

Minutes: MSPA Regular Board Meeting Dec 4, 2025

The meeting was called to order at 8:15 am

Minutes of the Nov 6, 2025 meeting were approved as written.

Board Members and Guests:

Andre Ordubegian (Copy Network)-President; Gigi Garcia (It Takes A Village Kids)-Vice President; Kim Kelly (Merle Norman)-Secretary; Maureen Palacios (Once Upon A Time)-Treasurer; Corey Grijalva (Joselito's) Board member at large; Steve Pierce (MSPA Communication Admin./Film Liaison); Dale Dawson (MSPA Business Admin and Events Coordinator); Molly Burke (MVCCC); Officer Aaron Eggiman (GPD); Domenica Megerdichian (CoG); Tad Dombrowski (CoG); Ryan Comner (GCC); Dan Mc Kinney (Transect group); Patrick Murphy (Glendale City Council candidate); Desiree Rabinoff (GCC); Angela Miller (Resident); Steve Miller (resident); Carol Clark (Resident) David Anserlian (Executive Jewelers); Donna Libre (CV Town Council); Rich Boccia (Sparr Heights Cert); Mary O'Keefe (CV Weekly); Robin Goldsworthy (CV Town Council).

Business Agenda:

- Dale Dawson declared the 2026 MSPA Board Elections closed as the two candidates, Kim Kelly and Mark Pedersen, ran unopposed.
- Dale Dawson presented the 2026 MSPA Budget to be calendared in Jan. 2026 for GD City Council, dated TBD. Changes to the proposed budget are as follows: MSPA tree light strands need to be replaced, also the aging Directory Boards converted to digital Directory Boards. Cost could be approximately \$3000.00 per unit for 8 units. Corey made a motion, Kim seconded to increase the budget for conversion to digital directory boards.

Visitors Reports:

- Dr. Ryan Comner GCC President and Desiree Rabinoff GCC Board member spoke about proposed plans for the Glendale College PDC and former Chase Bank Building. Their idea is to partner with V.H. Hospital and create a physical therapy/rehabilitation center in the heart of the retail MSPA district. Many questions and concerns were raised by the MSPA Board of Directors.

City Of Glendale:

- Domenica Megerdichian (CoG) will answer recent inquiries in a later email.
- Tad Dombrowski (CoG) and Dan Mc Gann went over parking studies, pay stations in back lots, car pool programs. Options: Keep all parking free or possible payment in back lots.

MVCCC:

- Executive Director Molly Burke announced the mixer for La Canada Furniture & Design on 12-10-25, 6 pm to 10pm

Glendale PD:

- Officers Aaron Eggiman and Daniel Figueroa reported they are moving the "Coffee with Cops" to Toasted Café on 12-11-25, 10am-12pm; Illegal sidewalk vending was also discussed.

Contractors Reports:

Business Administrator Dale Dawson:

- Treasurers Report Balance as of 12-4-25 \$387,993; 13 delinquent assessments reported; the proposed 2026 MSPA Budget and workplan was provided and changes were discussed earlier.

Events Coordinator: Dale Dawson reported:

- 7th Annual Holiday Wine Walk-Sat Nov. 8, 2025. 34 pouring stations. 636 tickets sold. Income \$33,693. Expenses \$29,068.
- Town Tree Lighting-Fri. Nov. 28th, 2025 went well.
- Small Business Sat: Sat. Nov. 29, 2025 went well.
- Old Town Christmas Activities-Sat Nov. 29th through Sun. Dec. 21st.

Communications Administrator: Steve Pierce reported:

- (Repeat) Wall to contain trash dumpsters in Lot 7 are awaiting design approval from Athens Disposal and City of Glendale.
- Cataleya Hospice at 2357 Honolulu Ave has closed retail operations and reopened at Saint Andrews Hospice.
- The owner of Paris Baguette is hopeful to open 12-5-25.
- City of Glendale will be painting the lamp posts in Jan. 2026.

Filming Liaison: Steve Pierce

- Filming net revenue year to date to MSPA \$81,350.40
- Filming Moratorium runs Nov.15-Jan. 3rd.

Meeting adjourned at 10:24 am