongetti discussed how collection of rents should be handled according the City of Whittier ordinance. Frank thinks it would be good for the Board to discuss the collection of deferred rent and possibly have Ben Pongetti explain what happens if the rent is not collected when the owners follow</p>	<p>6. GM to add the verbiage to the Board Agenda: The contractors should only speak if they have something new to add to their report or if one of the Board members has a question.</p> <p>GM to change the Board Agenda to read Steven Rodriguez Sidewalk Committee Chair.</p>



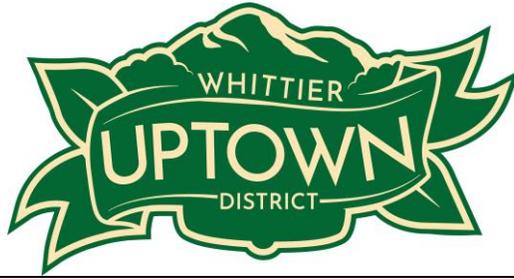
	<p>the ordinance the City has put in place. Frank stated the Committees should be making proposals / recommendations to the Board with support for their recommendations. Brent stated the Sidewalk Committee proposal that was kicked back to the Sidewalk Committee for more information was still on the Agenda but the wording was not revised at this time. Brent also stated there are not always action items at the Committee level to bring proposals or recommendations to the Board. Brent gave an example of the upcoming DISI meeting this Friday, 05/01/20, where the only action item is to approve the prior meeting minutes. Frank said he understood that but thinks the Committees should still be coming up with ideas on how they can improve, what they should or should not be doing, what is working, ... and bring that before the Board. Monica Oviedo stated that there should be a change to the contractor update. Monica stated that the contractors provide a written report, which can be read by all prior to the meeting. In the essence of time, the contractors should only speak if they have something new to add to their report or if one of the Board members has a question. Brent asked if he should make that change or add that comment to the Board Agenda. The Executive Committee was in agreement that it should be added to the agenda. Monica stated that Stephen Ortiz</p>	
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	<p>was listed under Sidewalk Operations and wondered if Steven Rodriguez was officially the new committee chair. Brent confirmed that Steven Rodriguez is officially the committee chair as appointed by the Board at the last Board meeting. Brent stated he would make that change to the Agenda. Brent informed the Executive Committee there were two meetings coming up this Friday, 5/1/20 with the DISI meeting at 9:00 a.m. and the Sidewalk Operations meeting at 1:00 p.m. Brent stated they will most likely have updates to the Agenda for their respective Committees.</p>	
<p>7. Other Committee Items</p>	<p>Frank Rinaldi stated he would like to reach out to current local property owners via the phone and ask for their participation and input. Frank feels the ideas for the UWIA should come from the ground up. Jim Dunkelman and Monica Oviedo liked the idea. Monica stated this is sometimes called focus groups. Jim stated that some time ago there was discussion about the Board dividing up the property owners amongst the Board members and reaching out to the property owners to try and get more participation, but the idea did not go anywhere. Jim further stated that he has a contact list of property owners but does not believe it is current. Brent Haskell stated he has a current list, or as current as it gets, and thought he had provided that to Jim but would send it to him. Brent explained the process of how GM</p>	<p>7. GM Properties to send the current property owner lists to the Executive Committee along with the link to the Minutes and the Agendas.</p>



	<p>Properties receives updates from the title company when there are changes made to properties within the district. Brent further explained that some of the changes like phone numbers and email addresses can only be viewed at a cost and that changes in ownership take 4 to 6 months before they show. Brent stated he would send the updated property list to all the Executive Committee members. Brent asked if the Executive Committee would like to have the discussion of dividing up of contacting property owners between the Board Members on the upcoming Agenda and was told yes. Frank commented he would like to see the minutes on the UWIA website. Brent commented that they are on the website. Frank asked if all the Board and Committee minutes were on the website. Brent stated yes, but they are delayed a month or two because he waits until there are a few approved minutes and then he forwards them to Edna Becerra. Edna then adds the minutes to the website. Brent added the Agendas are also on the website. Monica asked if Brent could forward the link to the minutes and Agendas to the Executive Committee. Brent replied he would.</p>	
<p>8. Next UWIA Executive Committee Meeting</p>	<p>The next regularly scheduled meeting will be on Tuesday, May 26, 2020 at 8:00 a.m. at 13305 Penn Street, Whittier, CA.</p>	<p>8. No Action Taken</p>



9. Adjournment	The meeting was adjourned at 8:45 a.m.	9. No Action Taken
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Minutes taken by Brent Haskell and Stephanie Shamp with GM Properties.