

MINUTES
Regular Meeting Notice and Agenda of the
Gardena Rent Mediation Board
Wednesday, November 19, 2025

The Regular Meeting Notice and Agenda of the Gardena Rent Mediation Board of the City of Gardena, California, was called to order at 7:00 PM on November 19, 2025, at the Management Information Center (MIC) – Council Chambers.

PARTICIPATE BEFORE THE MEETING by emailing the Gardena Rent Mediation Board at publiccomment@cityofgardena.org by 4:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

1. CALL TO ORDER

<u>Tenant Representatives</u>	<u>Owner Representatives</u>	<u>At-Large Representatives</u>
Micaela T. Bryant	Gerlin Munoz	Florence D. Bagsby
Margie Hoyt	VACANCY	Joanne Brown
Ki Young Park	VACANCY	Paul Hall
April Pamplin	Jack Nemeth	Woods Woolwine
Cassandra Villa	Annie Roddy	Doris Sims

The meeting was called to order by Jack Nemeth at 7:00 p.m. The following members were present: Jack Nemeth, Micaela Bryant, Florence D. Bagsby, Joanne Brown, Margie Hoyt, Paul Hall, Woods Woolwine, Doris Sims, Ki Park, April Pamplin, Annie Roddy, and Staff Liaison Alejandra Orozco.

2. PLEDGE OF ALLEGIANCE

A. Led by Woods Woolwine.

3. PUBLIC COMMENT

A. Kimberly Beasley, Gardena Resident, introduced herself and is interested on what the Rent Mediation Board does.

4. APPROVAL OF MINUTES

A. October 15, 2025 – Minutes

MOTION: A motion was made by Margie Hoyt and seconded by Micaela Bryant to approve the minutes of the meeting on October 15, 2025.

Ayes: Jack Nemeth, Micaela Bryant, Margie Hoyt, Doris Sims, Florence Bagsby, Woods Woolwine, April Pamplin, Annie Roddy, Paul Hall, Ki Park, Joanne Brown

Noes: None

Absent: Cassandra Villa and Gerlin Munoz

5. NOTICES / REMINDERS

A. None.

6. **NEW BUSINESS**

A. Fair Housing Foundation:

- The Fair Housing Foundation provided a PowerPoint Presentation to the Board Members regarding AB 1482 and Tenant Rights.

B. Update on Potential New Cases:

- Case #585 has been scheduled for December 03, 2025, at 7:00pm.

C. Holiday Dinner Discussion:

- The Board discussed options for the Holiday Dinner and moving the time for the December Regular Board Meeting from 7:00pm to 6:30pm.

MOTION: A motion was made by Woods Woolwine and seconded by Annie Roddy to move the December 17, 2025, Regular Board Meeting from 7:00pm to 6:30pm.

Ayes: Jack Nemeth, Micaela Bryant, Margie Hoyt, Doris Sims, Florence Bagsby, Woods Woolwine, April Pamplin, Annie Roddy, Paul Hall, Ki Park, Joanne Brown

Noes: None

Absent: Cassandra Villa and Gerlin Munoz

7. **OLD BUSINESS**

A. None

8. **RENTAL RATE REPORT**

A. Joanne Brown provided the rental rate report.

9. **STAFF LIASON REPORT**

A. Upcoming City event flyers were shared with the Board.

10. **BOARD MEMBER COMMUNICATIONS**

A. None.


11. **ADJOURNMENT**

The date of the next meeting was set to be held on Wednesday, December 17, 2025. A motion was made by Margie Hoyt and seconded by Micaela Bryant. The Meeting was adjourned at 8:00 P.M.

SUBMITTED BY:


Alejandra Orozco, Staff Liaison

APPROVED BY:


Jack Nemeth, Chairperson