

# GLENDORA BUSINESS IMPROVEMENT DISTRICT (BID)

## ADVISORY BOARD

### AGENDA

**THURSDAY, JUNE 4, 2026 @ 8:30 AM**

**BIDWELL FORUM – 140 S. GLENDORA AVE., GLENDORA, CA 91741**



#### **CHAIR**

Matthew Davis (Office #3)

#### **VICE-CHAIR**

Callan Banos (Office #1)

#### **COMMISSIONERS**

Katy Fosselman (Office #2)

Crystal Manke (Office #4)

Cathy Jarvis (Office #5)

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#### **MEETING SCHEDULE**

The regular meetings shall be held on the first Thursday of each month at 8:30 a.m. at the Bidwell Forum (140 S. Glendora Ave., Glendora, CA 91741)

#### **BROWN ACT**

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

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#### **COMMUNICATION AND ELECTRONIC DEVICES**

To minimize distractions, please be sure all personal communication and electronic devices are turned off or on silent mode.

Meeting will be presented in-person and on ZOOM. Join Zoom

Meeting at:

<https://us02web.zoom.us/j/82913139925?pwd=SIQXjtFWGuW0CcHiH89nc8a3v5hazA.1>

Meeting ID: 829 1313 9925

Passcode: 005561

Phone: (669) 900-6833

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**GLENDORA BUSINESS IMPROVEMENT DISTRICT (BID)  
ADVISORY BOARD**

**AGENDA**

**THURSDAY, MAY 7, 2026 @ 8:30 AM**

**BIDWELL FORUM – 140 S. GLENDORA AVE., GLENDORA, CA 91741**

**8:30 AM MEETING**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**REORDERING OF AND ADDITIONS TO THE AGENDA**

**PUBLIC COMMENT**

Three (3) Minute speaking time limit, speaking once, unless upon motion, such time is extended by the Governing Board. Any person may request to address a legislative body during a public meeting by submitting to the meeting administrator a Speakers Request form and stating the topic to be addressed. Public comment can also be delivered via email at [bidpubliccomment@glendora-chamber.org](mailto:bidpubliccomment@glendora-chamber.org) with the subject "Public Comment"

Speakers are limited to three (3) minutes, speaking once, on both on- and off- agenda items, unless, upon motion, such time is extended by the legislative body. Such statements shall only be allowed during the Public Comment portion of the agenda. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. Speakers are not permitted to yield their time to another speaker. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body chooses by majority vote.

**BOARD STATEMENTS/REPORTS**

**DIRECTOR/STAFF LIAISON STATEMENTS**

**SPECIAL ITEMS**

1. Glendora Ave. & Bennett Ave. Lot Event Presentation
2. Village Land Use Tenant Analysis Presentation - Morgan Lin, Office Aide IV, Community Development (Attachment A)
3. City Update – Shantelle Coria, Management Aide / Tiffany Chew, Economic Development Manager
4. Event and Communications Coordinator Update – M. Kaye Events, Megan Kaye, Owner
5. Social Media Update – Mic Mac Agency, Louise Brewer, President

**CONSENT CALENDAR**

Items on the Consent Calendar (two items) will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

6. Affirm minutes of May 7, 2026, Regular Meeting  
RECOMMENDATION: 1. Affirm the minutes as presented.

7. Business Improvement District (BID) Advisory Board - BID Expenditures for Fiscal Year 2025-2026, through May 31, 2026  
RECOMMENDATION: 1. Receive and file the report.

### **NEW BUSINESS**

8. Cancellation of the July 2, 2026 Meeting  
RECOMMENDATION: 1. Discuss and approve cancellation.

### **OLD BUSINESS**

9. Committee Report: Event & Marketing Committee update  
10. Committee Report: Social Media Committee update.  
11. Committee Report: Beautification Committee Update.

### **BOARD/STAFF CLOSING COMMENTS & ADDITIONS TO NEXT MEETINGS AGENDA**

### **ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Glendora City Hall bulletin board at the three established posting locations and on the Glendora Business Improvement District's website at [www.glendoravillage.com/](http://www.glendoravillage.com/) not less than 72 hours prior to the meeting in accordance with Government Code Section 54954.2.

Dated: 6/1/2026

Joe Cina  
BID Manager & President/CEO  
Glendora Chamber of Commerce



**Thursday, May 7, 2026**  
Bidwell Forum  
140 S. Glendora Ave.  
Glendora, CA 91741

### **CALL TO ORDER**

The Business Improvement District (BID) Advisory Board meeting was called to order at **8:30 AM**.

### **ROLL CALL**

**Members Present:** Chair Matthew Davis, Vice-Chair Callan Banos, & Board Members, Katy Fosselman, Cathy Jarvis

**Member(s) Absent:** Crystal Manke

**Staff Present:** BID Manager Joe Cina

### **PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance.

### **REORDER OF AGENDA**

- None

### **PUBLIC COMMENT**

- Leon Laub with a Memorial Day 5K Update

### **AGENDA REVIEW**

### **BOARD STATEMENTS/REPORTS**

- None

### **DIRECTOR/STAFF LIAISON STATEMENTS**

- Small Business Week events were underway, including:
  - Brick-and-mortar business workshop.
  - E-commerce workshop.
  - Government contracting workshop.
  - Resource Fair scheduled for May 8.
- Reminder of the State of the City event scheduled for May 7.
- Announcement of a planned business walk in the Village with State Senator Sasha Rene Perez's office on May 23 to connect state representatives with local businesses.

- Preliminary planning underway for the 2026 Flashback Classic Car Show, including consideration of an earlier ending time.

### **SPECIAL ITEMS**

- **(1) Glendora Police Department Camera Update:** Captain Stabio gave a brief update on the new cameras in the village.

#### Village Camera System

- Cameras recently installed in the Village were funded through a public safety grant.
- Purpose is to improve real-time situational awareness, investigations, and officer/community safety.
- Cameras are used solely for law enforcement purposes and are not intended for monitoring routine business activities.

#### E-Bike Safety and Enforcement

Discussion at May 26<sup>th</sup> City Council item addressing:

- E-bike education.
- Enforcement options.
- Potential municipal code updates.
- Signage and engineering improvements.

- **(2) City of Glendora Update:** Economic Development Manager Tiffany Chew

#### **Small Business Week (May 4–8) Programming:**

- Monday: Brick-and-mortar panel
- Tuesday: E-commerce panel
- Wednesday: State certification workshop
- Thursday: SBA webinar
- Friday: Resource mixer
- Additional event details and promotional materials forthcoming.

#### **Chase's**

- Chase's has submitted a Conditional Use Permit application to obtain a full alcohol license.
- The restaurant may open under its existing beer and wine permit while pursuing full alcohol service approval.
- Planning Commission review is expected later this summer.

**Farmers Market**

- Staff confirmed that the Farmers Market operator has submitted a Special Event Permit application.
  - Permit review is underway.
  - Staff will continue coordinating with organizers regarding anticipated opening dates and promotional efforts.
- **(3) Event Coordinator Update:** Megan Kaye, M Kaye Events:
    - Not present
  - **(4) Social Media Update:** Louise Brewer, Mic Mac Agency:
    - Professional photo and video coverage was secured for the upcoming Chalk Walk event. Additional content will be captured for future social media campaigns. Monthly content calendars are being developed to improve planning and consistency. Businesses were encouraged to tag @GlendoraVillage on social media to increase visibility and allow content sharing through Village social channels.

**CONSENT CALENDAR**

- (5) Affirm minutes from April 2, 2026, Regular Meeting
- (6) Business Improvement District (BID) Advisory Board - BID Expenditures for Fiscal Year 2025-2026 through April 30, 2026.

**(M/S/A)** A motion was made by board member Jarvis, seconded by Vice Chair Banos, to approve Consent Calendar Item #4&5 as presented. All present approved of the motion.

