

Downtown Visalia Property Owner's Association, Inc.

This corporation is a nonprofit mutual benefit corporation organized under the California Nonprofit Mutual Benefit Corporation Law. The primary purpose of this corporation is to recognize and fulfill the unique and varied economic interests and needs of Downtown Visalia property owners to accomplish the following specific purposes:

- 1. In concert with the City of Visalia, to provide management oversight, directives and setting of priorities for supplemental services and improvements for the Downtown Visalia Property Based Improvement District (PBID).**
- 2. Provide economic enhancements via programs and incentives to attract, grow and incubate new businesses, an in-lieu parking program to remove barriers to Downtown Visalia development and provide for continued investment in Downtown Visalia parking, and marketing and promotions to improve Downtown Visalia's image and invite consumers to Downtown Visalia.**
- 3. Provide for environmental enhancements, to include public safety patrols to support crime prevention and reduce the incidence of nuisance crimes, streetscape and landscape enhancements to make Downtown Visalia more attractive, graffiti removal to provide a cleaner Downtown Visalia environment, and general Downtown Visalia maintenance including sidewalk sweeping and steam cleaning.**
- 4. Furthermore, (a) to seek matching grants and funds from any governmental agency, entity and funding source, (b) to encourage new development, revitalization, economic growth and improvement, (c) to formulate and advance remedies for conditions not considered beneficial to customers, business owners and property owners, (d) to effectively develop, market and represent Downtown Visalia as a diverse business community, (e) to receive, administer and disburse funds in connection with any the activities related to the above stated purposes and (f) to work with governmental entities, civic bodies, community organizations, trade and commerce groups and local community improvement associations in connection with any activities related to the above specific purposes as deemed beneficial to Downtown Visalia.**

Downtown Visalia Property Owner's Association, Inc.

Board Members – 2026

Executive Board

Bill Kitchen Chairperson

Myron Sheklian Vice Chairperson

Vacant Secretary

Tom Gaebe Treasurer

Anil Chagan Past Chairperson

Board Members - Elected

John Bianco

Mary Ann Cusenza

Kevin Fistolera

Colin Franey

William Martin

Josh Miller

Justin Mosley

Janeen Robbins

Board Members – Appointed

Duane Rodriguez – Downtown Visalians Appointee

Brett Taylor – City of Visalia Appointee

Amy Shuklian – County of Tulare Appointee

Kevin Morrison – Kaweah Health Appointee

Downtown Visalia Property Owner's Association, Inc.

Budget – 2026

Income

Assessments	\$700,000	
Interest	<u>1,500</u>	
Total Income		\$701,500

Expenses

Environmental Enhancements

Public Safety	\$320,000	
Landscaping & Graffiti Removal	180,000	
Street Light Maintenance	10,000	
Security Camera Maintenance	<u>7,500</u>	
Total Env. Enhancements	\$517,000	

Economic Enhancements

Infrastructure Improvements	\$ 50,000	
In-Lieu Parking	<u>45,000</u>	
Total Econ. Enhancements	\$ 95,000	

Administration

Administration	\$ 65,000	
Financial Audit	10,000	
Legal Fees	5,000	
POA Renewal Fund	5,000	
Insurance & Misc.	<u>4,000</u>	
Total Administration	\$ 89,000	

