

**From:** [ACWS Contact](#)  
**To:** [City Clerk](#)  
**Subject:** Moretorem on Rent or Lease Payments for Small Businesses in Monrovia  
**Date:** Monday, April 6, 2020 11:00:10 PM

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Monrovia City Council;

The business landscape for the small business community has been decimated as a result of the pandemic crisis. For most of the Monrovia small businesses, they are either closed or operating minimally.

We here at Aurora Cryo Wellness Spa have all but closed our doors with just a handful of customers coming in to receive services. Since we are a natural health and wellness business, we have been permitted to remain open. That said, we typically see one or two customers every couple of days. This clearly is insufficient to continue doing business.

With the State approval of the residential and commercial moratorium in place, having the Monrovia City Council adopt this provision would go a long way in helping the local business community recover after this pandemic is resolved. It is hopeful to see that the surrounding San Gabriel Valley cities such as Arcadia, Duarte, etc. have adopted this provision.

We encourage the council to adopt this option-2 on your vote tomorrow, 7 April 2020.

Thank you.

Sincerely,

Roy & Tess Wiseman - Co-owners  
Aurora Cryo Wellness Spa  
121 S Myrtle Ave  
Monrovia CA 91016  
(626) 930-0772

**From:** [Tom Adams](#)  
**To:** [City Clerk](#)  
**Subject:** Fw: Commercial/retail tenants  
**Date:** Tuesday, April 7, 2020 1:19:24 PM

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FYI

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**From:** Blaine Fetter <bfetter@samuelsonandfetter.com>  
**Sent:** Tuesday, April 7, 2020 11:14 AM  
**To:** 'Larry Spicer' <ljspiceisnice@yahoo.com>  
**Cc:** gcrudginton@ci.monrovia.ca.us <gcrudginton@ci.monrovia.ca.us>; tadams@ci.monrovia.ca.us <tadams@ci.monrovia.ca.us>; 'Becky Shevlin' <beckyshevlin@gmail.com>; ablackburn@blackburnfirm.com <ablackburn@blackburnfirm.com>; Thomas.adams@century21.com <Thomas.adams@century21.com>; Dfeik@ci.monrovia.ca.us <Dfeik@ci.monrovia.ca.us>; Ablackburn@ci.monrovia.ca.us <Ablackburn@ci.monrovia.ca.us>; nic@samuelsonandfetter.com <nic@samuelsonandfetter.com>  
**Subject:** Commercial/retail tenants

Hello Larry, I am following up on our telephone conversation last evening concerning the cries for help from some of the business tenants in our community. I don't envy you being in the position of trying to help the loudest cries.

Nothing in your life or mine really prepares us to face the meal that is being dished toward us. Let me tell you once again that providing a tenant relief without the landlords involvement creates a winners and losers outcome.

The losers will be the property owners, the lender if there is one, and potentially all the service providers who take care of the property.

Let me give you an example of a property we own.

The Myrtle Olive Business Park located at Myrtle and Olive avenue. We developed and have owned this property since 1977.

There are 12 tenants currently in the project, 3 have requested help which we will provide for the next two months.

Help will be a 50% reduction in rent with the expectation that they pay us back over the following 12 months.

The landlord/owner group is made of 9 friends and family members. In this group all but two are retirees and 3 are in

their 90s. They are very dependent on their quarterly distributions. Are they less important to you than the so called tenant?

Most landlords are not arrogant or indifferent. They are afraid of losing income they need to live on and pay their ownership obligations.

Without Landlords tenant who typically don't have a lot of financial resources could not own and operate their businesses.

On the large building front things are beginning to bubble as well. Some tenants are asking for relief without providing proof of need.

We will try to help those whose relationship we value. But are furious with those who are exploiting this current crisis to get out of their obligations.

There is going to be a massive unemployment rate shortly and this will lead to proportionally massive vacancy. The City as it always does will be back on our door steps wondering what we can do to bring more business to town.

Tenants will reinvent themselves far faster than a 90 year old property owner who wants to sail off into the sunset without being a burden to others.

This week we will send \$1,108,639.20 to the County of Los Angeles Tax Assessor to pay our second half property taxes. While staff probably hasn't aggregated up the total coming from commercial Property owners which is an important part of the City's annual income you should take some time to understand it. I suggest that you think of landlords as your customers who deserve the same treatment or better than those who are complaining the loudest.

Larry call me any time to discuss further.