**MEMBER AGENDA ITEMS**

None

**NEW BUSINESS**

- (7) None

**OLD BUSINESS**

- **Committee Report: Event Committee Update.**

Cina provided an event update:

- Approximately **20 artists** registered.
- Five vendor booths confirmed.
- Sponsorships are secured

- Drawn to Art Gallery participating.
- Additional activities include a community “bead walk” hosted by Gumdrop & Beads Boutique.

**Friday Night Twilight Concerts**

- Future scheduling of summer performances.
- Coordination with the upcoming Farmers Market.
- Opportunities to better promote live entertainment.
- Potential partnerships with Village restaurants and businesses.
- Exploring larger regional brands to increase attendance.
- Committee is holding off scheduling.

**Website and Event Calendar:** Staff agreed to review and update the Village website event calendar to ensure upcoming events are accurately promoted.

- **Committee Report: Social Media Committee Update.**
  - Implementation of structured content calendar and approval workflow with Notion.
  - Need Farmers Market information
- **Committee Report: Beautification Committee Update.**
  - Discussion continues on the committee’s master list. (Tree Berry’s, sidewalk cleaning, e-bikes, etc.) List will be modified and updated at the next committee meeting.

**BOARD/STAFF CLOSING COMMENTS & ADDITIONS TO NEXT MEETINGS**

**AGENDA**

None

**ADJOURNMENT**

No further business. Meeting was adjourned at **9:34 AM.**

Joe Cina

BID Manager & President/CEO

Glendora Chamber of Commerce

## Glendora Business Improvement District

### Summary of Financial Activity

07/01/25 - 5/31/2026

CHECKING ACCOUNT	\$47,776.50
HIGH YIELD ACCOUNT	\$164,101.33
<b>TOTAL</b>	<b>\$211,877.83</b>

ACCOUNTS	FY 26 YTD	FY 26 ADOPTED BUDGET	AVAILABLE BUDGET
<b>REVENUE</b>			
ASSESSMENTS	\$42,557.15	\$45,000.00	\$2,442.85
CHALK WALK INCOME	\$1,534.53	\$3,000.00	\$1,465.47
HALLOWEEN WALK INCOME	\$1,148.00	\$2,000.00	\$852.00
WINE WALK INCOME	\$52,511.32	\$70,000.00	\$17,488.68
INTEREST/MISCELLANEOUS INCOME	\$2,875.35	\$800.00	(\$2,075.35)
<b>REVENUE Total</b>	<b>\$100,626.35</b>	<b>\$120,800.00</b>	<b>\$20,173.65</b>
<b>EXPENDITURE</b>			
<b>MARKETING &amp; PROMOTION</b>			
PRINT ADS NEWSPAPER		\$2,000.00	\$2,000.00
SOCIAL MEDIA & WEB COORDINATOR	\$11,000.00	\$16,000.00	\$5,000.00
WEB DOMAINS & HOSTING	\$320.63	\$1,000.00	\$679.37
MISCELLANEOUS - STREET BANNERS, PROMOTIONAL ITEMS, ETC.		\$2,000.00	\$2,000.00
SOCIAL MEDIA ADS, WEB ADS, SPECIAL MARKETING, ETC.	\$1,719.65	\$24,000.00	\$22,280.35
<b>TOTAL MARKETING &amp; PROMOTION</b>	<b>\$13,040.28</b>	<b>\$45,000.00</b>	<b>\$31,959.72</b>
<b>BID EVENTS</b>			
HALLOWEEN WALK	\$9,208.12	\$5,500.00	(\$3,708.12)
WINE WALK	\$27,864.58	\$27,000.00	(\$864.58)
CHALK WALK	\$740.27	\$3,000.00	\$2,259.73
HOLIDAY STROLL & SANTA IN THE VILLAGE	\$15,816.95	\$17,000.00	\$1,183.05
SMALL BUSINESS SATURDAY	\$913.55	\$1,000.00	\$86.45
FRIDAY NIGHT TWILIGHT	\$5,105.00	\$10,000.00	\$4,895.00
NEW EVENT/SERVICE		\$10,000.00	\$10,000.00
EVENT & COMMUNICATION COORDINATOR	\$11,550.00	\$17,000.00	\$5,450.00
<b>TOTAL BID EVENT EXPENSES</b>	<b>\$71,198.47</b>	<b>\$90,500.00</b>	<b>\$19,301.53</b>
<b>OTHER EXPENDITURE</b>			
MISC: SEASONAL BANNERS/MUSIC/BANK FEES/OTHER	\$1,459.81	\$5,550.00	\$4,090.19
STORAGE UNIT	\$4,432.00	\$4,644.00	\$212.00
LANDSCAPING		\$10,000.00	\$10,000.00
<b>TOTAL OTHER EXPENDITURE</b>	<b>\$5,891.81</b>	<b>\$20,194.00</b>	<b>\$14,302.19</b>
<b>EXPENDITURE Total</b>	<b>\$90,130.56</b>	<b>\$155,694.00</b>	<b>\$65,563.44</b>
<b>Net Revenue</b>	<b>\$10,495.79</b>	<b>(\$34,894.00)</b>	<b>\$85,737.09</b>

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
<b>Ordinary Revenue/Expenditures</b>					
Revenue					
100 - BID Assessments					
07/08/2025	Deposit	07/08/2025		6,300.00	June 2025
08/15/2025	Deposit		City of Glendora	5,063.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
09/12/2025	Deposit	20460460-57220	City of Glendora	3,400.00	BID FEES FROM 08/01/2025-08/31/2025
10/10/2025	Deposit		City of Glendora	3,386.00	BID FEES FROM 09/01/2025-09/30/2025
10/13/2025	Receipt	1013	Grape Leaf Greek Kouzina	250.00	Halloween Activity Sponsorship
10/13/2025	Journal Entry	3		-250.00	Wrong Account
11/18/2025	Deposit	4861	City of Glendora	5,224.25	BID FEES FROM 10/01/2025-10/31/2025
12/05/2025	Deposit			4,400.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
01/16/2026	Deposit			2,698.90	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
02/13/2026	Deposit			2,500.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
03/23/2026	Deposit			4,200.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
04/13/2026	Deposit			3,800.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
04/24/2026	Check	1119	ASK Management Inc.	-500.00	Refund
04/24/2026	Check	1118	Eric Weaver	-800.00	Refund
05/11/2026	Deposit			3,885.00	ACH CITY OF GLENDORA GLENDORA ACH CITY OF GLENDORA GLENDORA CCD 11 XXXXXX0715
05/12/2026	Check	1120	Georgie Rogers	-1,000.00	refund
<b>Total for 100 - BID Assessments</b>				<b>\$42,557.15</b>	
200 - BID Events					
201 - Halloween Walk Income					
09/30/2025	Deposit	11080		98.00	Top Billing Photo Sponsor
09/30/2025	Deposit	9474		100.00	Visiting Angels Photo Sponsor
10/08/2025	Deposit	1641	The Craft Salon	100.00	Photo Sponsor
10/13/2025	Journal Entry	3		250.00	Wrong Account
10/16/2025	Pledge	1015	MARILYN SPARKS AGENCY	100.00	Halloween Photo Sponsor
10/16/2025	Pledge	1017	The Yoga Dance Co.	100.00	Halloween Photo Sponsor
10/16/2025	Pledge	1016	Pure Soul	100.00	Halloween Photo Sponsor
10/16/2025	Pledge	1014	Cathy's Wishing Well	100.00	Photo Sponsor
11/03/2025	Receipt	1020	The Ice Cream Shop	100.00	
11/03/2025	Receipt	1019	Cindy Carava, Real Estate	100.00	
<b>Total for 201 - Halloween Walk Income</b>				<b>\$1,148.00</b>	

