



Economic and Business Development Commission of Monterey Park Agenda

Special Meeting
Monterey Park City Hall Community Room 102
320 West Newmark Avenue, Monterey Park, CA 91754

Thursday, November 20, 2025
5:00 PM

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

Land Acknowledgment

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 8 hours before a meeting for reasonable accommodation. City Hall Community Room 102 is wheelchair accessible.

Public Participation

You may speak up to 5 minutes on an Agenda item. The Chairperson, as confirmed by the Commission Members, may change the amount of time allowed for speakers. Written Communication will be accepted up to 3 hours before the meeting by completing an online form at www.montereypark.ca.gov/CBC_comm.

Pursuant to Government Code Section 54954.3(a), the public may address the Commission only on matters listed on this Agenda. No other public comment will be accepted.

- 1. Call to Order**
Chairperson
- 2. Flag Salute**
Chairperson

3. Roll Call

Julio Garcia, Amy Newman, Josephine Louie, Zhen Wu, Albert Young

4. Agenda Revisions and Additions

5. Public Communications

While all comments are welcome, the Brown Act does not allow the Commission/Board to take action on any item not on the agenda. The Commission/Board may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission/Board's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

6. Presentation

6.A. Staff update on the 2026 Business Improvement District (BID) Annual Budget approved by the City Council

6.B. Monterey Park Public Works Department – Garvey Avenue Capacity Improvement Program Update

6.C. Pasadena City College Small Business Development Center (SBDC) – Overview of Business Assistance Programs & Resources

7. Consent Calendar

All items under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the Commission for separate consideration.

7.A. APPROVAL OF MINUTES

It is recommended that the Commission consider:

1. Approving the minutes of the Economic & Business Development Commission Regular Meeting of October 2, 2025, and
2. Taking such additional, related action that may be desirable.

8. Old Business

9. New Business

9.A. DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID) REVITALIZATION STRATEGIES AND WORK PLAN FRAMEWORK FOR CALENDAR YEAR 2026

It is recommended that the Commission consider:

1. Discussing, identifying, and prioritizing Downtown BID strategies and initiatives for the 2026 calendar year.
2. Providing direction to the Economic Development Manager to incorporate the prioritized strategies into a draft 2026 BID Work Plan and Budget Allocation for review at the next EBDC regular or special meeting, and
3. Taking such additional, related action that may be desirable.

10. Commission Communications

11. Future Agenda Items

12. Adjournment