



Uptown Whittier Community Benefit District
Interim Board of Directors Meeting # 3
Whittier Historical Society, 6755 Newland Avenue
December 14th, 2017, 10:00 a.m.

Present: Don Lomont, Melinda Pina, Paul White, Tim Traeger, Frank Rinaldi, Mina De La Cerda, Gabriela De La Cerda, Jeffrey Langan, Stephen Ortiz, Jeff Collier, Kristen Wiberg (for Jim Dunkelman), Bob Whittenberg,

Absent: Michael Burkhardt, Ron Jeffrey, Dave McCoy, Mark St. Julien, Jim Dunkelman (excused), Milt Pate, Monica Ovieda,

Guests: Rick Elias, Claudia Prado, Olivia Rios, Ginny Ball, Katie Galvin-Surbatovic, Ben Pongetti, Conal McNamara, Jerahm Orozco, Hector Alvarado, Carol Crosby, Manuel Orozco, Alex Chin, Chief of Police Piper

Consultant: Marco Li Mandri

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions	Melinda Pina, the interim President, called the meeting of the property owners and guests present 10:07. She thanked Tim for the hospitality of using the Museum for the meeting room. Paul White led the Board in the flag salute. Introductions were made as there were many guests in the room for the meeting. There are sixteen members currently on the Board so quorum was met.	No action taken



<p>2. Review of the November 14th, 2017 Interim Board minutes</p>	<p>The minutes were reviewed. Two corrections were made. Page 2 of the minutes were amended (3b. “Frank moved and Ron, not Don seconded”, and the motion was approved unanimously with one opposed”.</p>	<p>Paul moved and Jeff seconded that the minutes of November 14th, 2017 be approved as amended. The motion was approved unanimously.</p>
<p>3. Announcements</p>	<p>Chief Piper was present to talk about security in the Uptown district. The Chief has been on WPD force for 25 years. He doesn't believe that there is a crime problem in Uptown, but that is the perception of many residents. He will present data on 30-day trends to the Board. He is hoping to re-institute the bike team with the City Manager's help. Marco asked about the cost of an officer dedicated to Uptown. Chief stated an office costs around 150k per year with benefits. Options were discussed, as was the impact of Prop 47 and Prop 57, and AB 109 on the Uptown district.</p>	<p>No action taken</p>
<p>4 Overview of tasks: a. Status of filing with the Secretary of state; b. City contract with the UWIA; c. Opening Bank account; d. Review and approval of Committee Structure; e. Roster of Board members; f. Executive Committee meetings; g. Adopt first year working budget</p>	<p>a. Marco stated that the filing of the UWIA with the Secretary of State had been done but it was sent back again due to a form change in the Secretary of State's office. He will pay for the expediting of the articles of incorporation and will hope to have them stamped by Christmas. b. The contract between the UWIA and the City has been approved but cannot be executed until we have an approved corporation. We will have that once the Secretary of State has stamp the articles of incorporation. Once Marco receives the stamped articles, Melinda will sign two copies with the City and the contract will be completed. c. We will open the account at Chase once we get the stamped articles of incorporation. Melinda and Marco have both spoken to the bank rep about the account; d. Marco went over the proposed Committee</p>	<p>a. No action taken. b. No action taken. c. No action taken. d. No action taken.</p>

	<p>structure. Everyone who serves on the Board must serve on a Committee. Not everyone is signed up yet. Marco hopes to work with the Chairs of each committee to have their first meeting in January. A list was sent around in which Board members and non-Board members were encouraged to sign up for the various Committees. Discussion followed;</p> <p>e. The roster of Board members was reviewed and amended. We now have 15 members and designated alternates for Jim Dunkelman, Jeff Collier and Mina De La Cerda;</p> <p>f. Melinda went over the meetings the Executive Committee has continued to have with City officials. Chief Piper was present to talk about security and PD services. (see announcements). Melinda went over the following meetings held with the Executive Committee and City officials. The meeting dates were as follows:</p> <ol style="list-style-type: none"> 1. With Fernando who recommended that the UWIA attend ICSC meetings and brought up the security issue; 2. With Bob Henderson on Nov. 21st, Bob said Security services should be a priority; 3. With Carol Crosby from the Chamber on Nov. 28th discussing collaboration and partnerships; 4. With Hector Alvarado on Dec. 5th about possible co-work office space for the UWIA. Access to the conference room, central reception area, kitchen and Board room for \$500 per month, while the space is available; Frank suggested the Whittier Museum, but Tim space there was no space available. Rick Elias stated he had space available too on Greenleaf. The Exec Committee will review all options once staff has been selected; 5. Paul has met with Farmers Insurance for quote for general liability and Directors and Officers insurance; 6. Melinda met with Julio from Chase Bank about opening the account; 	<p>e. No action taken</p> <p>f. No action taken.</p> <p>g. No action taken</p>
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	<p>7. Others mentioned the Board meeting is a problem for some. But the majority find it ok for meeting;</p> <p>g. Marco distributed the first year working budget so the Committees can see what tasks and funds they have to work with. As soon as we have the first transfer of City funds, the Committees will be able to issue RFPs for services.</p>	
5. Committee tasks	Marco went over a list of all of the immediate tasks that the Committees should respond to as soon as they meet.	No action taken.
6. Next Board meeting	The next Board meeting will be held on Thursday, January 18 th at 8:30 a.m.at the Whittier Historical Society, 6755 Newland Ave.	The meeting time was made earlier to respond to various Board members concerns. Frank would still late to have later meetings

Minutes taken by Marco Li Mandri, Interim Administrator

UWIA Committee sign ups: (as of 12/14/17)

Organization Committee:

- 1. Melinda Pina***
- 2. Don Lomont**
- 3. Paul White**
- 4. Jim Dunkelman**

Sidewalk Operations:

- 1. Michael Burkhardt***
- 2. Monica Oviedo**
- 3. Mark St. Julien**
- 4. Ron Jeffrey**
- 5. Rick Elias**
- 6. Mina de la Cerda**
- 7. Jerahm Orozco**
- 8. Manuel Orozco**

District Identity:

- 1. Tim Traeger***
- 2. Ricardo Dias**
- 3. Carol Crosby**
- 4. Kristin Wiberg**
- 5. Stephen Ortiz**
- 6. Jerahm Orozco**

Land Use/Project Review:

- 1. Frank Rinaldi***
- 2. Monica Oviedo**
- 3. Ron Jeffrey**
- 4. Rick Elias**
- 5. Milt Pate**
- 6. Jeff Langan**
- 7. Stephen Ortiz**

***Chair of the Committee**

All Board members are supposed to be active on at least one Committee