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
<b>202 - Wine Walk Revenue</b>					
01/21/2026	Deposit	11091		750.00	Cindy Jane, Glendora Florist, Hill Top
01/21/2026	Deposit			250.00	Piacere WS Fee
01/22/2026	Deposit			250.00	ACH Square Inc SQ260122 ACH Square Inc SQ260122 PPD XXXXXX0002
01/27/2026	Deposit			500.00	ACH Square Inc SQ260127 ACH Square Inc SQ260127 PPD XXXXXX0002
01/28/2026	Deposit			250.00	ACH Square Inc SQ260128 ACH Square Inc SQ260128 PPD XXXXXX0002
01/29/2026	Deposit			250.00	ACH Square Inc SQ260129 ACH Square Inc SQ260129 PPD XXXXXX0002
01/30/2026	Deposit			250.00	ACH Square Inc SQ260130 ACH Square Inc SQ260130 PPD XXXXXX0002
02/02/2026	Deposit			250.00	ACH Square Inc SQ260202 ACH Square Inc SQ260202 PPD XXXXXX0002
02/04/2026	Deposit			250.00	ACH Square Inc SQ260204 ACH Square Inc SQ260204 PPD XXXXXX0002
02/06/2026	Deposit			250.00	ACH Square Inc SQ260206 ACH Square Inc SQ260206 PPD XXXXXX0002
02/09/2026	Deposit	2630		250.00	Desire
02/09/2026	Deposit	2205		250.00	KALEO
02/11/2026	Deposit			500.00	ACH Square Inc SQ260211 ACH Square Inc SQ260211 PPD XXXXXX0002
02/13/2026	Deposit			250.00	ACH Square Inc SQ260213 ACH Square Inc SQ260213 PPD XXXXXX0002
02/17/2026	Deposit			485.20	ACH Square Inc SQ260217 ACH Square Inc SQ260217 PPD XXXXXX0002
02/17/2026	Deposit	10171		250.00	SLP Pour Stop
02/26/2026	Deposit			242.45	ACH Square Inc SQ260226 ACH Square Inc SQ260226 PPD XXXXXX0002
03/02/2026	Deposit			145.35	ACH Square Inc SQ260302 ACH Square Inc SQ260302 PPD XXXXXX0002
03/02/2026	Deposit			145.35	ACH Square Inc SQ260302 ACH Square Inc SQ260302 PPD XXXXXX0002
03/03/2026	Deposit			436.05	ACH Square Inc SQ260303 ACH Square Inc SQ260303 PPD XXXXXX0002
03/05/2026	Deposit			145.35	ACH Square Inc SQ260305 ACH Square Inc SQ260305 PPD XXXXXX0002
03/09/2026	Deposit			145.35	ACH Square Inc SQ260309 ACH Square Inc SQ260309 PPD XXXXXX0002
03/09/2026	Deposit			145.35	ACH Square Inc SQ260309 ACH Square Inc SQ260309 PPD XXXXXX0002
03/11/2026	Deposit			145.35	ACH Square Inc SQ260311 ACH Square Inc SQ260311 PPD XXXXXX0002
03/18/2026	Deposit	2044		250.00	Leso wine stop
03/18/2026	Expenditure			-150.00	Refund for vendor: ACH Square Inc SQ260318 ACH Square Inc SQ260318 WEB XXXXXX0002 ST T36JX5Q16CSV
03/18/2026	Pledge	1021	AAA	150.00	Wine Walk Booth Fee
03/19/2026	Pledge	1022	Athens Services	2,500.00	Wine Walk Sponsorship
03/25/2026	Deposit			42,975.52	Tickets Sales
<b>Total for 202 - Wine Walk Revenue</b>				<b>\$52,511.32</b>	
<b>203 - Chalk Walk Revenue</b>					
04/10/2026	Deposit			23.97	ACH Square Inc SQ260410 ACH Square Inc SQ260410 PPD XXXXXX0002
04/14/2026	Deposit			25.00	ACH Square Inc SQ260414 ACH Square Inc SQ260414 PPD XXXXXX0002
04/16/2026	Deposit			144.74	ACH Square Inc SQ260416 ACH Square Inc SQ260416 PPD XXXXXX0002
04/17/2026	Deposit			71.91	ACH Square Inc SQ260417 ACH Square Inc SQ260417 PPD XXXXXX0002
04/20/2026	Deposit			23.97	ACH Square Inc SQ260420 ACH Square Inc SQ260420 PPD XXXXXX0002
04/20/2026	Deposit			269.76	ACH Square Inc SQ260420 ACH Square Inc SQ260420 PPD XXXXXX0002
04/22/2026	Deposit			217.27	ACH Square Inc SQ260422 ACH Square Inc SQ260422 PPD XXXXXX0002
04/23/2026	Deposit			48.25	ACH Square Inc SQ260423 ACH Square Inc SQ260423 PPD XXXXXX0002
04/24/2026	Deposit			96.19	ACH Square Inc SQ260424 ACH Square Inc SQ260424 PPD XXXXXX0002
04/27/2026	Deposit			23.97	ACH Square Inc SQ260427 ACH Square Inc SQ260427 PPD XXXXXX0002
04/28/2026	Deposit			47.94	ACH Square Inc SQ260428 ACH Square Inc SQ260428 PPD XXXXXX0002
04/29/2026	Deposit			200.00	Cathy & Larry Square Sponsors
04/30/2026	Deposit			96.80	ACH Square Inc SQ260430 ACH Square Inc SQ260430 PPD XXXXXX0002
05/05/2026	Deposit			159.31	ACH Square Inc SQ260505 ACH Square Inc SQ260505 PPD XXXXXX0002
05/08/2026	Deposit			62.51	ACH Square Inc SQ260508 ACH Square Inc SQ260508 PPD XXXXXX0002
05/11/2026	Deposit			47.94	ACH Square Inc SQ260511 ACH Square Inc SQ260511 PPD XXXXXX0002
05/18/2026	Expenditure			-25.00	ACH Square Inc SQ260518 ACH Square Inc SQ260518 WEB XXXXXX0002 ST T3VH4WHPBZKG
<b>Total for 203 - Chalk Walk Revenue</b>				<b>\$1,534.53</b>	
<b>Total for 200 - BID Events</b>				<b>\$55,193.85</b>	
<b>301 - Interest Income</b>					
09/30/2025	Deposit			1,071.73	Interest Deposit
12/31/2025	Deposit			944.92	Interest Deposit
03/31/2026	Deposit			858.70	Interest Deposit
<b>Total for 301 - Interest Income</b>				<b>\$2,875.35</b>	
<b>Total for Revenue</b>				<b>\$100,626.35</b>	

