



**Historic Lincoln Heights Industrial Zone
Economic Development Corporation Board
Annual Meeting of the Board
Monday, December 20th , 2021 – 2:00 p.m.
420 W. Avenue 33, Lincoln Heights
Meeting held via Zoom Video**

Present: Seth Polen, Joe Lepore, Hank Shaffer, Kevin Rattner, Robert Forrest, Tom Gertmanian, Jack Ruley

Absent: Peter Gertmanian

Staff: Marco Li Mandri

Minutes:

President Seth Polen called the meeting to order at 2:10 p.m.

<i>Subject</i>	<i>Discussion</i>	<i>Action Taken</i>
Introductions	Seth welcomed everyone to the zoom meeting. Introductions were not needed. No one from the public was present.	No action taken.
Approval of November 11th, 2021	The November 11 th , 2021, meeting minutes were reviewed.	Joseph moved and Seth seconded the motion to approve the November 11th, 2021, minutes. The motion was approved unanimously.
Financial reports: a. YTD budget b. 2022 budget	a. The YTD financial report was reviewed by the Board. No comments were made on the current condition of the finances as well as the carry forward amount.	Joseph moved and Kevin seconded approving the 2022 budget which includes the purchase of the

	<p>Marco went over the proposed 2022 budget. It includes a large carry forward which will be substantially reduced with the purchase of the 2014 Ford F-150. Discussion followed on the condition of the truck and the Car Fax report on it. Once approved by the Board, Joseph will send a check as it has to be transported from New York. Discussion followed</p>	<p>new (used) truck. The motion was approved unanimously.</p>
<p>AB 361, vote for virtual meetings</p>	<p>Marco explained that the Governor signed an order that would allow for virtual meetings through January 2024. He reported that the Board had to vote each meeting to continue to meet virtually based upon the concern about the spread of the virus. This was therefore an action item.</p>	<p>Seth moved and Robert seconded continuing to meet virtually until the pandemic has passed, due to health and safety concerns. The motion passed unanimously.</p>
<p>Update on Pinyon development</p>	<p>Robert updated the group on the following issues regarding the large development at Avenue 34 and Pasadena Avenue.</p> <ul style="list-style-type: none"> -The driveway has been approved for Pasadena as compared to Avenue 34; -Environmental contamination exists on the parcel next to theirs and must be monitored; -Remediation work is being planned now; -Once these issues have been resolved, including the Welch's site, they will proceed with their development plan. <p>Discussion followed</p>	<p>No action taken</p>
<p>Annual elections to the Board</p>	<p>Nomination forms were sent out to all property owners. The Board members who are up for re-election are Joe Lepore, Hank Shaffer and Peter Gertmanian. No other nomination forms were submitted. Members to be re-elected at the end of 2022 include: Tom Gertmanian, Seth Polen, Kevin Rattner, Jack Ruley and Robert Forrest</p>	<p>Kevin moved and Seth seconded electing Joe, Hank and Peter to serve on the Board from 2022 to the end of 2024. The motion was approved unanimously.</p>
<p>Annual election of officers</p>	<p>Marco reported that after the annual elections have been held, the first order of business annually is to elect officers for the coming year. The current officers are: -President: Seth Polen -Vice President: Robert Forrest</p>	<p>Hank moved and Joe seconded endorsing the current officers to continue serving as the Executive Committee of the Board. The motion</p>

	<p>-Secretary: Jack Ruley -Treasurer: Joe Lepore Marco stated that the Board needed to nominate new officers one by one or they could move to elect the current slate of officers.</p>	<p>was approved unanimously.</p>
<p>New Truck</p>	<p>Pictures and reports were handed out on the 2014 Ford F-150 to be purchased by the Association after the old truck was carjacked with our employee next to it. The features of the truck were as follows: -\$7,700 we received from the insurance company for the old truck will be used for the purchase of the new truck; -The truck is being shipped from New York; -Enrique will use his own truck until the new truck arrives; -Joe will install a security camera in the parking lot with a strong steering wheel bar for protection; -we are purchasing a 60 month maintenance policy with the truck; Discussion followed</p>	<p>Joe moved and Seth seconded the motion to pay for the truck with cash from the carry forward funds as well as the payoff for the stolen truck. Joe will mail the bank check tomorrow. The motion was approved unanimously.</p>
<p>Artesian Market update</p>	<p>Seth is working with the Senior LAPD Lead officer to watch the new craft market. Avenue 26 Tacos continues to operate in a red zone next to Artesian. They show up each evening at 7 p.m. It is illegal to park a vehicle, any vehicle in a red zone. Questions were asked if they have been ticketed. Trash and filth continue to be generated from these unregulated vendors. Discussion followed</p>	<p>No action taken</p>
<p>Bonus for employees</p>	<p>Discussion was held about the surplus funds that are being carried forward. The Board expressed the desire to bonus the maintenance employee and other employees, under New City Public Spaces management, which help run the district.</p>	<p>Hank moved and Robert seconded allocating \$2,500 to give Enrique and NCPS admin staff a bonus for their work this year. The motion was approved unanimously.</p>
<p>Next meeting</p>	<p>The next meeting of the Board of Directors will be held on Thursday, January 13th, 2022, at 4 pm. via zoom.</p>	

Minutes taken by Marco Li Mandri, Executive Director