



POA BOARD Minutes

Regularly Scheduled Monthly Meeting MAY 26TH 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 Present:

POA Board Members: Bill Kitchen, Myron Sheklian, Tom Gaebe, Anil Chagan, MaryAnn Cusenza, Kevin Fistolera, Colin Franey, Josh Miller, Janeen Robbins, Duane Rodriguez, Kevin Morrison

DTV Support Staff: Valerie Felix and Gabrielle Jones

City of Visalia: Leslie Caviglia and John Lollis

Absent POA Board Members: John Bianco, William Martin, Justin Mosley, Brett Taylor, Amy Shuklian

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.*

Public comments were received from Leslie Caviglia on behalf of the Visalia Breakfast Lion's club.

Public comments were received from April Lancaster.

Reports:

1. Visalia Police Department Downtown Incident Statistics – VPD Representative or B. Kitchen

Chairman Kitchen reviewed the VPD downtown incidents report for May 1st through May 26th of 2026. This report was generated and distributed by the Visalia Police Department.

Leslie Caviglia confirmed that a representative from VPD will be attending POA meetings quarterly.

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

Duane Rodriguez gave a report on Onsite Security statistics from January 1st through April 30th 2026. Clarification was provided regarding the arrest statistics in the report. Arrests may also be reflected in other sections of the report, depending on the category associated with the arrest.

3. Downtown Visalians Administrative Proposal & Status Update – V. Felix

Valerie Felix presented a proposal for administrative services to be provided to the Property Owners Association by Downtown Visalians. She also confirmed that she will coordinate with NTM Productions to obtain a map of the security camera locations for POA records and will inquire about the camera storage system, including whether it is server-based or cloud-based. Additionally, she will request information regarding the cost of extending camera storage retention beyond 30 days.

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)

4. Downtown Visalians Graffiti Removal and Reporting – V. Felix

Valerie Felix gave an update on Downtown Visalians new Graffiti Removal Reporting, going forward Downtown Visalians will be able to compile the data collected from this system and report monthly to the Property Owners Association.

5. Downtown Visalians Office Update – V. Felix

Valerie Felix gave an office update: the Downtown Visalians office is open as a work station and conference room for POA services. Scheduling to use the space can be done through contacting the office at (559)732-7737.

6. Insurance (D&O and Liability) Review and Recommendation – J. Mosley

Justin Mosley was absent from the POA Meeting and did not give a report.

Chairman Kitchen confirmed Justin will be making recommendations to the POA in regards to increasing their insurance coverage.

7. Co-Sponsor Visalia Breakfast Lion's Car Show Report – V. Felix (DTV) & L. Caviglia (Breakfast Lions)

Leslie Caviglia shared her portion of the report as a public comment as noted above.

Valerie Felix gave a report on Downtown Visalians experience with NTM productions accessing the sound system for the Visalia Breakfast Lion's Club Car show on May 16th 2026.

Kevin Fistolera requested revisiting POA establishing procedures for sound system use by non-members.

8. POA Annual Report to City of Visalia City Council (May 18th 2026) - B. Kitchen

Chairman Kitchen provided a report for the POA annual presentation to the City of Visalia.

Action Items:

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

Motion: Janeen Robbins Second: Kevin Fistolera Action: Full Board Approval

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

Motion: MaryAnn Cusenza Second: Kevin Fistolera Action: Full Board Approval

Discussion Items:

1. Executive Board (Secretary) Position (Still available!) – B. Kitchen

Colin Franey agreed to serve as the Secretary for the POA Board. The POA Board will vote to take action on this item at the June 2026 regularly scheduled POA Board meeting.

2. POA Special Projects for 2026 Membership Query – B. Kitchen

Chairman Kitchen proposed a membership query to members in the PBID district.

Valerie Felix and **Gabrielle Jones** will begin compiling contact information for the POA Board's use.

3. Audio Recording of Minutes – V. Felix

Valerie Felix updated the POA Board on Downtown Visalians intention to begin using audio recording for future Downtown Visalians regularly scheduled board meetings. Downtown Visalians will be the pilot program for the Property Owners Association a report will be given in a few months after its implementation with DTV.

Community Reports:

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

John Lollis answered questions and provided an economic update handout for May 2026.

2. Tulare County – A. Shuklian

Amy Shuklian was absent from the meeting; no report was given.

3. Kaweah Health – K. Morrison

Kevin Morrison gave a report on upcoming projects with Kaweah Health. Kaweah Health will have a ground breaking ceremony for their new inpatient behavioral health facility. Kaweah Health will also be celebrating 30 years of offering cardiothoracic surgeries.

Good of the Order/ Direction:

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

No good of the order reports were offered.

Meeting Adjourned: 5:18 PM

Next Meeting: June 23rd, 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.