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
Expenditures					
400 - Marketing and Promotions					
402 - Louise Brewer (dba Mic MAC)					
07/02/2025	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #07012026
08/05/2025	Expenditure	DD	Louise Brewer	1,000.00	#08012025
09/12/2025	Expenditure	DD	Louise Brewer	1,000.00	invoice for August services rendered.
10/06/2025	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #100125
11/05/2025	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #110125
12/02/2025	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #120125
01/09/2026	Expenditure	DD	Louise Brewer	1,000.00	December 2025
02/04/2026	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #020226
03/11/2026	Expenditure	DD	Louise Brewer	1,000.00	Invoice: #030126
04/07/2026	Expenditure	DD	Louise Brewer	1,000.00	
05/06/2026	Expenditure	DD	Louise Brewer	1,000.00	May 2026 Invoice: #05012026
<b>Total for 402 - Louise Brewer (dba Mic MAC)</b>				<b>\$11,000.00</b>	
403 - Web Domains & Hosting					
09/30/2025	Expenditure		Banner Bank Credit Card	46.19	
01/07/2026	Expenditure		Banner Bank Credit Card	96.38	Domain
03/10/2026	Expenditure		Banner Bank Credit Card	21.99	domain
05/13/2026	Expenditure		Banner Bank Credit Card	48.19	Web-Networksolutions
05/19/2026	Check	1121	Louise Brewer	107.88	Info@ email renewal reimburstment
<b>Total for 403 - Web Domains &amp; Hosting</b>				<b>\$320.63</b>	
405 - Social Media Ads, Web Ads, Special Marketing, etc.					
08/20/2025	Expenditure	DD	Ashley Kesicbasian	210.00	7/25 Photos
08/27/2025	Expenditure	DD	Ashley Kesicbasian	210.00	In: 41727 8/29/25 photos
09/12/2025	Expenditure	DD	Ashley Kesicbasian	550.00	First half of photo shoot. In: 41732
09/29/2025	Expenditure	DD	Ashley Kesicbasian	175.00	Invoice# 41738
02/26/2026	Expenditure		Banner Bank Credit Card	234.00	Jotform
03/23/2026	Expenditure		Banner Bank Credit Card	30.00	Email Marketing on Eventbrite x 2
03/23/2026	Expenditure		Banner Bank Credit Card	15.00	Email Marketing on Event Brite
03/23/2026	Expenditure		Banner Bank Credit Card	15.00	Email Marketing on Event Brite
04/07/2026	Expenditure	DD	Louise Brewer	194.25	
04/23/2026	Expenditure		Banner Bank Credit Card	24.00	Notion
05/13/2026	Expenditure		Banner Bank Credit Card	62.40	Notion
<b>Total for 405 - Social Media Ads, Web Ads, Special Marketing, etc.</b>				<b>\$1,719.65</b>	
<b>Total for 400 - Marketing and Promotions</b>				<b>\$13,040.28</b>	
500 - BID Event Expenses					
501 - Halloween Walk Expenses					
08/26/2025	Check	1073	City of Glendora	50.00	Halloween Walk Permit Fee
09/09/2025	Check	1076	Glendora Community Services Foundation	100.00	Halloween Banner
09/30/2025	Expenditure		Banner Bank Credit Card	200.00	Train Deposit
10/14/2025	Expenditure		Banner Bank Credit Card	3,478.50	Candy
10/16/2025	Expenditure	1082	Glendora Chamber	162.00	11x17 posters color: 80
10/16/2025	Expenditure	1082	Glendora Chamber	45.00	8.5x11 fliers color: 75
10/21/2025	Bill		SIGN CONTRACTORS, INC.	295.00	230425
10/27/2025	Check	1084	Super Birthday Inc.	2,200.00	Mini Express Trains
11/11/2025	Expenditure		Banner Bank Credit Card	1,623.95	portos
11/11/2025	Expenditure		Banner Bank Credit Card	450.00	Halloween DJ
11/11/2025	Expenditure		Banner Bank Credit Card	155.00	prizes
11/11/2025	Expenditure		Banner Bank Credit Card	172.86	step and repeat
11/11/2025	Expenditure		Banner Bank Credit Card	170.81	prizes
11/11/2025	Expenditure		Banner Bank Credit Card	60.00	prizes crust and crumble
12/15/2025	Expenditure		Banner Bank Credit Card	45.00	crust
<b>Total for 501 - Halloween Walk Expenses</b>				<b>\$9,208.12</b>	

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
<b>502 - Wine Walk Expenses</b>					
01/27/2026	Check	1098	Glendora Community Services Foundation	200.00	Wine Walk Banner
02/10/2026	Check	1100	DAGUIAR PRODUCTIONS	2,600.00	Seven Stall Porto - Dep
02/13/2026	Check	1101	City of Glendora	50.00	Wine Walk Permit
02/17/2026	Check	1102	Cocovino LA	8,930.25	Wine Purchase for Wine Walk
02/23/2026	Check	1104	Cocovino LA	1,190.70	Wine Purchase for Wine Walk x 2
02/23/2026	Check	1103		50.00	ABC
02/26/2026	Expenditure		Banner Bank Credit Card	77.51	WW Ticket printing
03/06/2026	Check	1105	SIGN CONTRACTORS, INC.	332.25	4x4 signs #230627
03/10/2026	Expenditure		Banner Bank Credit Card	3,343.63	glasses
03/10/2026	Expenditure		Banner Bank Credit Card	90.00	EB Marketing Fee
03/12/2026	Check	1106	CASH	850.00	ABC License x 17
03/13/2026	Check	1107	Cocovino LA	595.35	Wine Purchase for Wine Walk x 1
03/16/2026	Check	1108	Ray McNamara	500.00	Ray McNamara Music 03212026 at WW
03/17/2026	Check	1111	CAVA Music	1,800.00	Wine Walk Music
03/17/2026	Check	1110	DAGUIAR PRODUCTIONS	2,600.00	Seven Stall Porto - Final Payment
03/17/2026	Check	1112	Mark Herring	750.00	In: 032126
03/18/2026	Expenditure	DD	Courtney OBracain	250.00	Retainer Due (50%)
03/18/2026	Check	1113	Kandid Graphics	265.92	Stamp cards
03/20/2026	Check	1114	Glendora Chamber	103.92	Reimbursement for water to WW.
03/23/2026	Expenditure		Banner Bank Credit Card	245.80	Sign printing at Walgreens
03/23/2026	Expenditure		Banner Bank Credit Card	423.61	VMA Table rentals
03/23/2026	Expenditure		Banner Bank Credit Card	542.14	Wine Disks
03/23/2026	Expenditure		Banner Bank Credit Card	212.86	Step and repeat
03/23/2026	Expenditure		Banner Bank Credit Card	463.50	Wine Walk Step and repeat phtographer
03/23/2026	Expenditure		Banner Bank Credit Card	163.05	Canva Printing
03/23/2026	Expenditure		Banner Bank Credit Card	180.95	Amazon
03/23/2026	Expenditure		Banner Bank Credit Card	59.25	Glasses - shipping
03/23/2026	Expenditure		Banner Bank Credit Card	198.89	Amazon x 3
03/31/2026	Expenditure	DD	Courtney OBracain	250.00	Final Wine Walk Payment
04/14/2026	Check	1116	San Gabriel Valley Examiner	500.00	Examiner Wine Walk ads. 3 12-18
05/13/2026	Expenditure		Glendora Chamber	45.00	8.5x11 fliers color: 75
<b>Total for 502 - Wine Walk Expenses</b>				<b>\$27,864.58</b>	
<b>503 - Chalk Walk Expenses</b>					
04/22/2026	Check	1117	City of Glendora	50.00	Chalk Walk Permit
05/13/2026	Expenditure		Glendora Chamber	45.00	8.5x11 fliers color: 75
05/13/2026	Expenditure		Banner Bank Credit Card	133.17	Amazon Chalk Art Supplies
05/13/2026	Expenditure		Glendora Chamber	10.00	Certificates & Chalk Art Cards
05/13/2026	Expenditure		Banner Bank Credit Card	389.78	Blick Art Materials - Chalk
05/13/2026	Expenditure		Banner Bank Credit Card	112.32	Amazon Chalk Art Supplies
<b>Total for 503 - Chalk Walk Expenses</b>				<b>\$740.27</b>	
<b>504 - Holiday Stroll Expenses</b>					
08/26/2025	Check	1073	City of Glendora	50.00	Stroll Permit Fee
08/26/2025	Check	1073	City of Glendora	50.00	Santa in the Village Permit fee
09/09/2025	Check	1076	Glendora Community Services Foundation	200.00	Santa in the Village Banner
09/09/2025	Check	1076	Glendora Community Services Foundation	100.00	Stroll Banner
10/14/2025	Check	1081	G&F Carriages	300.00	Carriage Deposit
10/16/2025	Expenditure	1082	Glendora Chamber	190.00	11x17 posters color: 100
10/16/2025	Expenditure	1082	Glendora Chamber	45.00	8.5x11 fliers color: 75
11/10/2025	Expenditure	DD	Evan Turunen	920.00	Sound for GHS Chior
11/13/2025	Check	1085	SIGN CONTRACTORS, INC.	488.00	Santa in the Village Banner: In# 230452
11/18/2025	Check	1086	Stephanie Nicosia	350.00	Photo's for the stroll
11/21/2025	Check	1087	GHS Show Choir Boosters	1,000.00	Show Choir Performance Donation 11/21/2025
12/10/2025	Check	1095	Justin Cadzow	900.00	Santa in the Village
12/11/2025	Check	1096	G&F Carriages	3,700.00	Carriage Final Payment
12/15/2025	Expenditure		Banner Bank Credit Card	1,623.95	porta
12/15/2025	Expenditure		Banner Bank Credit Card	1,050.00	carolers
12/19/2025	Check	1097	San Gabriel Valley Examiner	850.00	Examiner Stroll ads. 11/13-19 & 11/20-26
01/29/2026	Check	1099	G&F Carriages	4,000.00	Second Day: C10388

