

**OFFICIAL MINUTES**  
**VEHICLE PARKING DISTRICT (VPD) COMMISSION**  
**June 10th, 2021**

CALL TO ORDER:

The Vehicle Parking District Board of Parking Place Commission meeting was called to order by Chair Mladinov via zoom video conferencing at 6:00p.m.

PLEDGE OF ALLEGIANCE: Chair Joseph Mladinov III led the pledge of allegiance

ROLL CALL: Roll was taken by Senior Project Manager Joaquin Wong

COMMISSIONERS PRESENT: VPD Chair Joseph Mladinov III, Vice Chair Sergio Diaz Luna, Commissioners Jacqueline Elizalde, Luis Corcuera, Juan Carlos Garcia Juarez, Marcos Molina, Mike Davis (7:00pm arrival time)

COMMISSIONERS ABSENT: None

STAFF PRESENT: Senior Project Manager Joaquin Wong, Deputy City Manager Kirk Pelser, City Clerk Rosalia Butler

PUBLIC COMMENT: Manuel Castillejos, a local building owner, stated that he is here to listen to discussion regarding the lots located next to El Merendero and The Pomona School of Fine Arts. Manuel Castillejos stated he is interested in placing a bid on the lots if they are for sale. Manuel Castillejos stated he would like to build a plaza on the lots located next to El Merendero and the Pomona School of Fine Arts.

Lorena Parker, who is the Director of the D.P.O.A. stated she is here to introduce herself and answer any questions regarding the D.P.O.A.

Chair Mladinov III re-opened Public Comment to allow Arturo Jimenez to speak.

Arturo Jimenez, a member of the public, discussed the idea of creating a Founders Plaza on the corner of Garey Avenue and Second Street.

Commissioner Juan Carlos Garcia Juarez questioned which city staff members should be contacted regarding projects.

CONSENT AGENDA: All matters on the Consent Calendar may be enacted by a single motion without separate discussion. If a Commissioner desires discussion or a separate vote on any item, that item may be removed from the Consent Calendar and considered separately. All Consent Items pulled for discussion will be limited to five minutes. If they are not acted upon within five minutes, the Chair

will move that Consent Item to the end of the agenda, after consideration of the public hearings.

Commissioner Juan Carlos Garcia Juarez motioned to pull the minutes from the Consent Calendar. Juan Carlos Garcia Juarez pulled the minutes to suggest editing the May, 2021 VPD minutes. **22mins**

The VPD Commission discussed and suggested editing the May, 2021 VPD minutes. **30mins**

**City Clerk Rosalia Butler explained the processes and guidelines when changing the minutes. 35min**

Commissioner Jacqueline Elizalde motioned to pull item number five from the consent calendar. Item number five is listed as Approval of the proposed Vehicle Parking District (VPD) 2021/ 2022 Fiscal Year Budget.

Commissioner Jacqueline Elizalde asked for clarification on the approval of the VPD 2021/2022 Fiscal Year Budget. **37 min**

City Clerk Rosalia Butler provided clarification on the approval of the VPD 2021/2022 Fiscal Year Budget.

Commissioner Jacqueline Elizalde asked for further clarification on the approval of the VPD 2021/2022 Fiscal Year Budget.

City Clerk Rosalia Butler stated she would seek clarification from the city attorney if needed.

Deputy City Manager Kirk Pelser stated the budget has been approved by the City Council.

Commissioner Jacqueline Elizalde she just wants to do things correctly. Commissioner Jacqueline Elizalde also mentions Deputy City Manager Kirk Pelser bringing back the item to the VPD.

Deputy City Manager Kirk Pelser stated he never said that he would bring back the item, however he did say he would seek clarification from the city clerk.

Vice-Chair Sergio Diaz Luna asked staff to receive clarification from the city attorney in regards to the approval of the VPD 2021/2022 Fiscal Year Budget.

Commissioner Juan Carlos Garcia Juarez asked if his amendments would be included in the minutes.

Deputy City Manager Kirk Pelser confirmed that Commissioner Juan Carlos Garcia Juarez would have his amendments included in the minutes. **40min**

1. APPROVAL OF THE MAY 13, 2021 VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS COMMISSION MEETING MINUTES.

RECOMMENDED ACTION: Approve the May 13, 2021 Vehicle Parking District meeting minutes.

