



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

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
2. Insurance (D&O and Liability) Review and Recommendation – B. Kitchen and J. Mosley
3. Operations Committee Report – K. Fistolera

Action Items:

1. Approval of POA (June 2026) Meeting Minutes – B. Kitchen
Motion: Second: Action:
2. Approval of POA (Monthly and YTD) Financial Report – T. Gaebe
Motion: Second: Action:
3. Approval of the purchase of increased insurance coverage, as recommended by the POA Board. – B. Kitchen
Motion: Second: Action:

Discussion Items:

1. Flock Camera Renewal – B. Kitchen & Captain Andrew Swarthout
2. POA Special projects / Membership Feedback – V. Felix
3. Board Member Onboarding: Nominating Committee, Board Election Timeline, and Ballot Process – B. Kitchen

Community Reports:

1. City of Visalia – B. Taylor or L. Cavilia
2. Tulare County – A. Shuklian
3. Kaweah Health – K. Morrison

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)

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:

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.