*Blaine Fetter*

*Principal*

*Samuelson and Fetter LLC*

*(626) 305-5530 (office)*

*(626) 827-5522 (cell)*

**From:** [BJT](#)  
**To:** [City Clerk](#); [Alice Atkins](#)  
**Cc:** [Tom Adams](#); [Becky Shevlin](#); [G Crudgington](#); [alexblackburn](#); [L Spicer](#)  
**Subject:** City Council Public Comments: 7APR20: Protect Residents and Businesses alike  
**Date:** Tuesday, April 7, 2020 9:43:28 AM

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RE: Agenda items 1 et seq & AR-1

It is imperative that our Council make some demonstration of support for all in its business community during these dire times. Although I've asked, I have not received an answer and I do not know how or why the Council decided to bifurcate the consideration of eviction moratoria into residential and commercial versions at its meeting on 31Mar20; nor can I comprehend why all five council members could not agree that our commercial tenants are worthy of the same urgency measure afforded to residential tenants.

Monrovia's most vulnerable businesses are those small businesses in rented spaces, and sadly Monrovia has failed thus far to offer these operations, arguably the cornerstones of Monrovia's commercial charm, even the appearance of any policy support.

Monrovia's eviction protection measures are probably symbolic at best - for both or either residential or commercial tenants, the issue of survivability is simply being kicked down the road. These measures simply buy time to figure out how devastating the economic future will be, for residents, business, and government. How much worse will this crisis be than the recession of 2008 when Monrovia's unemployment rate hovered around 10% for an extended period? Now is the time for cooperation, assistance, assessment, and sharing ideas for support - not bifurcation, not division, not class separations. Our economy is multi-dimensionally codependent and all levels are now at risk. This egg cannot be unscrambled.

The experts say that half of the country is engaged in small business operations; and on average a small business has only 27 days of cash flow. The protection afforded commercial tenants should be for the same period as residential. Beware though, that whichever businesses survive thru April, and we've lost some already, face even greater challenges come the first of May or June after ever more obligations and due dates build up.

In short, carving out protection for some and not others is not fair and is divisive. Bringing fairness to the entire community of renters both residential and commercial is an important statement of the City's shared concern and may well demonstrate that our community can be united in seeking out fair solutions to a problem not of our making but impacting us all.

But any eviction moratorium is but a stop gap measure.

The real solutions will be found going forward: Has the City begun the assessment process of identifying our vulnerabilities and the impact of their failures on the community at large? Is it prioritizing options to help shore up the most at-risk? Who is developing options for recovery programs and how is policy direction being determined and directed? One of my favorite quotes and a guiding philosophy: "we can be architects of change, or the tenants of its results."

Serious questions are before this community: is Monrovia capable of working within its own structure and with its neighboring communities, the County, the State, and the Federal government to quickly act to assess our needs, seek out resources and collaborations, and staff the operational requirements to implement creative solutions, both logistically and fiscally? Is there sufficient depth of talent and transparency in the City's processes to create and take full advantage of opportunities in a rapidly-changing environment in such a way as to hold the public's trust and garner its support for the difficult times ahead?

Personally, I'm not sure of Monrovia's capability at this juncture, but a unanimous statement of support for the urgency measure to protect commercial tenants may restore a level of confidence that our City can work together and be fair to all in its efforts to meet the challenges ahead.

As the new terms of recently-elected incumbents kick off at this on-line meeting, I'll be looking for new attitudes and unifying sentiments from our City's leadership, and I'll especially be looking for creative support of residents, organizations, and businesses large and small, who can work together in the pursuit of effective local government and strong community development and economic recovery.

With respect,  
Brenda J. Trainor  
small business owner

[trainorb@gmail.com](mailto:trainorb@gmail.com)  
323.229-2397



**From:** [Brian Tindall](#)  
**To:** [Alice Atkins](#)  
**Subject:** Public comment about commercial rent protection  
**Date:** Tuesday, April 7, 2020 7:01:28 PM

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I think it is very important to help our local businesses at this time. The council needs to act in the best interest of our community. And that means supporting small businesses. Without this protection there is a risk that they would close and larger businesses with move-in, changing the feel of our town.

Sent from my iPhone

**From:** [Brian Whelan](#)  
**To:** [City Clerk](#)  
**Subject:** City Council Meeting / Commercial Tennant Protection  
**Date:** Tuesday, April 7, 2020 5:29:19 PM

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I would like to express my support for an Ordinance Adopting Emergency Regulations Prohibiting Commercial Evictions for Non-Payment of Rent and “No-Fault” Evictions and Declaring the Urgency Thereof.