**Motion by Joseph Mladinov, seconded by Juan Carlos Garcia Juarez, carried by a unanimous vote of the members present (6-0-1) approving the Vehicle Parking District meeting minutes with amendments.**

**Aye – Chair Mladinov, Vice-Chair Diaz Luna, Commissioners Garcia Juarez, Elizalde, Molina**

**No -**

**Absent- Commissioner Mike Davis**

**Abstain – Commissioner Luis Corcuera 45min**

Commissioner Juan Carlos Garica Juarez questioned if Commissioner Jacqueline Elizalde's last comments were amendments or were they brought up just for clarification purposes.

Commissioner Jacqueline Elizalde stated that she would like her comments recorded in the minutes. Commissioner Jacqueline Elizade also stated she also is not sure if her comments are amendments due to clarification issues.

Chair Joseph Mladinov stated that Commissioner Jacqueline Elizalde's comments would be noted in the minutes of the next meeting.

Commissioner Jacqueline Elizalde questioned the amendment process if the previous vote did not pass.

City Clerk Rosalia Butler stated that if the minutes do stand corrected those minutes will be amended.

## **2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT**

**RECOMMENDED ACTION:** Approve of the Vehicle Parking District Revenue and Expenditure Report.

Commissioner Juan Carlos Garcia Juarez asked for clarification on line item 40404 Sale of Land/Property in the Revenue and Expenditure Report.

Deputy City Manager Kirk Pelsner stated that the amount listed in the adopted budget is a speculative amount that is unknown until the end of the year. **49Min**

Commissioner Juan Carlos Garcia Juarez questioned line 52303 special project in the Revenue and Expenditure report.

Senior Project Manager Joaquin Wong stated that figure was included in anticipation of relocating a tenant however, the tenant moved on their own.

Commissioner Juan Carlos Garcia Juarez questioned why the cost to sweep to VPD Lots were high even though VPD Lots were not used as much as in years past.

Deputy City Manager Kirk Pelser stated the VPD has an annual contract with the D.P.O.A. to sweep the lots regularly.

Commissioner Luis Corcuera stated that D.P.O.A. does a great job sweeping the lots daily.

Commissioner Juan Carlos Garcia Juarez questioned if he could review other line items with city staff.

Deputy City Manager Kirk Pelser stated that Commissioner Juan Carlos Garcia Juarez can discuss line items by phone or in-person.

Commissioner Garcia Juarez mentioned he will be contacting Senior Project Manager Joaquin Wong.

Commissioner Mladinov asked if there were any further questions. 54min

**I3. RATIFY NINE (9) NEW VEHICLE PARKING DISTRICT PARKING PERMITS FOR THE MONTH OF MAY 2021**

**RECOMMENDED ACTION:** That the Vehicle Parking District (VPD) Board of Parking Place Commissioners approve the subject action above.

**Motion by Chair Mladinov, seconded by Commissioner Molina, carried by unanimous vote of the members present (6-0-0) (one Commissioner was absent), approving the consent calendar.**

**Aye –** Chair Mladinov, Vice-Chair Diaz Luna, Commissioners: Corcuera, Molina, Garcia Juarez, Elizalde

**No –**

**Abstain -**

**Absent – Commissioner Davis**

**OLD BUSINESS:**

**4. CLARIFY BUDGET QUESTIONS**

Finance Director Andrew Mowbray provided clarification of the Revenue / Expenditure Report - 3 year history



Deputy City Manager Pelsner provided further clarification of the Controllable Contract Services line item in the Revenue/ Expenditure Report

Commissioner Jacqueline Elizalde question why the information was not consistent throughout the reports.

Finance Director Mowbray stated historical information was not provided for the 2018-2019 and 2019-2020 which explains why the information does not appear to be consistent.

Commissioner Jacqueline Elizalde provided her understanding of the situation regarding the Revenue / Expenditure Report. 1hr 10min

Commissioner Garcia Juarez asked for clarification on divisions and overlapping.

Finance Director Mowbray provided further clarification on the Revenue/Expenditure Report.

