

**WESTCHESTER BUSINESS IMPROVEMENT ASSOCIATION /
WESTCHESTER TOWN CENTER BID
BOARD OF DIRECTORS**

MEETING MINUTES

**Thursday, April 21, 2016
Meeting Location: Conference Room
8929 S. Sepulveda Boulevard #130
Westchester, CA 90045**

***In attendance: Board Members – Dial, Davis, Locke, Payne, Saab,
Staff – Duckworth
Guest: Ruben Garcia***

Meeting called to order at 10:15 AM by President Karen Dial.

1. CALL TO ORDER – Karen Dial, President 10:00 AM

2. PUBLIC COMMENTS This opportunity is reserved for any public comments to the Board pursuant to the Brown Act with the understanding that no action may be taken, nor discussion conducted on un-agendized subjects. It is the Board's policy that persons in the audience may address the Board in connection with any particular agenda item during the public comment period. As provided by the Brown Act, each individual's speaking time shall be limited to three minutes. Anyone desiring to speak during the public comment period must complete a speaker card and submit it to the Chair prior to the start of the meeting.

A. Comments from LAPD SLO

LAPD SLO Ruben Garcia addressed the Board concerning law enforcement issues within the BID area.

Pastor Weller and Board Member Payne described services provided to Charlene, a homeless woman who stayed in the Westchester area, by the Venice Four Square Church Homeless Task Force.

3. APPROVAL OF MINUTES – ***Deferred till next meeting.***

4. FINANCIAL REPORT – Through March 31, 2016

After discussion, Motion Davis, 2nd Saab: "The WBIA Board of Directors hereby approves the Financial Report through March 31, 2016 as presented." Unanimously approved.

5. BUSINESS ITEMS

A. Review / Discussion / Possible Approval of Sponsorship of Sunday Farmer's Market in Westchester BID Area (Addition to Existing Wednesday Market)

1. Review Community Survey Results

The Executive Director presented the results of a survey of 185 persons in the WTC BID area. 62.7% said they would shop in the Farmers Market if it was held on Sunday in the BID area. Most of these respondents did not shop at the Wednesday Farmers Market.

2. Review of Westchester Vitalization Proposed (Rev) Proforma "4/13/16"

The Executive Director presented a proforma composed of vitalization corporation projections for the proposed Farmers Market, dated 4/13/16. He also presented revised numbers dated 4/15/16 for the market.

After discussion, Motion Locke, 2nd Davis: "The WBIA Board of Directors approves the sponsorship of Sunday Westchester Farmers Market with cooperation of the Westchester Vitalization provided that the effort could be discontinued with 90 day notice. The Executive Director is authorized to implement this action." Unanimously approved.

3. Review Executive Director's Proposed Proforma "4/15/16" With WBIA Contribution for Start-Up Costs and Deferred Repayment

4. Discussion / Action, if any

B. Review / Possible Approval of Recommendations from Precision Concrete Cutting ("PCC") Assessment of Westchester Sidewalk Conditions
- This item is temporarily "on hold" pending City policy action, which could provide financial support for this work. City action is expected in the new budget that is to become effective July 1, 2016.

6. REPORT FROM EXECUTIVE DIRECTOR

7. BOARD MEMBER COMMENTS

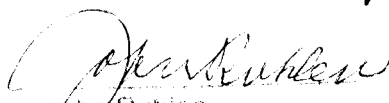
8. NEXT MEETING – May 19, 2016

9. ADJOURNMENT

12:00 PM

Meeting adjourned at 12:00 PM.

Resolved and Approved
By The Westchester
Business Improvement Association
Board of Directors on 4/17/16


John Butler
Board President