This is specifically due to the lack of protection by the State of California.

Ideally, protection to small businesses (as determined by 100 or less employees which operates primarily in the City of Monrovia) for inability to pay commercial rent due to the Covid19 Pandemic. Wherein business may not be evicted due to non payment of rent during the local emergency period. However the business is not freed from obligation to pay rent and must do so in full or as agreed upon between tenant and landlord in a time not to exceed twelve months from the expiration date of the local emergency period.

In addition landlords may not charge interest or fees for any rents past due if paid in full within the given time period.

The reason for my recommendation is to ensure fair play by all parties. Where landlords may not use this as an opportunity to oust a tenant in order to replace with a higher paying tenant or to break a lease agreement. And where tenants do not use this as a way to profit from not paying rent.

The city of Los Angeles currently states three months to repay any past due rents. However, once the local emergency period ends it will take time for consumers to feel confident returning to normal lives and business can expect much lower revenue for many months. Thus I feel a twelve month repayment period to be more realistic for tenants.

Yours in good health,

Brian Whelan

Owner  
Foothill Gym  
& The Bikini Bootcamp Company  
202 S Myrtle Ave  
Monrovia, CA 91016  
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[Brian@foothillgym.com](mailto:Brian@foothillgym.com)

National Academy of Sports Medicine  
Certified Fitness Nutrition Specialist.  
Certified Personal Trainer  
Member MENSA  
Member National Physique Committee  
Member International Health Sports Association

Dear elected officials, our leaders,

April 7, 2020

It is another week into the COVID pandemic. I wonder how many of you are dealing directly with others that have been impacted and have lost their housing? I run a food kitchen, and yet I am getting calls regularly, “*Do I know where there is a shelter?*” I don’t do shelter. “There is NO SHELTER.” **\*\**(There is no place for you to go. Do you have a car, I hope.)*** I work regularly with our **Monrovia** neighbors that now live in the riverbed and on the street. Are you getting any of calls from people losing their homes?

I read that on tonight’s agenda is about the impending renovation and expansion of Lucinda Park and the over a million dollars that will be invested in the project. That’s nice, but it is also poorly timed. The real and urgent matter should be putting projects like that **on hold**, while we take care of our citizens that are likely to fall out of housing.

People are, or will be, falling out of housing. That’s a fact. What will our city officials do to lessen the number that will fall into that category?

In picking up after week, I can’t imagine that the no eviction clause wouldn’t apply to **commercial/business interest**. It seems like a no-brainer. **Tenants and commercial should both have the same protections of a moratorium on evictions**. Besides that, how about:

- **eliminating late fees** on overdue rents
- extend the **payback time over a stretch of a year** versus 6 months on overdue rents
- **Temporary suspension on vehicles being towed away**, when tags are expiring or too many tickets on the books. If people aren’t working and don’t have a paycheck, **they will need a vehicle to get to their jobs** when things get back to normal. **MANY, MANY people will have to move into their vehicles when they lose their housing. *If they don’t have that option, they will be on the street!*** Please give them a 6-month grace period, from the end of the moratorium, to get current with their needed paperwork/tags. **I AM MEETING THESE NEW PEOPLE NOW**, that have recently lost their homes!!!! PLEASE!!!
- **Collaborating with local hotels with master leases** to have something available for the vulnerable seniors, disabled, veterans, families with children, women, to have a place to live temporarily while Foothill Unity Center works on permanent supportive housing for them. We don’t need them in the streets, vulnerable to COVID-19 or the spreading it.
- **A city created fund to help people that may be going into default**. Tapping into the money available to the city or people/ businesses in our city made available through **FEMA, SGV Regional Trust Fund, LA County Measure H, and our own city funds**.
- **A listing on the city website, where people can go to, to get help if they need help, especially concerning payments and loans**. Counselors to be available to help.
- **a city-wide mailing with instructions to Monrovians** (in English and other languages), in what they need to do, who do they contact, deadlines, if they are having trouble with paying their rents/mortgages. And **make it easy** for them to file a request for help.



And finally, THIS IS SOMETHING DO-ABLE:

**USE YOUR POLITICAL CLOUT:** If you use your political positions and friendly relationships to influence other cities to join our city in helping to pay for another housing navigator/ caseworker at Foothill Unity Center. As people lose their housing, they will need to find a place to stay, and Foothill Unity IS presently inundated with a **HUGE, OVERWHELMING workload of new clients.** (I think Foothill Unity serves 13 different cities. This is an opportunity to do something notable. It would be **worthwhile work** in this 'pause' in life.)