Total Expenses 701,500

Total Gain/Loss \$ 0

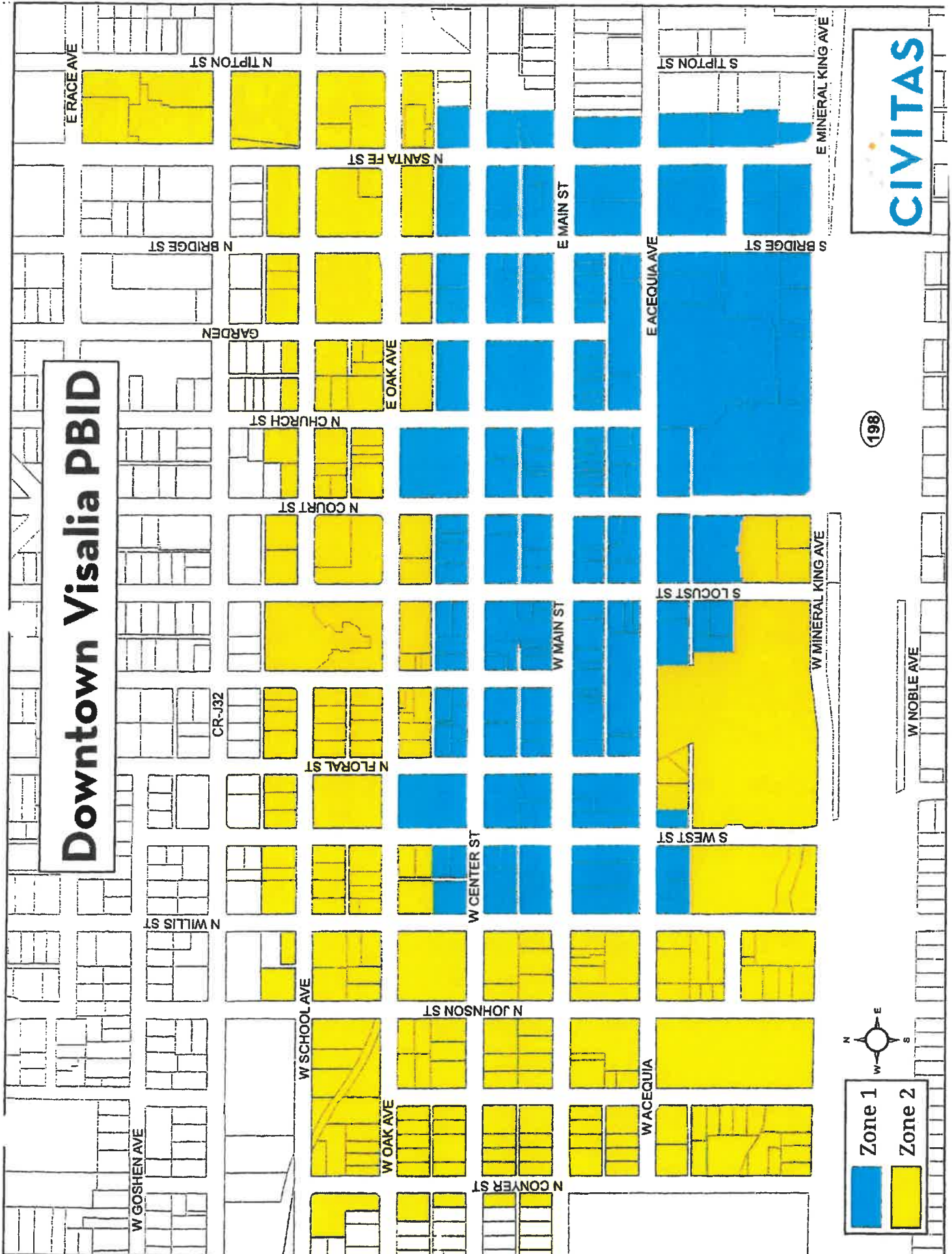
YTD 2025

PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

Department: [PBID] Security

CD	PERFORMANCE MEASURE	JAN	FEB	MAR	1ST QTR	APR	MAY	JUN	2ND QTR	JUL	AUG	SEP	3RD QTR	OCT	NOV	DEC	4TH QTR	TYD 2025
#1	Arrest	1	0	1	2	3	2	4	9	2	0	0	2	0	0	0	0	13
#2	Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#3	Burglary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#4	Auto Theft	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	1
#5	Theft	1	0	2	3	1	0	1	2	2	0	2	4	0	1	0	1	10
#6	Traffic	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#7	Vandalism	1	0	0	1	0	1	1	2	2	0	3	5	0	0	0	0	8
#8	Public Intoxication	2	2	0	4	0	0	2	2	2	1	1	4	1	0	0	1	11
#9	Trespassing	161	242	178	581	32	178	109	319	215	348	393	956	158	149	86	393	2249
#10	Assaults	0	1	1	2	1	0	1	2	0	0	1	1	1	0	0	1	6
#11	Suspicious Circumstances	0	2	4	6	4	0	4	8	0	1	0	1	2	2	1	5	20
#12	Security Breach	1	4	5	10	2	3	0	5	0	0	0	0	0	0	0	0	15
#13	Alarm	3	1	2	6	1	0	2	3	2	3	2	7	2	4	2	8	24
#14	Fire	1	0	0	1	2	0	0	2	0	0	0	0	0	3	0	3	6
#15	Graffiti				0				0				0		15		15	15
#16	Possession of Alcohol	1	0	0	1	0	1	2	3	0	0	0	0	2	0	0	2	6
#17	Curfew	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#18	Loitering	300	390	277	967	183	201	370	754	747	953	1173	2873	701	607	653	1961	6555
#19	Assist Other Agency	2	2	3	7	15	3	7	25	0	1	3	4	1	1	2	4	40
#20	Urinating in Public	0	0	0	0	1	0	1	2	0	0	0	0	0	0	0	0	2
#21	Disturbing the Peace	2	2	1	5	1	1	1	3	1	0	0	1	0	0	1	1	10
#22	Vagrant Contact	462	457	333	1252	267	285	504	1056	1224	1520	1612	4356	841	643	583	2067	8731
#23	Possession Illegal Substance	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2	2	3
#24	Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#25	Truancy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#26	Lewd Acts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
#27	Panhandling	3	15	20	38	16	10	17	43	7	10	8	25	20	15	10	45	151
#28	Sidewalk Violators	31	36	41	108	27	48	80	155	129	51	161	341	141	140	168	449	1053
#29	Calls for Service	97	104	72	273	66	80	90	236	77	81	85	243	117	82	52	251	1003

