



POA BOARD AGENDA

Regularly Scheduled Monthly Meeting July 28TH 2026, 4PM

City Administration Building Conference Room - 220 N Santa Fe Ave. Visalia, CA 93292

MISSION STATEMENT: TO MAKE DOWNTOWN A PREFERRED LOCATION FOR BUSINESSES BY MAINTAINING SECURITY, MAKING AND MAINTAINING INFRASTRUCTURE IMPROVEMENTS, MAINTAINING LANDSCAPING AND REMOVAL OF GRAFFITI.

Property Owner's Association, INC.
120 S. Church
Visalia, California 93291
(559) 732-7737

Members and Guests in Attendance:

POA Board Members: Bill Kitchen, Myron Sheklian, Tom Gaebe, Anil Chagan, John Bianco, MaryAnn Cusenza, Kevin Fistolera, William Martin, Josh Miller, Justin Mosley, Janeen Robbins, Duane Rodriguez, Kevin Morrison, Amy Shuklian

Executive Board

Bill Kitchen
Chair

Myron Sheklian
V. Chair

Tom Gaebe
Treasurer

Anil Chagan
Past Chair

Board Members

John Bianco

MaryAnn Cusenza

Kevin Fistolera

Colin Franey

William Martin

Josh Miller

Justin Mosley

Janeen Robbins

Duane Rodriguez
(Appointment DTV)

Kevin Morrison
(Appointment KH)

Brett Taylor
(Appointment City)

Amy Shuklian
(Appointment County)

DTV Support Staff: Valerie Felix and Gabrielle Jones

City of Visalia: John Lollis, Lt Mona Whaley, Captain Andrew Swarthout

Absent POA Board Members: Colin Franey

Board of Directors:

1. Call the POA Board Meeting to Order: B. Kitchen

2. Public Comments and Appropriate Action: *This time is set aside for public comment on issues which are not on the agenda. The comments are to be brief (3 minutes or less). Begin by spelling your name and stating your business and/or address. Directors cannot act on the item at this time and should withhold making any comments until it can be placed on a future agenda.*

Reports:

1. On-Site - Downtown Security Incident Statistics and YTD Comparison – D. Rodriguez

On behalf of On-Site Duane Rodriguez reported incident statistics are down for the month of June.

2. Insurance (D&O and Liability) Review and Recommendation – B. Kitchen and J. Mosley

This agenda item was moved to a later section of the agenda.

3. Operations Committee Report – K. Fistolera

Kevin Fistolera provided an update on the Operations Committee's lighting project. He reported that the solar-powered option will be piloted at his business and that he will provide an update to the Board following the pilot.

Action Items:

1. Approval of POA (June 2026) Meeting Minutes – B. Kitchen

Motion: Amy Shuklian Second: Kevin Fistolera Action: Full Board Approval

2. Approval of POA (Monthly and YTD) Financial Report – T. Gaebe

Motion: Anil Chagan Second: William Martin Action: Full Board Approval

3. Approval of the purchase of increased insurance coverage, as recommended by the POA Board. – B. Kitchen

This agenda item was moved to a later section of the agenda.

Discussion Items:

1. Flock Camera Renewal – B. Kitchen & Captain Andrew Swarthout

Captain Andrew Swarthout of the Visalia Police Department answered the POA Board's questions regarding the general use and effectiveness of Flock cameras in Downtown Visalia, including their role in assisting officers with arrests.

2. POA Special projects / Membership Feedback – V. Felix

Valerie Felix reported on membership feedback that was received from the PBID contact forms.

3. Board Member Onboarding: Nominating Committee, Board Election Timeline, and Ballot Process – B. Kitchen

Bill Kitchen presented information regarding the current status of Board members' terms, the nomination process for term renewals, and the onboarding of new Board members.

Reordered Agenda Items

Discussion:

1. Insurance (D&O and Liability) Review and Recommendation – B. Kitchen and J. Mosley

Justin Mosley gave a report on the POA Boards current insurance coverage.

Action Item:

1. Authorize Justin Mosley to Obtain the Insurance Coverage Necessary to Comply with the City of Visalia's Contractual Requirements, with Minimum Coverage Limits of \$1,000,000

Motion: John Bianco Second: William Martin Action: Full Board Approval

Community Reports:

1. City of Visalia – B. Taylor or L. Cavilia

Brett Taylor and Leslie Caviglia were absent from the POA Board meeting. John Lollis distributed an Economic Update on behalf of the City of Visalia.

2. Tulare County – A. Shuklian

Amy Shuklian provided an update on behalf of Tulare County.

3. Kaweah Health – K. Morrison

Kevin Morrison provided an update on behalf of Kaweah Health.

Good of the Order/ Direction:

Note: The 'Good of the Order' portion of the meeting is reserved exclusively for Board Members.

Adjourn to Closed Session

- Significant Exposure to Litigation §54956.9(b) 1 Case
- Conference with Real Property Negotiations (§ 54956.8)

Property: 225 W. Main Street, Visalia, CA 93291 **Agency Negotiation:** William Kitchen

Negotiating Parties: Marc Dwelle **Under Negotiation:** Price and Terms of Payment

Meeting Adjourned: 6:37PM

Next Meeting: August 25th, 2026

Disclosure: Documents are available for review at the meeting and in our office located at 120 S Church St, Visalia, CA 93291. Copies may be requested by contacting our office at 559-732-7737.

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 732-7737 48-hours in advance.