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
<b>Total for 504 - Holiday Stroll Expenses</b>				<b>\$15,816.95</b>	
505 - Small Business Saturday Expenses					
12/15/2025	Expenditure		Banner Bank Credit Card	25.00	Ice Cream
12/15/2025	Expenditure		Banner Bank Credit Card	88.15	Ref
12/15/2025	Expenditure		Banner Bank Credit Card	181.59	Peach
12/15/2025	Expenditure		Banner Bank Credit Card	97.56	Loris
12/15/2025	Expenditure		Banner Bank Credit Card	67.49	Merch
12/15/2025	Expenditure		Banner Bank Credit Card	50.00	Ram
12/15/2025	Expenditure		Banner Bank Credit Card	160.73	cindy jane
12/15/2025	Expenditure		Banner Bank Credit Card	50.00	Luca
12/15/2025	Expenditure		Banner Bank Credit Card	25.00	crust
12/15/2025	Expenditure		Banner Bank Credit Card	75.26	Class
12/15/2025	Expenditure		Banner Bank Credit Card	50.00	Fior
12/15/2025	Expenditure		Banner Bank Credit Card	42.77	World Market
<b>Total for 505 - Small Business Saturday Expenses</b>				<b>\$913.55</b>	
506 - Friday Night Twilight Expenses					
07/10/2025	Check	1063	Ray McNamara	300.00	Ray McNamara Music 07/11/2025
07/17/2025	Check	1064	Renee Anchondo	250.00	Music performance July 18, 2025
07/25/2025	Check	1065	Robert Fontaine Band	650.00	Invoice # 236
08/01/2025	Check	1069	Mark Herring	500.00	In: 081625
08/08/2025	Check	1070	Loraine Moxham Music	200.00	8/8/2025 Performance
08/14/2025	Check	1071	Ray McNamara	300.00	Ray McNamara Music 08/14/2025
08/22/2025	Check	1072	Ricky Parish	600.00	(1) Band Performance for Glendora Chamber of Commerce BID (2) hours show for August 22, 6 PM.
08/28/2025	Check	1074	Elizabeth Villa	375.00	My Pet Rock: 8/28/2025
09/05/2025	Check	1075	Renee Anchondo	805.00	Music performance September 5, 2025
09/11/2025	Check	1077	Mark Herring	500.00	In: 091225
09/19/2025	Check	1078	Renee Anchondo	250.00	Music performance September 19, 2025
09/26/2025	Check	1079	Elizabeth Villa	375.00	My Pet Rock: 9/26/2025 Show
<b>Total for 506 - Friday Night Twilight Expenses</b>				<b>\$5,105.00</b>	
507 - Event & Communication Coordinator					
10/22/2025	Expenditure	DD	Megan Kaye	1,950.00	2025 Glendora Village Halloween Walk
11/25/2025	Check	1088	Megan Kaye	1,250.00	Stroll and Santa
12/01/2025	Check	1089	Megan Kaye	1,150.00	SBS
03/30/2026	Expenditure	DD	Megan Kaye	4,450.00	Wine Walk
05/14/2026	Expenditure	DD	Megan Kaye	2,750.00	Chalk Walk
<b>Total for 507 - Event &amp; Communication Coordinator</b>				<b>\$11,550.00</b>	
<b>Total for 500 - BID Event Expenses</b>				<b>\$71,198.47</b>	
600 - Other Expenses					
603 - Village Seasonal Banners					
07/28/2025	Check	1068	SIGN CONTRACTORS, INC.	230.00	Summer banner install: IN# 230294
09/30/2025	Check	1080	SIGN CONTRACTORS, INC.	230.00	Fall banner install: IN# 230387
12/01/2025	Check	1091	SIGN CONTRACTORS, INC.	230.00	INSTALL WINTER BANNERS: In# 230470
03/23/2026	Check	1115	SIGN CONTRACTORS, INC.	255.00	Installation of Spring Banners IN: 230648
<b>Total for 603 - Village Seasonal Banners</b>				<b>\$945.00</b>	
604 - Storage Unit Expense					
07/24/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
08/25/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
09/24/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
10/28/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G NOV
11/24/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G NOV-dec
12/24/2025	Expenditure		Security Public Storage - Glendora	387.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
01/26/2026	Expenditure		Security Public Storage - Glendora	422.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
02/24/2026	Expenditure		Security Public Storage - Glendora	422.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
03/24/2026	Expenditure		Security Public Storage - Glendora	422.00	
04/24/2026	Expenditure		Security Public Storage - Glendora	422.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741
05/26/2026	Expenditure		Security Public Storage - Glendora	422.00	ACH Sec Public Stg G 62692126 ACH Sec Public Stg G XXXXXX2698 CCD XXXXXX9741

# Glendora Village BID

## Statement of Activity Detail

July 2025 - May 2026

DATE	TRANSACTION TYPE	NUM	NAME	AMOUNT	MEMO/DESCRIPTION
<b>Total for 604 - Storage Unit Expense</b>				<b>\$4,432.00</b>	
605 - Music System					
03/16/2026	Check	1109	PlayNetwork LLC	383.40	IN: 59386300
<b>Total for 605 - Music System</b>				<b>\$383.40</b>	
<b>Total for 600 - Other Expenses</b>				<b>\$5,760.40</b>	
General business expenses					
Bank fees & service charges					
01/21/2026	Deposit			22.65	Fees from Chamber Square
01/21/2026	Deposit			3.00	
01/22/2026	Deposit			7.55	
01/27/2026	Deposit			14.80	
01/28/2026	Deposit			7.55	
01/29/2026	Deposit			7.55	
01/30/2026	Deposit			7.55	
02/02/2026	Deposit			7.55	
02/04/2026	Deposit			7.55	
02/06/2026	Deposit			7.55	
02/11/2026	Deposit			14.80	
02/13/2026	Deposit			7.55	
04/14/2026	Deposit			1.03	ACH Square Inc SQ260414 ACH Square Inc SQ260414 PPD XXXXXX0002
<b>Total for Bank fees &amp; service charges</b>				<b>\$116.68</b>	
<b>Total for General business expenses</b>				<b>\$116.68</b>	
QuickBooks Payments Fees					
10/14/2025	Expenditure		QuickBooks Payments	8.75	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.
10/16/2025	Expenditure		QuickBooks Payments	5.98	System-recorded fee for QuickBooks Payments. Fee-name: DiscountRateFee, fee-type: Daily.
<b>Total for QuickBooks Payments Fees</b>				<b>\$14.73</b>	
void					
07/28/2025	Check	1066		0.00	VOID: Misprint
07/28/2025	Check	1067	Ashley Kesicbasian	0.00	Voided check. Did DD
12/01/2025	Check	1090	Void	0.00	
12/10/2025	Check	1092	Void		
12/10/2025	Check	1093	Void		
12/10/2025	Check	1094	Void		
<b>Total for void</b>				<b>\$0.00</b>	
<b>Total for Expenditures</b>				<b>\$90,130.56</b>	
<b>Net Revenue</b>				<b>\$10,495.79</b>	



