

Vehicle Parking District
Board of Parking Place Commissioner
April 13, 2023

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes

City of Pomona
Regular Meeting Minutes
Vehicle Parking District
Board of Parking Place Commissioners



Chairperson Joseph Mladinov III
Vice-Chairperson Garcia Juarez
Commissioner Glenda Barillas
Commissioner Geny Mejia
Commissioner Brian Mundy
Commissioner Carolyn Hemming
Commissioner Jaqueline Elizalde

VISION STATEMENT

*Pomona will be recognized as a vibrant, safe, beautiful
community that is a fun and exciting destination and the home of
arts and artists, students and scholars, business and industry.*

Thursday, April 13, 2023

6:00 PM

City Council Chambers

CALL TO ORDER

The meeting of the Vehicle Parking District Board of Parking Place Commissioners was called to order by Chairperson Mladinov III at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairperson Mladinov III

ROLL CALL

Present: Chairperson Mladinov III
Vice-Chairperson Garcia Juarez
Commissioner Mejia (Arrived at 6:01 pm)
Commissioner Glenda Barillas
Commissioner Brian Mundy
Commissioner Hemming

Absent: Chairperson Elizalde

PUBLIC COMMENT

None

CONSENT CALENDAR

(All matters on the Consent Calendar were enacted by a single motion without separate discussion.)

1. APPROVAL OF THE MARCH 9, 2023, VEHICLE PARKING DISTRICT COMMISSION MEETING MINUTES
2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT
3. RATIFICATION OF ONE (1) NEW PARKING PERMITS PURCHASED IN MARCH OF 2023
4. RECEIVE AND FILE THE VPD BOARD OF PARKING PLACE COMMISSIONERS ATTENDANCE REPORT

Motion by Commissioner Hemming, seconded by Commissioner Barillas, carried by a unanimous vote of the members present 5-0, approving the consent calendar.

Aye –Chairperson Mladinov, Vice-Chairperson Garcia Juarez, Commissioners: Barillas, Mundy, Hemming

No – None

DISCUSSION CALENDAR

None

PUBLIC HEARING

None

STAFF COMMUNICATION

- 1) Deputy City Manager Kirk Pelsler informed the Commission that the City Council approved a Purchase and Sales Agreement for the sale of Lot 2 on April 3, 2023, and reminded the Commission that the sale price is \$835,000. After escrow, title and closing costs the net proceeds will be somewhere around \$820,000. Mr. Pelsler was pleased with the amount as it was higher than anticipated. The buyer (new owner) is the adjacent property owner who essentially is the most logical buyer. They need Lot 2 to adequately provide vehicle circulation to make their parking lot functional. Without Lot 2 they would not be able to utilize their parking due to the configuration and dimension of her parking lot. Mr. Pelsler also mentioned that the new owner has their property listed for sale and will presumably will sell both properties together.

Chairperson Mladinov proceeded to ask about the status of the parking structure. Deputy City Manager Pelsler stated he is working with the City Attorney and consultant to get the RFP finalized.

- 2) Status of the sale of Lots 6 and 7

Deputy City Manager, Kirk Pelsler indicated we are making headway in selecting a developer from the two that responded. He further said that there are some legal nuances that he is working out with the City Attorney and Consultant (Keyser Marston). He reminded the Commission that the City went through a process to declare the project exempt from the SLA process by virtue of committing to build three hundred units and setting aside 25% as affordable. An item that needs to be resolved is that in order to comply with the exemption to the SLA, the project must be built in one phase. This essentially what Mr. Pelsler is trying to determine with the City Attorney and consultant. This is relatively new law and to there is no road map to follow so we are learning as we go.

Chairperson Mladinov asked if the developer understand that. Deputy City Manager Pelsler indicated that they check-in frequently and he keeps them updated.

Commissioner Mundy asked where people will park when Lots 6 and 7 are gone, when a well-attended will occur and if there is percentage of public parking spaces that need to be replaced.

Deputy City Manager Pelsler replied that ultimately the parking structure will be built to address that need in addition the RFP's objective for the future development to provide as many public parking space as feasible but there is no particular number. However this is one of the criteria

that will be utilized to review the proposals. Who can preserve as many as possible public parking spaces. It's not an absolute requirement but rather an objective. Mr. Pelser indicated that one of the proposals does a pretty good job in preserving most of the public parking spaces.

