



GARDENA RENT MEDIATION BOARD

Regular GRMB Meeting Notice and Agenda

Website: www.cityofgardena.org

Wednesday, October 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. Written public comments will be provided to the Rent Mediation Board and will be part of the record but will not be read aloud.

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 Representative: 1. Feltus Frost , 2. Margie A. Hoyt, 3. April Pamplin, 4. Ki Young Park, 5. VACANCY
Owner Representative: 1. Gerlin Munoz, 2. Jack Nemeth, 3. Annie Roddy, 4. Mina Semenza, 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. September 16, 2026 - Minutes

5. NOTICES / REMINDERS

6. NEW BUSINESS

A. New Tenant Representative - Feltus Frost

B. Schedule Case #595

C. Update on Potential New Cases

7. OLD BUSINESS

A. Update on Case #593

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 November 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/ BECKY ROMERO

BECKY ROMERO, City Clerk

Date Posted: October 15, 2026

MINUTES
Regular Meeting Notice and Agenda of the
Gardena Rent Mediation Board
Wednesday, September 16, 2026

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 September 16, 2026, 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>
VACANCY	Gerlin Munoz	Florence D. Bagsby
Margie Hoyt	VACANCY	Joanne Brown
Ki Young Park	Jack Nemeth	Paul Hall
April Pamplin	Mina Semenza	Woods Woolwine
VACANCY	Annie Roddy	Doris Sims

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

2. PLEDGE OF ALLEGIANCE

A. Led by Woods Woolwine.

3. PUBLIC COMMENT

A. None.

4. APPROVAL OF MINUTES

A. August 19, 2026 – Minutes

MOTION: A motion was made by Margie A. Hoyt and seconded by Joanne Brown to approve the minutes of the August 19, 2026, meeting.

Ayes: Chairperson Jack Nemeth, Vice-Chairperson Gerlin Munoz, Florence Bagsby, Joanne Brown, Paul Hall, Margie Hoyt, April Pamplin, Ki Young Park, Annie Roddy, Doris Sims, Mina Semenza, Woods Woolwine.

Noes: None

Absent: None

5. **NOTICES / REMINDERS**

A. None.

6. **NEW BUSINESS**

A. New Owner Representative – Mina Semenza:

- Mina Semenza, former City Clerk, introduced herself to the Board.

B. Update on Potential New Cases:

- Case #595 will be scheduled at the next Board Meeting. Not ready to be scheduled yet.

7. **OLD BUSINESS**

A. Update on Case #592:

- An agreement was reached between both parties during mediation.

B. Reschedule Case #593:

- The case was rescheduled for Wednesday, September 30, 2026, at 7:00pm, with the following Board Members: Jack Nemeth, April Pamplin, Paul Hall.

C. Update on Case #594:

- This case has been cancelled.

8. **RENTAL RATE REPORT**

A. Rental Rate Report was provided by Joanne Brown.

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, October 21, 2026. A motion was made by Margie A. Hoyt and seconded by Paul Hall. The Meeting was adjourned at 7:16 P.M.

SUBMITTED BY:

APPROVED BY:

Alejandra Orozco, Staff Liaison

Jack Nemeth, Chairperson