



POA BOARD MINUTES

Regularly Scheduled Monthly Meeting JUNE 23rd 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, John Bianco, Colin Franey, William Martin, Justin Mosely, Janeen Robbins, Duane Rodriguez, Kevin Morrison, Amy Shuklian

DTV Support Staff: Valerie Felix and Gabrielle Jones

City of Visalia: Lt Mona Whaley

Absent POA Board Members:

Anil Chagan, MaryAnn Cusenza, Kevin Fistolera, Josh Miller, Brett Taylor

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.*

Board Reports:

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

Lt. Mona Whaley presented the Visalia Police Department's statistics report for June 2026. She also shared that future reports will be tailored specifically to the PBID service area to provide more relevant data and insights.

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

Duane Rodriguez provided a report on behalf of Onsite Security for incident statistics in the months of January-May 2026.

Lt Mona Whaley requested On-Site securing TEP signatures for several property owners in the district. She also reported that the PBID district has a downtown officer however they also are on the HOPE team and may not always be patrolling downtown.

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

Valerie Felix reported that no one from the POA Board of Directors has given feedback regarding the administrative proposal.

John Bianco requested a copy of the administrative proposal.

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

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)

Justin Mosely gave a report on the current coverage for the Property Owners Association and recommended the association continue to research appropriate coverage. Justin Mosely agreed to work with Bill Kitchen to research more insurance options.

The Board gave direction to host a special meeting as soon as possible to vote on insurance coverage.

5. POA Special Projects for 2026 Membership Query – B. Kitchen and V. Felix
Valerie Felix presented an update on the POA feedback forms received to date. She reported that a more comprehensive summary will be presented at the July meeting after additional feedback has been collected.

Action Items:

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

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

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

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

3. Approval of Colin Franey as Board Secretary – B. Kitchen

Motion: Justin Mosely Second: Colin Franey Action: Full Board Approval

Discussion Items:

1. Flock Camera Renewal

John Bianco made a motion to table the discussion to a later date. Colin Franey seconded the motion. The motion carried with unanimous board approval.

2. On-Site Security Contract Renewal – B. Kitchen

Bill Kitchen reported that the POA's contract with On-Site Security will be expiring soon.

The Board gave direction to review at least three different security contracts before renewing or entering into a new security contract.

Community Reports:

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

Brett Taylor and Leslie Caviglia were absent from the meeting; therefore, no reports were presented.

2. Tulare County – A. Shuklian

Amy Shuklian gave a report on behalf of Tulare County. Suggestion was given to the POA to add seating in downtown.

3. Kaweah Health – K. Morrison

Kevin Morrison provided a report on behalf of Kaweah Health. He shared that Kaweah Health recently hosted a New Residents Mixer at ImagineU and reported that the organization currently retains approximately 30% of its medical residents in the local area.

Good of the Order/ Direction:

No good of the order announcements were offered.

Meeting Adjournment:

June 23rd 2026 5:41PM

Next Meeting: July 28th, 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.