Commission Mundy ask about the status of the Lamar Johnson TCC study in the Downtown specifically if the consultant finished their parking counts and are finished with the process.

Deputy City Manager Pelser indicated that it is still on-going as they refine the land use component and anticipates it seeing the final results sometime in July.

Commissioner Hemming asked if Gordon Street will be vacated.

Deputy City Manager Pelser, confirmed that it will and become part of developer's property along with the liabilities. He further explained that the City has approve the vacation along with the east west alley as part of the Maya deal but is holding off on recording the vacation until the final project is approved.

Commissioner Garcia Juarez asked if the preserved parking space with the project will be partly for them and some free for the public.

Deputy City Manager Pelser replied that presumably the ground floor would provide public parking and the fee structure would be the same as the other VPD lots.

Commission Garcia Juarez ask if that is even on private property.

Deputy City Manager Pelser clarified that it would be on private property but the City would enter or record an easement or agreement that the parking would remain public in perpetuity.

Commissioner Hemming asked if they will be able to charge whatever they want for the public parking.

Deputy City Manager Pelser explained that it would be our asset and follow the VPD parking fee structure.

Commissioner Garcia Juarez ask if it would be our revenue.

Deputy City Manager Pelser described that it would be the VPD's revenue and there would be some shared component to address the expenses.

Commissioner Mundy asked if there is a time frame as to Mr. Ed Tessier's comments on the condition of the ADA parking in the lots.

Deputy City Manager Pelsler said that we have started the process and will as Public Works (PW) to prioritize the work. Staff will bring back a status report next month.

Senior Project Manager Wong indicated that a site walk with the striping contractor and PW staff has already been schedule to Thursday, April 20, 2023, to obtain a quote for some the work in the more heavily utilized lots.

COMMISSIONER COMMUNICATION

1) Downtown Pomona Owners Association (DPOA) Representative Report

Commissioner Mundy, VPD's, DPOA Board Member Representative gave a summary of items discussed at the DPOA Board meeting. One of the VPD items mentioned was the DPOA reserved parking stenciling which needs to be re-painted. Staff, replied that it will add that request to the restriping walk through for a quote. Furthermore, the DPOA asked Commissioner Mundy to ascertain from the VPD Commission if it would be possible to park 400 employees (not including attendee parking) for an event ("The Big Bounce") they are considering to host in the Downtown. It will mainly involve bounce house.

Commission Barilla asked if this would be a non-profit event and it tickets would be sold. Commissioner Mundy clarified that the event is still in the planning stages and the DPOA is in gathering logistical facts at this time. Commissioner Hemming asked if they were going to pay for the parking spaces. Commissioner Mundy believes that the DPOA will. Deputy City Manager Pelsler suggested that the DPOA provide staff the details of the event as soon as possible so that we could determine if the facilities and City could support such an event. Commission Barilla asked if there was a time frame. Commission Mundy said there is not schedule as they are still in the planning stages. Sr. Project Manager Wong pointed out that the review process should start with a Special Event application. This will allow all applicable City departments to review the request. Commissioner Garcia Juarez mentioned this event reminds him of circus type of venue where there are different areas for themes and believe that the 400 space is for the entire event staging. He thinks it a great idea for families but the details should be evaluated by the different departments for feasibility.

Commissioner Mundy further reported that the DPOA would like to hold a retreat where they can go concentrate on items such as the Big Bounce and Second Saturdays because it is people's opinion that it not what is used to be and has lost focus on the Art attributes of the event.

Another item of discussion is the condition of the DPOA surveillance cameras. They are not operating properly which is due to lack of electrical power that they obtain from the power poles.

The DPOA is having difficulty finding a vendor that will work with them to either resolve the problem or provide new cameras. Chair Mladinov asked this is a VPD issue or strictly a DPOA issue. Assistant City Manager Pelser characterized it as entirely a DPOA issue.

No further Commissioner Comments were received.

ADJOURNMENT

Commissioner Hemming motioned to adjourn the meeting. Commissioner Garcia Juarez second the motion. Chairperson Mladinov adjourned the meeting at 6:23 pm

Respectfully submitted,

ATTEST:

Kirk Pelser,
Deputy City Manager

Joseph Mladinov III,
Chair of the Vehicle Parking District
Board of Parking Place Commissioners