# 2025 VILLAGE LAND USE AND TENANT ANALYSIS

COMMUNITY DEVELOPMENT

JUNE 2026

MORGAN LIN, OFFICE AIDE



# VILLAGE TENANT REPORT

## METHODOLOGY

### **Glendora Village Website**

- Business Directory

### **Google Maps**

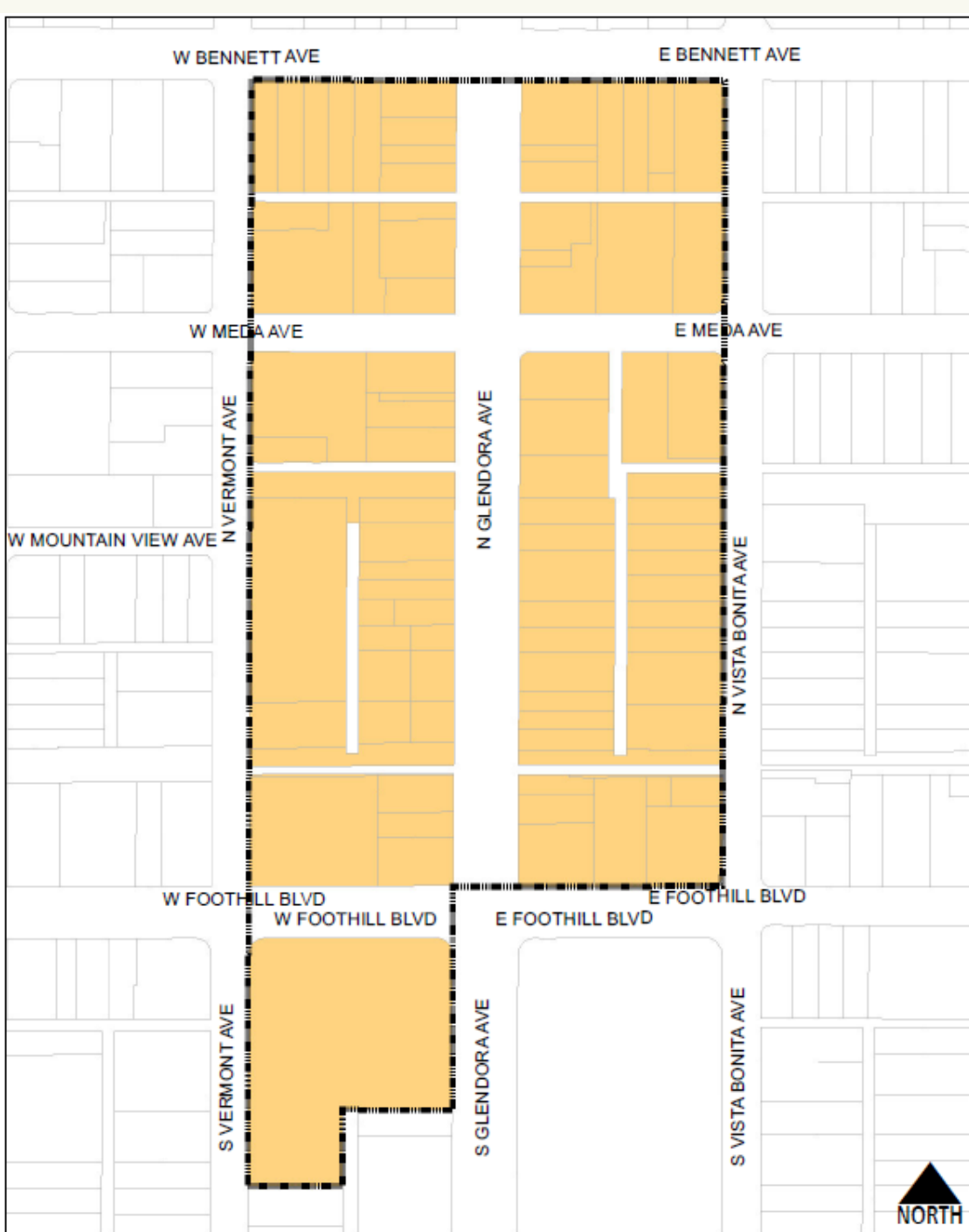
- Resource for verifying addresses, vacancies, and statuses of operations

### **2017 Tenant Use Assessment**

- Compared 2025 list with 2017 list from within report

### **Village walks**

- Ensure accuracy of business names, structures, operations, location, and ground floor street frontage



# BID BOUNDARIES

Includes the historic downtown Village, as well as the commercial shopping center located at the southwest corner of Foothill Blvd. and Glendora Ave. (99 cent store shopping center).

## CIVIC CENTER AREA PLAN

- T-4, T-5, and T-5A

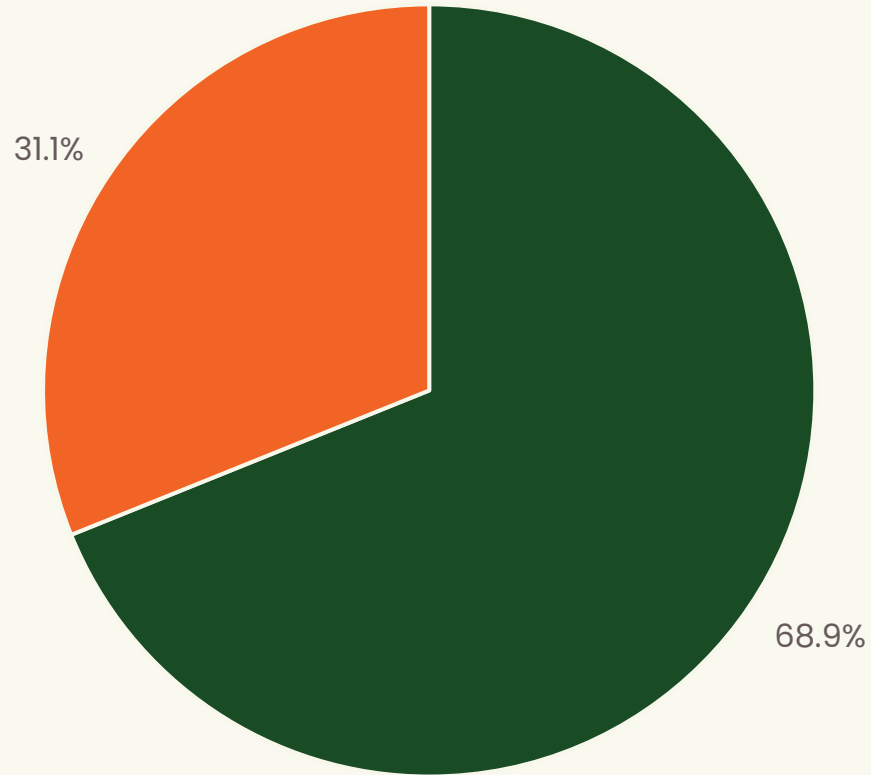
## ROUTE 66 SPECIFIC PLAN

- Town Center Mixed Use (TCMU)

148 total businesses  
accounted for within  
the BID in 2025

102 Ground floor and  
street frontage

46 Not ground floor or  
street frontage



■ Ground Floor Street Frontage

■ Not Ground Floor Street Frontage

# TOTAL NUMBER OF BUSINESSES IN THE BID IN 2025



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# LAND USE/BUSINESS TENANT CATEGORIES

## RESTAURANT

Any business providing primarily for the preparation and retail sale of food and beverages.

## PERSONAL SERVICE

Includes beauty shops, spas, barber shops, and medical offices.

## RETAIL

Any business which facilitates the transactions of good and services for retail sale.

