



**Historic Lincoln Heights Industrial Zone  
Economic Development Corporation Board  
Monday, December 21, 2020 at Noon  
ANNUAL MEETING  
141 W. Avenue 34, Lincoln Heights**

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

Staff Marco Li Mandri

**MINUTES**

The President Seth Polen called the meeting to order at 12:10 p.m.

<i>Subject</i>	<i>Discussion</i>	<i>Action Taken</i>
Introductions	Seth welcomed everyone to the zoom meeting. Introductions were made. Jack Ruley is both a tenant as well as an authorized representative of his partner/property owner within the District	No action taken.
Approval of October 29 <sup>th</sup> , 2020 meeting minutes	The October 29 <sup>th</sup> , 2020 meeting minutes were reviewed. Marco noted that Eric Ortiz was listed as present and he was not. His name will be deleted from the minutes.	Seth moved and Peter seconded the motion to approve the October 29 <sup>th</sup> , 2020 minutes. The motion was approved unanimously.
Public Announcements	No public announcements were made. However, Peter brought up the ongoing issues he is having with the weekly swap meet and all of the trash that is accumulated on the weekend. After a lengthy discussion, both Marco and Hank stated that the only way to get results on this ongoing issue is to go through the City Councilman's office. Discussion followed.	No action taken.
YTD Budget review	Marco went over the current year budget. He explained the various categories of expenditures.	

<p>a. Review of the YTD budget for 2020</p> <p>b. Review and consideration of the 2021 budget.</p> <p>c. Reaffirmation of the supplemental payment to New City Public Spaces for the work done in 2020</p>	<p>a. The 2020 budget was reviewed, and it appears that we will have somewhat of a carry forward from FY 2020 to FY 2021.</p> <p>b. Marco passed out the new budget for 2021. This is based upon the increased revenues to be generated for the renewed PBID in the district. Gross district revenues will be \$125,528 for FY 2021. There is a city charge for overseeing the district at \$6,276. There is also an anticipated carry forward of \$15,615 for this fiscal year, giving the Board a total revenue of \$134,867 for the coming year. Discussion followed.</p> <p>c. The Board has been polled between the meetings to provide for a \$5,000 bonus to New City America for a variety of reasons including successful completion of the renewal, providing an employee to the Industrial Zone with no administrative costs, and having a surplus in the Maintenance line item due to the losing of Juan Urbina. Marco reported that the Board had approved this via e-mail with a majority response, but it had to be reaffirmed at this Board meeting.</p>	<p>a. No action taken</p> <p>b. Kevin moved and Joseph seconded approval of the new 2021 budget. The motion was approved unanimously.</p> <p>c. Seth moved and Hank seconded the reaffirmation of the supplemental pay to New City Public Spaces for the work done in 2020. The motion was approved unanimously.</p>
<p>Report from Nominations Committee:</p> <p>a. List of owners responding to the nominations process</p> <p>b. Recommendations for property owner appointees</p>	<p>a. Marco went over the list of people who submitted recommendations for appointment to the LH Industrial Zone PBID Board for 2021. All applicants were eligible based upon payment of the assessments.</p> <p>b. The people to be nominated for the property owners' seats included: Hank, Joseph, Seth, Robert, Kevin, Peter and Jack Ruley, a new nominee</p> <p>The nominations were closed.</p>	<p>a. No action taken</p> <p>b. Joseph moved and Kevin seconded the motion to approve Hank, Joseph, Seth, Rob, Kevin, Peter and Jack as Board members for 2021.</p>

<p>c. determination as to which Board members will have one-year terms and two years terms, re-set due to the renewal of the district.</p> <p>d. Need for tenant representation</p>	<p>c. Based upon solicitation as to who would have one-year terms and who would have two-year terms, the following one-year terms were set (which will become new two-year terms in 2022): Joseph, Hank, Peter,</p> <p>Two-year terms will include Seth, Kevin, Jack and Rob.</p> <p>d. Marco stated that now that the district has been formed under the PBID law, at least one Board member will need to be a non-property owning tenant. Jack stated that he can serve in that role since his business partner is also the property owner, but Jack can serve as the tenant to their property.</p>	<p>The motion was approved unanimously</p> <p>c. The Board approved Joseph, Hank and Peter for one-year terms for this year only. Thereafter all terms will be two-year terms. This was approved by consensus.</p> <p>d. The Board approved Jack to serve as the tenant rep on the Board, this was done by consensus</p>
<p>Election of Officers</p>	<p>Marco reported that the bylaws state that the officers must be elected annually at the Annual Meeting. The officers of the corporation include the President, VP, Secretary and Treasurer. The following nominations were made:</p> <p><i>President:</i> Hank moved, and Joseph seconded that Seth continue to serve as President of the Board. There were no other nominations</p> <p><i>Vice President:</i> Seth moved, and Kevin seconded that Rob serve as Vice President of the Board. There were no other nominations.</p> <p><i>Secretary:</i> Seth moved that Jack serve as secretary; Kevin seconded the motion. There were no other nominations</p> <p><i>Treasurer:</i> Kevin moved, and Jack seconded that Joseph continue as Treasurer for the coming year. There were no other nominations made.</p>	<p>The Board voted to: Elect Seth as President, Rob as Vice President, Jack as Secretary and Joseph as Secretary. The motion was approved unanimously. These gentlemen will serve one-year terms.</p>

New truck	Joseph reported that he continues to work with Galpin Motors to get a used truck for the district. After discussion, it was agreed that the Board would authorize \$15,000 out the door, full costs, for the purchase of a used truck. Anyone or any entity donating or reducing the cost of the truck can receive a charitable write off letter since the corporation is a 501c3. Discussion followed	The Board members approved a maximum of \$15,000, total costs for the purchase of a used truck.
Pinyon Project Update	<p>Rob and Kevin gave an update on their major development on the old Ortiz Moving site.</p> <p>Demo would occur in February. They are working on a parking district for the residents in the area. They will need strong support from the Council office on this. Jack stated that he will take the lead on getting the residents on board for this since he lives in the area. The parking district must include at least 6 blocks.</p> <p>The curb cut has been approved for Pasadena.</p> <p>Discussion followed.</p>	No action taken
Next meeting	The next meeting of the Board of Directors will be on Monday, Feb 1 <sup>st</sup> at 2 p.m. at 420 W. Avenue 33.	

Minutes taken by Marco Li Mandri, Executive Director