Senior Project Manager Wong commented that he would provide further explanation when Commissioner Garcia Juarez calls the office.

Chair Mladinov stated that Commissioner Davis.

Senior Project Manager Wong stated that Commissioner Davis has arrived at 7:00 p.m.

Commissioner Jacqueline Elizalde questioned if the VPD budget is solely for VPD purposes.

Finance Director Mowbray confirmed that the VPD budget is solely for VPD use. 1 hr 14min

Commissioner Elizalde questioned who creates the budgets.

Finance Director Mowbray responded to Commissioners Elizalde's question. And further stated that an independent auditor is hired by the city to oversee the budgets.

Commissioner Elizalde questioned who created the Revenue and Expenditure Report that was presented.

Finance Director Mowbray stated that the creation of the Revenue and Expenditure Report is a collaborative effort among every city department. 1hr 17min

Commissioner Elizalde stated that it is not easy to create these reports.

Commissioner Garcia Juarez stated that the public can feel free to reach out to the VPD Commissioners and city staff if they have any questions.

Deputy City Manager Kirk Pelsner stated that he addressed the comment in the chat section.

Chair Mladinov asked if there are any further questions.

5. STATUS OF POTENTIAL LAND SALE, VEHICLE PARKING DISTRICT LOTS 6, 7 AND 406 WEST SECOND STREET (GIST BUILDING)

Deputy City Manager Pelser provided an update on the Maya Cinemas Project. 1hr20min

Commissioner Elizalde questioned the process for item recommendation to the City Council regarding the Maya Cinemas Project.

Deputy City Manager Pelser stated that the VPD was aware of the Maya Cinemas project proposal and discussions regarding the Maya Cinemas did occur at VPD meetings.

Commissioner Elizalde questioned if City lots are listed to the public for public purchase.

Deputy City Manager Pelser stated that VPD Lots are not listed for sale and are generally sold as part of a development project and on a case-by-case basis.

Commissioner Garcia Juarez questioned if there are any new proposals on the property. Deputy City Manager Pelser stated that there are not any new proposals on the project.

Commissioner Molina questioned if the lots are for sale online.

Chair Mladinov stated that lots are not for sale online.

Deputy City Manager Pelser stated that Chair Mladinov's statement is a generally accurate statement regarding VPD lots being listed for sale online.

Arturo Jimenez, a member of the public questioned the status of the Gist Building.

Deputy City Manager Pelser stated there are currently no discussions regarding the Gist Building taking place.

Arturo Jimenez, a member of the public, questioned when the public could meet with Deputy City Manager Pelser.

Deputy City Manager Pelser stated that next week would be a good time to call or e-mail him. 1hr 35min

Arturo Jimenez, a member of the public, questioned the restrictions that have been imposed on the purchase of the Gist Building.

Deputy City Manager Pelser stated that the most significant restriction is that the properties that are in excess are first made available to providers who create affordable housing.

Arturo Jimenez, a member of the public, stated he would like to meet with Deputy City Manager Pelser.



Chair Mladinov stated that both Deputy City Manager Pelser and Senior Project Manager Joaquin Wong can both be found at city hall and in the book.

Deputy City Manager Pelser stated he will send Arturo Jimenez his e-mail address.

Commissioner Garcia Juarez questioned if there are any articles or journals which provide information on restrictions.

#### NEW BUSINESS:

#### ELECTION OF A VEHICLE PARKING DISTRICT (VPD) BOARD OF PARKING PLACE COMMISISONER TO THE DOWNTOWN POMONA OWNERS ASSOCIATION (DPOA) BOARD

Senior Project Manager Wong stated that a two-part action would occur which would nominate a commissioner to the D.P.O.A. board and a second action which would be to vote that nominee to represent the VPD at the D.P.O.A. board.

Commissioner Mladinov stated that it is important the nominated VPD Commissioner attend all the D.P.O.A board meetings.

Commissioner Elizalde stated that there are comments in the chat from a member of the public.

Commissioner Molina suggested that the member of the public raise her hand.

Commissioner Garcia Juarez stated that he is okay with her speaking.

Commissioner Mladinov stated that she can un-mute herself.

Deputy City Manager Pelser stated that the comment in the chat is about the budget.