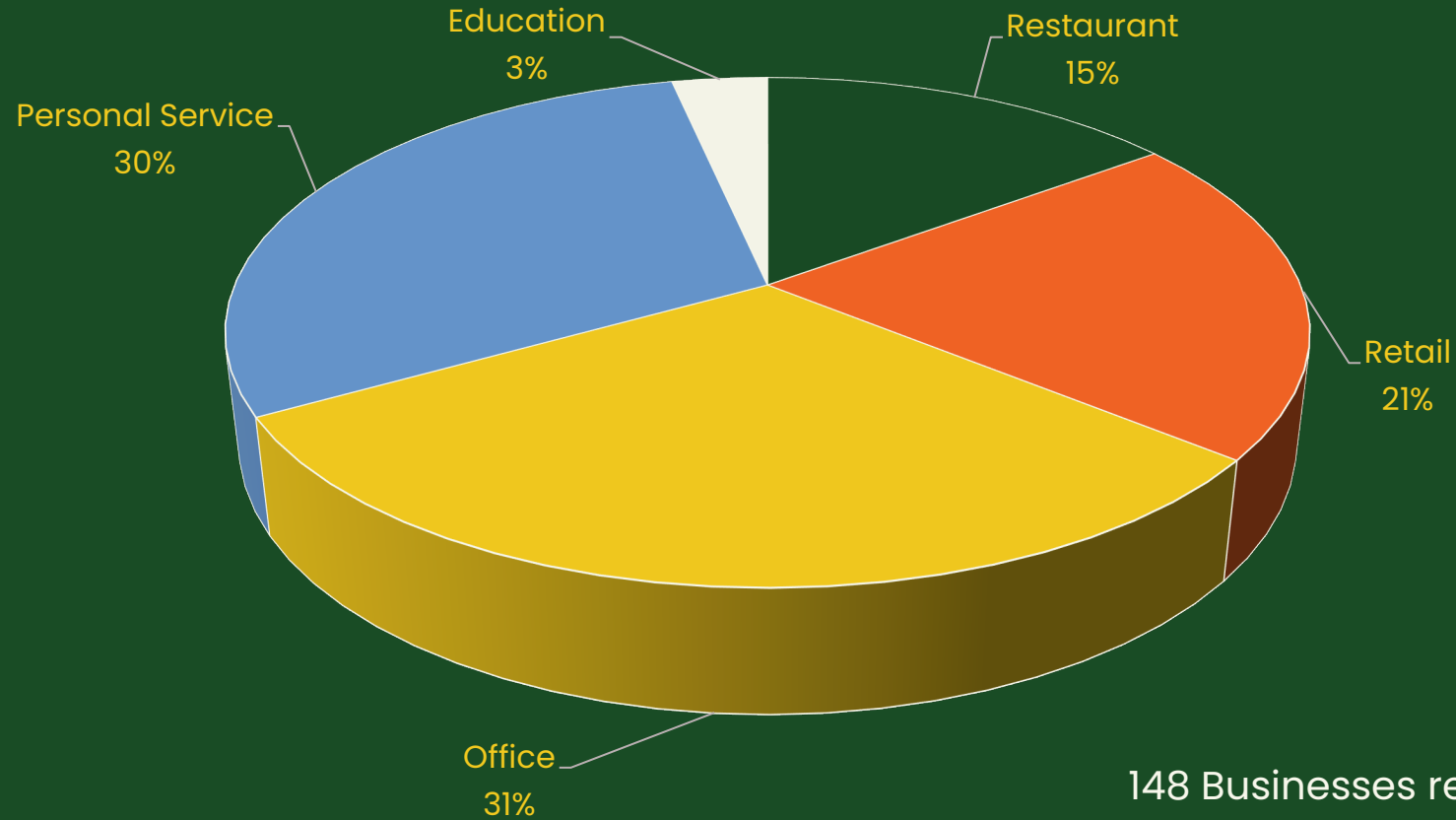
## OFFICE

Any non-retail office use regardless of these offices serve customers on-site or not.

## EDUCATION

Any business which provides instruction and training among a variety of subjects.

