



# HISTORIC LINCOLN HEIGHTS INDUSTRIAL ZONE Update

Newsletter of the Historic Lincoln Heights Industrial Zone Economic Development Corporation

2<sup>nd</sup> Quarter 2020

2nd Quarter 2020 Updates from July 2, 2020 Board Meeting.		
Board Members and Officers		
Seth Polen/President		
Eric Ortiz/Vice President		
Joseph Lepore/Treasurer		
Hank Shaffer/Secretary		
Jeff Eller Meyers		
<i>Subject</i>	<i>Discussion</i>	<i>Action Taken</i>
<b>Introductions</b>	Seth welcomed Robert Forrest and Kevin Rattner, the new owners of Eric Ortiz' property in the district. Their company is the Pinyon Group and they have big plans for the property. They will be taking Eric's seat on the Board. Their project will entail 16 – 17,000 square feet of retail, 468 apartment units, 300 parking spaces, two phases of construction and possibly a residential parking district. A lengthy discussion followed.	<b>No action taken.</b>
<b>Approval of November 25<sup>th</sup>, 2019 meeting minutes</b>	The November 25 <sup>th</sup> , 2019 meeting minutes were reviewed.	<b>Peter moved and Joe seconded the motion to approve the November 25<sup>th</sup>, 2019 minutes. The motion was approved unanimously.</b>
<b>Public Announcements</b>	No public announcements were made	<b>No action taken.</b>
<b>YTD Budget review</b>	Marco went over the current year budget. He explained the various categories of expenditures	<b>No action taken</b>
<b>Results from Balloting for the PBID renewal</b>	Marco went over the election results that came in on June 23 <sup>rd</sup> . He showed how the district was supported by 80% of the voting property owners. He publicly	<b>No action taken</b>

	<p>thanks Councilman Cedillo's office, particularly Jose Rodriguez for getting the DWP and City to return their ballots. Discussion followed</p>	
<p><b>New base of operations/rent</b></p>	<p>Marco gave an update on the need to find a new launching area and address for the district considering Eric's sale of his property. Robert and Kevin spoke about their project and plans for redevelopment of the large parcel(s). Discussion followed.</p> <p>Marco stated that Joseph has offered to use his place as the launching area for the maintenance crew and place to park the truck. The rental costs for use of the space and parking lot is \$500 per month, payable to Joseph.</p>	<p><b>Peter moved and Kevin seconded transferring the office for Juan Urbina to Joseph's place, with the associated costs. The motion was approved unanimously.</b></p>
<p><b>Update on EDD issues</b></p>	<p>Marco gave an update on the recent EDD phone interview charging Eric and New City Public Spaces (the service provider) with a fine for lack of payment of minimum wage after it went up in July 2018. Marco stated that as soon as they found out that they were in violation, they offered to pay it immediately to Marco Navarro, a past employee who quit in December 2018. He detailed that the actual difference in payment for the wages was around \$500, which NCPS had no issues to pay. He said though the fine was \$1500 which NCPS challenged since the notice was sent out in December 2018 and we responded twice. The EDD rep never responded to calls or e-mails, (which were documented) and it led to a hearing in June 2020. Marco requested that NCPS can pay the wage differential but asked the Board to cover the cost of the differential as well as the fine if it is levied on NCPS. The hearing went for over 2 hours on the phone. Discussion followed. NCPS does not charge any margin for LH employees to do the maintenance work due to the tight budget</p>	<p><b>Joe moved and Seth seconded covering the cost of the wage differential and any fine that might be levied against NCPS if the hearing officer supports the employee's contention. The motion was approved unanimously.</b></p>
<p><b>Purchase of a new truck</b></p>	<p>Discussion occurred on the condition of the truck. Joseph stated that he believed we should patch the truck together and keep it if Juan thinks it is viable. We will need to purchase a used truck soon since this donated truck from 2005, is on its last few months.</p>	<p><b>No action taken</b></p>