Downtown Visalia PBID



DOWNTOWN VISALIA PROPERTY OWNER'S ASSOCIATION (POA)
RECEIPTS AND DISBURSEMENTS
JANUARY 1 THROUGH DECEMBER 31, 2025

Bank Balance, January 1, 2025 \$ 194,932.04

RECEIPTS

POA Assessments	680,000.00
Security Reimbursement (City of Visalia)	13,882.68
Interest Earned	<u>1,664.26</u>
	890,478.98

DISBURSEMENTS

Downtown Visalians –		
Landscaping, Graffiti Removal & Maintenance	\$ 114,617.70	
Administration	60,911.00	
Legal Fees	5,247.80	
Security	325,888.00	
In-Lieu Parking	41,917.26	
Improvements –		
Security Cameras	118,649.82	
Tree Lights	38,279.00	
Storage Box Rental	6,695.75	
POA Renewal Fund	5,000.00	
Insurance, Miscellaneous	<u>1,782.66</u>	
		<u>718,988.99</u>

BANK BALANCE, DECEMBER 31, 2025 \$ 171,489.99

Note: Bank balance includes \$55,020 held in investment savings accounts.

Note: Bank balance does not include POA renewal fund savings, \$33,859.

DOWNTOWN VISALIA PROPERTY OWNER'S ASSOCIATION, INC.
2025 BUDGET VS. ACTUAL

	<u>2025</u> <u>BUDGET</u>	<u>12/31/25</u> <u>ACTUAL</u>	<u>VARIANCE</u> <u>(UNDER(OVER))</u>
<u>RECEIPTS</u>			
POA Assessments	\$ 680,000	\$ 680,000	\$ --
Security Reimbursement (City of Visalia)	40,000	13,883	26,117
Interest Earned	<u>3,000</u>	<u>1,664</u>	<u>1,336</u>
 TOTAL RECEIPTS	 <u>\$ 723,000</u>	 <u>\$ 695,547</u>	 <u>\$ 27,453</u>
 <u>DISBURSEMENTS</u>			
ENVIRONMENTAL ENHANCEMENTS			
Landscaping, Streetscape, Graffiti Removal & Maintenance	\$ 170,000	\$ 114,617	\$ 55,383
Street Light Maintenance	10,000	--	10,000
Public Safety	<u>375,000</u>	<u>325,888</u>	<u>49,112</u>
Total	<u>555,000</u>	<u>440,505</u>	<u>114,495</u>
 ECONOMIC ENHANCEMENTS			
In-Lieu Parking	40,000	41,917	(1,917)
Infra Structure Improvements	<u>60,000</u>	<u>163,625</u>	<u>(103,625)</u>
Total	<u>100,000</u>	<u>205,542</u>	<u>(105,542)</u>
 ADMINISTRATION			
Administration	55,000	60,911	(5,911)
Legal Fees	5,000	5,248	(248)
POA Renewal Fund	5,000	5,000	--
Miscellaneous, Insurance	<u>3,000</u>	<u>1,783</u>	<u>1,217</u>
Total	<u>68,000</u>	<u>72,942</u>	<u>(4,942)</u>
 TOTAL DISBURSEMENTS	 <u>\$ 723,000</u>	 <u>\$ 718,989</u>	 <u>\$ 4,011</u>

Downtown Visalia Property Owner's Association, Inc.

Accomplishments – 2025

- **On-Site Security – 24/7 Security of Downtown Visalia** **\$325,000**
- **Installation of Security and Flock (ALPRs) Cameras** **\$119,000**
- **Landscaping/Graffiti Removal** **\$115,000**
- **In-Lieu Parking Assistance** **\$ 42,000**
- **Tree Lights** **\$ 38,000**
- **Speaker System** **\$ 31,000**
- **Christmas Lights** **\$ 25,000**
- **Zero Assessment Increase!**