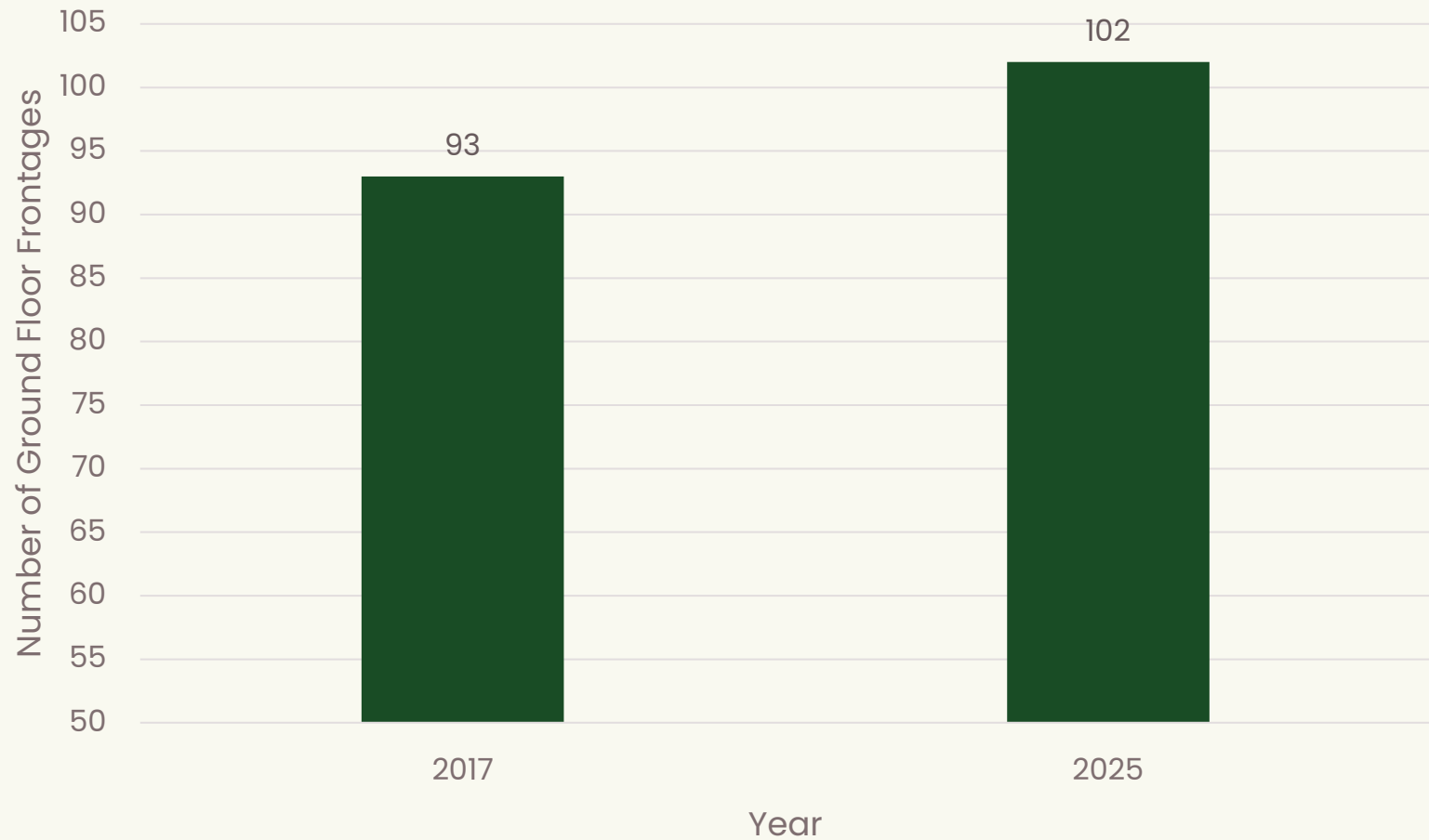
# BID TENANT USE BY INDUSTRY



148 Businesses recorded

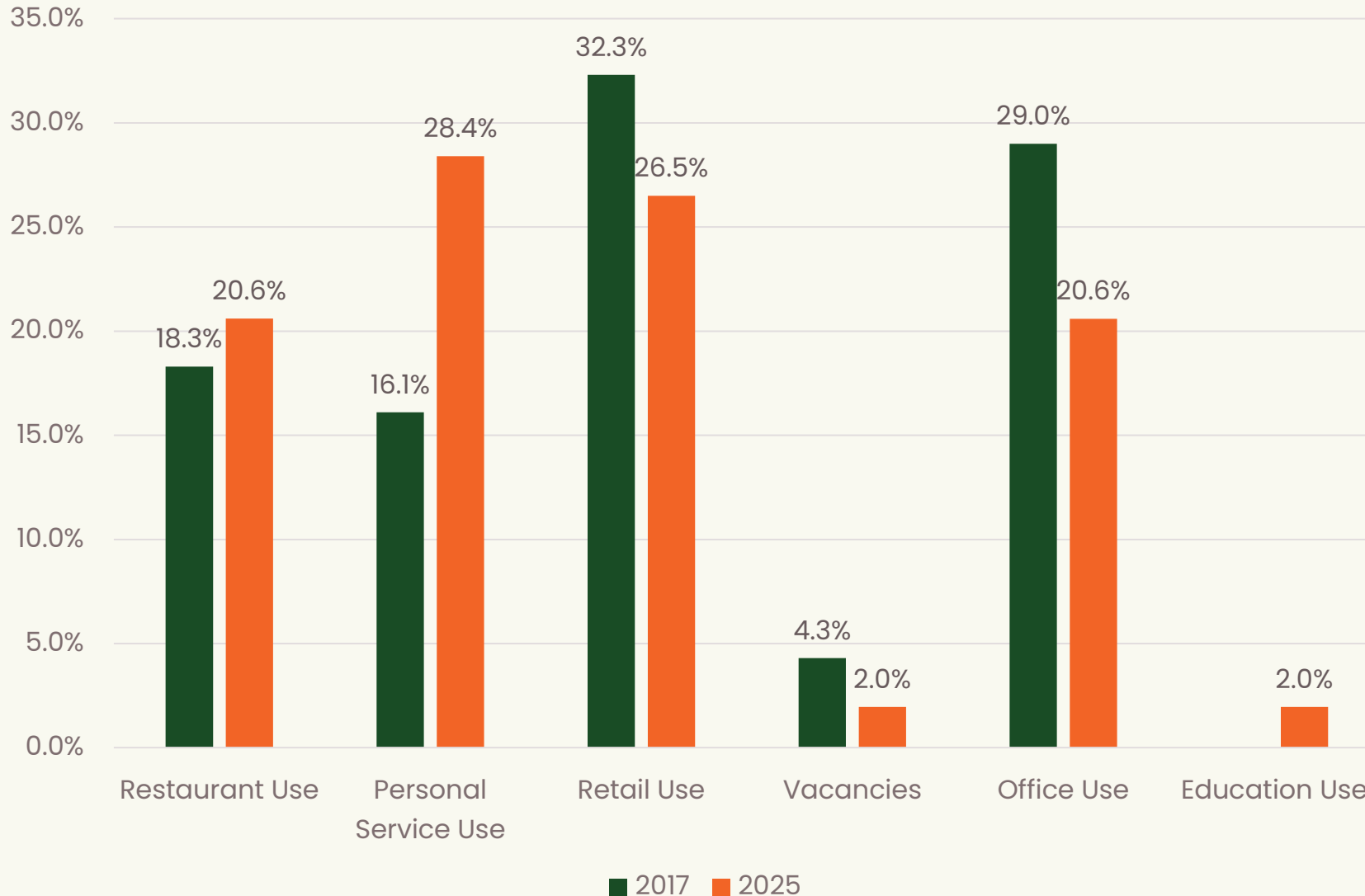
102 Ground floor and street frontage

46 Above ground floor and/or non-frontage



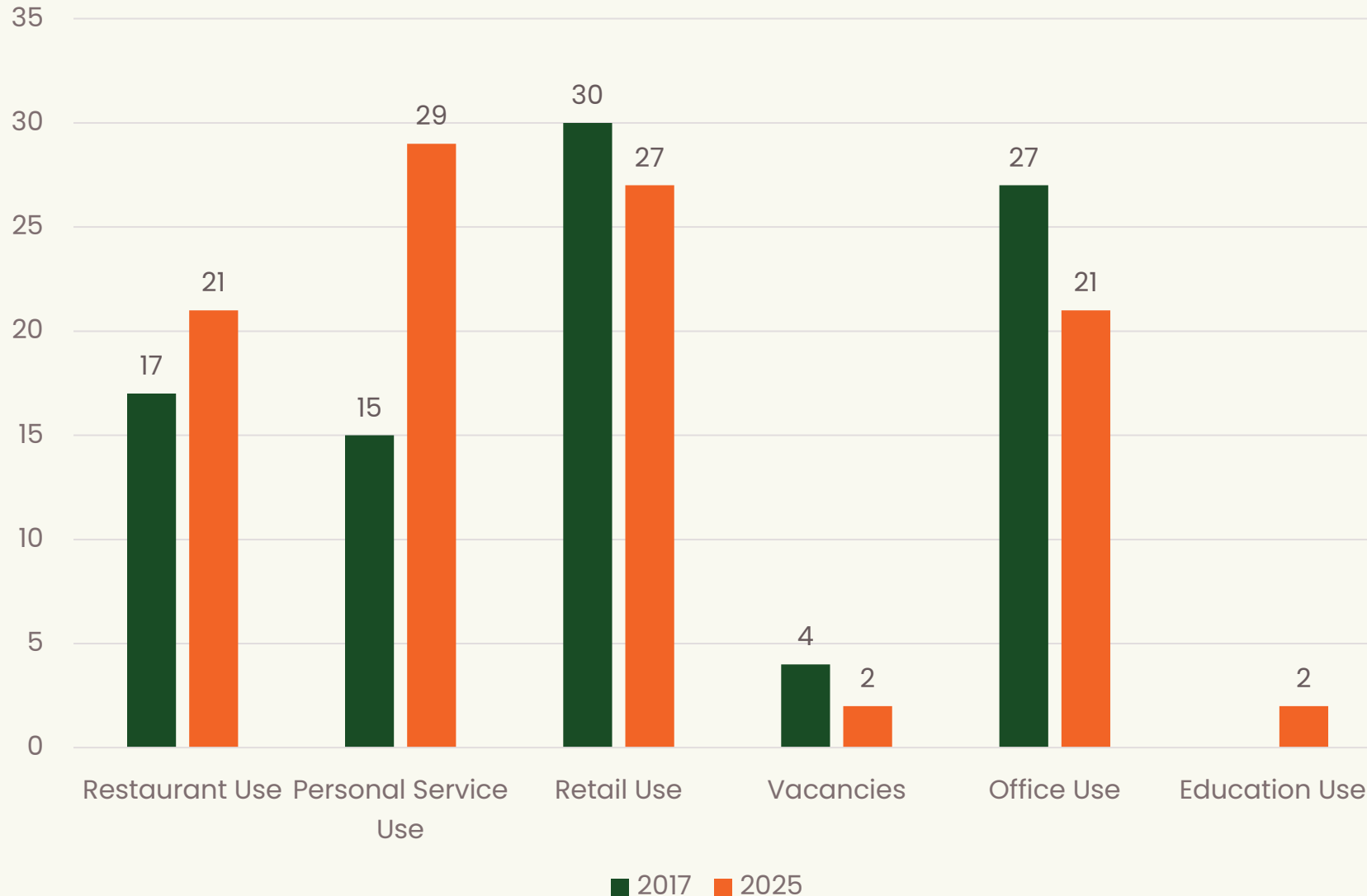
# TOTAL GROUND FLOOR FRONTAGES FROM 2017-2025

# COMPARISON OF GROUND FLOOR STREET FRONTAGE USES FROM 2017 TO 2025 (PERCENTAGES)



2017: 93  
2025: 102

# COMPARISON OF GROUND FLOOR STREET FRONTAGE USES FROM 2017 TO 2025 (COUNTS)



2017: 93  
2025: 102

# COMPARISON OF GROUND FLOOR STREET FRONTAGE USES FROM 2017 TO 2025

## KEY FINDINGS

“Personal Service Use” nearly doubling from 2017–2025

“Office Use” decreasing by about 10%

“Retail Use” declining 6%

*Glendora*