Chair Mladinov stated that Gloria a member of the public can leave a comment in the chat or un-mute herself. Chair Mladinov also mentioned that the question can be asked at a later date or sent directly to staff.

Commissioner Molina stated that comments about favoritism should be noted. Commissioner Molina stated that there have been opportunities for public comment and hands should be raised if requesting to speak. **1hr 43 min**

Chair Mladinov stated that he runs a fair and open board.

Commissioner Elizalde stated that the public should not be discouraged from public comment.

Chair Mladinov asked Gloria to contact staff.

Chair Mladinov stated that he would like to entertain a motion or a question regarding the D.P.O.A.

Commissioner Davis stated that he would like to make a motion to nominate Commissioner Elizalde.

Commissioner Molina stated that there should be discussion regarding what is expected from the nominee.

Chair Mladinov gave a short summary of what is expected from the nominee.  
Chair Mladinov stated that he would like to nominate himself to the D.P.O.A. board.

Vice-Chair Diaz-Luna seconded the motion to nominate Chair Mladinov to the D.P.O.A. board.

Commissioner Elizalde stated that she did not bring up the D.P.O.A. nominations to benefit herself. Commissioner Elizalde also stated that she is not interested in the position and would like to turn down the nomination.

Commissioner Molina asked if it is possible to establish by-laws.

Chair Mladinov suggested following the current by-laws that the VPD is currently using for the positions of Chair and Vice-Chair.

Commissioner Garcia Juarez stated that no proxies are permitted in terms of voting.

Chair Mladinov confirmed that Commissioners Garcia Juarez is correct when stating that no proxies are permitted in voting.

Commissioner Davis motioned to nominate Commissioner Garcia to the D.P.O.A. board.

Commissioner Garcia Juarez stated that he would like to turn down the nomination, however he would consider being an alternate on the board.

Vice-Chair Diaz-Luna stated that he would like nominate Commissioner Molina.

Chair Mladinov asked if there is a second on anybody.



Deputy City Manager Pelser stated that there is already a second. Deputy City Manager Pelser also mentioned that Vice-Chair Diaz-Luna has already seconded Chair Mladinov and subsequently nominated Commissioner Molina.

Deputy City Manager Pelser questioned City Clerk Butler if Vice-Chair Diaz Luna can nominate both Chair Mladinov and Commissioner Molina to the D.P.O.A board.

City Clerk Butler suggested that there should not be two nominations being performed at once. They both should go through nominations one at a time.

Commissioner Davis stated that he seconded a motion on Commissioner Molina and seconded a motion on Chair Mladinov.

Deputy City Manager Pelser clarified the motions that occurred and suggested a roll call.

City Clerk Butler stated that Deputy City Manager Pelser's statements are correct. 2hrs

Commissioner Garcia Juarez questioned if an alternate is needed by the by-laws.

City Clerk Butler questioned if all committees need an alternate.

Deputy City Manager Pelser stated that there are no proxies as commented in the chat by the Executive Director of the D.P.O.A. 2hrs 00 30

Chair Diaz Luna asked for clarification on a subsidiary motion on Commissioner Molina's nomination.

Deputy City Manager Pelser provided a clarification for Chair Diaz Luna and suggested a rollcall.

Senior Project Manager Wong conducted a vote.

Chair Mladinov stated aye.

Commissioner Diaz-Luna asked if discussion could be held.

City Clerk Butler stated that technically discussion should be held before voting takes place.

Commissioner Diaz Luna stated aye.

Commissioner Corcuera stated aye.

Commissioner Davis stated aye.

Commissioner Elizalde stated aye.

Commissioner Garcia Juarez stated aye.

Commissioner Molina stated aye.

Senior Project Manager Wong stated that it is a unanimous vote.

Chair Mladinov asked if someone would be an alternate.

Deputy City Manager stated that it is unknown if the D.P.O.A. by-laws would allow that.

D.P.O.A. Executive Director Lorena Parker stated that she does not know if it is allowed, as she would have to look up that information.

Commissioner Garcia Juarez read the D.P.O.A. by-laws to the VPD Commission.

