



SAN PEDRO PROPERTY OWNERS ALLIANCE ANNUAL PROPERTY OWNERS' ALLIANCE & BOARD OF DIRECTORS MEETING

Agenda

Wednesday, November 5th, 2025
9:00 AM

IN-PERSON

San Pedro Chamber of Commerce
390 W 7th St.
San Pedro, CA 90731

TELECONFERENCE

Meeting ID: 889 3361 7093 Passcode: 910091
Please refer to the bottom of the agenda for full teleconference meeting details

All agendized items are possible motions to be considered by the board of directors

PR	Board Members and Officers Ryan Blaney - President/ CEO Yolanda Regalado, Board Chair – Commercial Property Owner Jacob Eisenberg, Vice Chair – Commercial Property Owner Becky Johns, Secretary - Residential Property Owner Matthew Marchese, Treasurer - POLA Appointee Alan Johnson – Commercial Property Owner Eric Eisenberg – Commercial Property Owner Alex Valente - Commercial Property Owner Representative Warren Gunter - Commercial Property Owner Augie Bezmalinovich – POLA Member At Large Vincent DiMeglio – Commercial Property Owner Jonathan Williams – POLA Member At Large Tamra King - Commercial Property Owner Representative Phillip Trigas - Residential Property Owner Theresa Sardisco - Commercial Property Owner Shai Cohen - Commercial Property Owner Arley Baker - At Large Member Laura Alejandrez - POLA High School Representative Amanda Enriquez - Advisory Member (<i>Non-Voting</i>) Linda Grimes - Advisory Member (<i>Non-Voting</i>)
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- 1. Open Session - Call to Order 9:00 am** *Board Chair Yolanda Regalado*
- 2. Board Member and Public Comments**

- a. 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 non-agendized subjects. It is the Board's policy that persons in the audience may address this Board in connection with any item not on today's agenda during the public comment period. Topics under public comment are limited to those that fall under the jurisdiction of the San Pedro Property Owners' Alliance. The Board has requested that individuals limit their speaking time to three minutes.

3. Request to approve minutes for the following board meeting:

- a. Motion to Approve the October 1st Minutes

4. Request to receive & file the Treasurer's Report - Matthew Marchese

- a. Treasurer's report
- b. Motion to receive and file Treasurer's Report

5. Smart Cities Conference Summit Approval Vote - Yolanda Regalado

6. PBID Renewal Steering Committee Update - Ryan Blaney

7. 7th St. Parking Lot Development - Yolanda Regalado

8. Marketing/ Economic Development Committee - Alan Johnson

- a. Dia De Los Muertos Recap - **Gianine Rizzi**
- b. Gateway Sign Committee Update - **Alan Johnson / Gianine Rizzi**
- c. Merchant Marketing Initiative Update - **Jacob Eisenberg / Alan Johnson/ Jennifer Morrison**

9. Security and Beautification Committee - Alex Valente

- a. Peak Security Services Report - **Donte Breaux**
- b. Coastal Clean & Maintenance Report - **Mike Varela**

10. Trolley Committee - Augie Bezmalinovich

- a. Trolley Operations
- b. Neighborhood Council Visits

11. President & CEO Report - Ryan Blaney

12. New Business/ Next Board Meeting - December 3rd, 2025

13. Adjourn

For more information, contact SPPOA Staff at 310-832-2183. As a covered entity under Title II of the Americans with Disabilities Act, organizations that contract with the City of Los Angeles do not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting the San Pedro Property Owners Alliance at 310-832-2183 or email rblaney@sanpedrobid.com or mperez@sanpedrobid.com.

TELECONFERENCE MEETING DETAILS

Join Zoom Video/Audio Meeting

www.zoom.com

Meeting ID: 889 3361 7093

Passcode: 910091