



GARDENA RENT MEDIATION BOARD

Regular GRMB Meeting Notice and Agenda

Website: www.cityofgardena.org

Wednesday, January 21, 2026, 7:00 PM

Management Information Center (M.I.C) - Council Chambers

If you would like to participate in this meeting, you can participate via the following options:

1. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Rent Mediation Board at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.

2. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The Gardena Rent Mediation Board will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items - At the time the Board considers the item or during Public Comment.
- If you wish to address the Gardena Rent Mediation Board, please complete a "Speaker Request" form and present it to staff. You will be called to the podium by name when it is your turn to address the Board. The Board cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 business hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone courteously;
- Listen to others respectfully;
- Exercise self-control;
- Give open-minded consideration to all viewpoints;
- Focus on the issues and avoid personalizing debate; and
- Embrace respectful disagreement and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions

Thank you for your attendance and cooperation

1. CALL TO ORDER

Tenant Representatives: 1. Micaela T. Bryant, 2. Margie A. Hoyt, 3. April Pamplin, 4. Ki Young Park, 5. Cassandra Villa

Owner Representatives: 1. Gerlin Munoz, 2. Jack Nemeth, 3. Annie Roddy, 4. VACANCY, 5. VACANCY

Members-At-Large: 1. Florence D. Bagsby, 2. Joanne Brown, 3. Paul Hall, 4. Doris Sims, 5. Woods Woolwine

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

This is the time where the public may address the Rent Mediation Board on items that are not on the agenda, but within the Rent Mediation Board jurisdiction. Comments should be limited to three minutes.

4. APPROVAL OF MINUTES

A. December 17, 2025 - Minutes

5. NOTICES / REMINDERS

6. NEW BUSINESS

A. Update on Potential New Cases

7. OLD BUSINESS

8. RENTAL RATE REPORT

9. STAFF LIAISON REPORT

A. Upcoming City Events

10. BOARD MEMBER COMMUNICATIONS

11. ADJOURNMENT

The Gardena Rent Mediation Board will adjourn to the next meeting at 7:00pm on February 18, 2026.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted in the City Hall lobby not less than 72 hours prior to the meeting. A copy of said Agenda is available on our website at www.CityofGardena.org.

 /s/ MINA SEMENZA

MINA SEMENZA, City Clerk

Date Posted: January 16, 2026

MINUTES
Regular Meeting Notice and Agenda of the
Gardena Rent Mediation Board
Wednesday, December 17, 2025

The Regular Meeting Notice and Agenda of the Gardena Rent Mediation Board of the City of Gardena, California, was called to order at 6:30 PM on December 17, 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 6:30 p.m. The following members were present: Jack Nemeth, Micaela Bryant, Margie Hoyt, Paul Hall, Woods Woolwine, Cassandra Villa, Gerlin Munoz, Annie Roddy, and Staff Liaison Alejandra Orozco.

2. **PLEDGE OF ALLEGIANCE**

A. Led by Woods Woolwine.

3. **PUBLIC COMMENT**

A. None.

4. **APPROVAL OF MINUTES**

A. November 19, 2025 – Minutes

MOTION: A motion was made by Margie Hoyt and seconded by Annie Roddy to approve the minutes of the November 19, 2025, meeting.

Ayes: Jack Nemeth, Micaela Bryant, Margie Hoyt, Woods Woolwine, Gerlin Munoz, Annie Roddy, Paul Hall, Cassandra Villa

Noes: None

Absent: Florence Bagsby, Joanne Brown, April Pamplin, Ki park, Doris Sims

5. **NOTICES / REMINDERS**

A. None.

6. **NEW BUSINESS**

A. Update on Potential New Cases:

- We have received several calls regarding Rent Mediation, but do not have any new cases at the moment.

7. **OLD BUSINESS**

A. None.

8. **RENTAL RATE REPORT**

A. None.

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, January 21, 2026. A motion was made by Jack Nemeth and seconded by Micaela Bryant. The Meeting was adjourned at 6:34 P.M.

SUBMITTED BY:

APPROVED BY:

Alejandra Orozco, Staff Liaison

Jack Nemeth, Chairperson