D.P.O.A. Executive Director Lorena Parker provided clarification on the information that was read by Commissioner Garcia-Juarez. 2hrs 06min 30sec

Commissioner Garcia-Juarez questioned if there should be a vote for an alternate D.P.O.A. board members.

Chair Mladinov questioned the city clerk regarding attendance and limitations within the Brown Act.

City Clerk Butler answered Chair Mladinov's question regarding attendance at D.P.O.A. 2hr 07:12

Chair Mladinov questioned if volunteers could attend.

Commissioner Garcia Juarez stated he would support having Elizalde as an alternate for the D.P.O.A.

Commissioner Mladinov asked Commissioner Elizalde if she would attend the meetings as an alternate.

Commissioner Elizalde stated she would join the D.P.O.A. as an alternate.

Commissioner Mladinov expressed his support for Commissioner Elizalde as an alternate.

Commissioner Molina questioned if alternates are going to have the prerequisites as a chairperson.

Commissioner Mladinov stated he believes that alternates will not have the same prerequisites.

Commissioner Garcia Juarez questioned if there will be a vote on this last recommendation.

Commissioner Mladinov stated that he believes a vote will not be necessary.

Commissioner Garcia Juarez if he could attend the D.P.O.A board meeting on his own.

Deputy City Manager Pelsner stated that up to three commissioners could attend.

Commissioner Elizalde stated that perhaps the staff could assist the commissioners to make sure no violations occur.

Commissioner Elizalde questioned the roles of staff in communicating with commissioners.

Deputy City Manager Pelsner stated that it is not his responsibility to make sure commissioners are not aware of another body's deliberations. 2hr 16min

Commissioner Elizalde stated that she disagrees with Deputy City Manager Pelsner. Commissioner Elizalde stated that Deputy City Manager Pelsner should be informing commissioners of what has taken place at D.P.O.A as Deputy City Manager Pelsner is a representative of the VPD.

Executive Director Lorena Parker stated that Deputy City Manager Pelsner had nothing to do with the decisions made at the D.P.O.A. meeting.

Commissioner Elizalde questioned if being on the D.P.O.A board was a paid position.

Deputy City Manager Pelsner stated that he was not paid for his time on the D.P.O.A. board.  
**2Hr 20min 30sec.**

Commissioner Molina questioned if Deputy City Manager Pelsner will still be attending the D.P.O.A board.

Deputy City Manager Pelsner stated that he will still be attending the D.P.O.A board meetings.

Commissioner Molina stated that it would be a good idea to have a city staff member attend the D.P.O.A board meetings.

Chair Mladinov agreed with Commissioner Molina that it would be a good idea to continue to have a staff member attend the D.P.O.A board meetings.

Commissioner Molina requested a monthly report on what occurs at each D.P.O.A board meeting.



Adriana Robledo, the D.P.O.A. treasurer, discussed the history of VPD representatives on the D.P.O.A. board.

STAFF COMMUNICATION:

No comments.

COMMISSIONER COMMUNICATION:

Commissioner Davis stated that he believes that any individuals on any commission should be citizen of the city.

Commissioner Elizalde thanked everyone for their comments. Commissioner Elizalde also requested that the lot rental listing applications be listed in Spanish.

Commissioner Garcia Juarez thanked everyone for joining the meeting.

Commissioner Corcuera agreed with Commissioner Davis that individuals on any commission should be citizens of the city. Commissioner Corcuera also stated that he was interested in serving on the D.P.O.A. board.

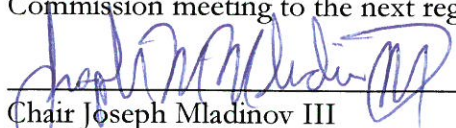
Commissioner Molina suggested that comments should be timed and to make sure that comments do not go back and forth for an excessive amount of time. Commissioner Molina would also like the meetings to be more organized.

Chair Mladinov provided a short summary describing the format of how meetings were held in the past.

Commissioner Diaz Luna stated that he would like the city to find grant opportunities to help support the downtown Pomona parking structure.

ADJOURNMENT:

At 8:36 p.m., VPD Chair Joseph Mladinov III moved to adjourn the Vehicle Parking District Commission meeting to the next regularly scheduled meeting.

  
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Chair Joseph Mladinov III  
Vehicle Parking District Commission