Sincerely,

Carol and Tom Daley  
46 year residents of Monrovia

For all the **great awards** Monrovia has received in the past: "**All America City**" by the National Civic League, the highest honor and most prestigious award that can go to an American community. This award is bestowed upon a few select cities that demonstrate the **commitment and ability to solve problems through cooperation, broad-based participation, public-private partnerships, and creative solutions.** Across the country, Monrovians are recognized for **working well together and creating a better life for all the community**".

**\*\* The limited shelters there are, are full. The one that is in our area, is full and is under quarantine.** When I answer people that ask the question, 'where is the shelter?', I am not that blunt. I break it easily to them and then tell them what to do.

**From:** [cityofmonrovia@ci.monrovia.ca.us](mailto:cityofmonrovia@ci.monrovia.ca.us) on behalf of [City of Monrovia](#)  
**To:** [Alice Atkins](#)  
**Subject:** Public comment  
**Date:** Tuesday, April 7, 2020 7:07:31 PM

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Message submitted from the <City of Monrovia> website.

**Site Visitor Name:** Casey carlson  
**Site Visitor Email:** Caseycarlson410@gmail.com

No matter which business we are protecting (large or small) those business still bring revenue and jobs to this town. We already have enough empty buildings and trouble keeping business. This isn't a rent waiver, just a rent deferment. No one is going to take advantage of it unless they need it, because a deferment still means they need to pay it. We will want ALL of these business once this has passed.

**From:** [Catherine](#)  
**To:** [City Clerk](#)  
**Subject:** Your neighbors need you!  
**Date:** Tuesday, April 7, 2020 6:51:18 PM

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Esteemed City Leaders,

There is a petition which I signed to impose a moratorium on evictions and foreclosures for our neighbors impacted by the COVID crisis. It asks for a 3 month delay after the state of emergency is lifted to give everyone a chance to get back on their feet, without late fees or penalties. It asks for setting up a fund to help homeowners and landlords current on mortgages. It asks to help our hotels by negotiating a mass rate that we can then use for those temporarily out of housing.

There are other things it asks....but I am sure you have read the petition.

I urge you to take the necessary steps outlined by the petition.

...not only for altruistic reasons - although acts of kindness and generosity are required of all of us during this unprecedented time of crisis. Let us all show that Monrovia is a shining star in that regard.

We need to take these steps if we wish to keep Monrovia the town that people choose to live in. People choose to buy housing in. People choose to establish businesses in.

Monrovia is unique and special largely because of the independent stores, and independent contractors, who make our city special, "quaint" and unique in an area where such words can be rare.

It is our Foothill Gym, filled competent trainers who help our population - including our seniors - stay healthy and fit.

It is our Hair Salons.

It is our toy stores, our gift shops, and our clothing stores

It is our wonderful array of delicious independent restaurants.

It is our vets

And all of these things are special because they are independent. They are unique. These business men and women took a chance and came to Monrovia.

They have paid taxes. They have provided jobs.

Now they need us.

And their employees need us. The hairdressers, trainers, waitstaff, shop clerks, masseuses, yoga masters, barristas. All of them hard working dedicated people who are out of work through no fault of their own.

It is incumbent on us to help keep our city vibrant and special. It is incumbent on us to help them so that when this crisis is over, we still have the type of town we wish to have.

And further....from a purely practical standpoint....there is no landlord who likes to have idle property. Evictions at this time will not be replaced by an oncoming hoard of other tenants just waiting for a place to stay. Instead, the property will sit without a tenant to make sure the day-to-day things that happen in idle property don't happen. The broken pipe gone unnoticed until a flood erupts....the constantly running toilet. You all know the risks. Please help our landlords help their tenants. Give them relief so they may continue to support the people of this town.

We, your neighbors and friends, are counting on you.

Best regards,

Catherine Gallagher  
159 N Ivy Ave - Monrovia.

**From:** [Cathlene Wells](#)  
**To:** [City Clerk](#)  
**Cc:** [Cathlene Wells](#)  
**Subject:** Eviction moratorium  
**Date:** Tuesday, April 7, 2020 5:06:07 PM

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Dear City Council Members,

Please hire a city casework manager for Foothill Unity Center in regard to this moratorium; please continue to work with hotels; and please allow more funding by Measure H.

Individuals and families, especially at this time, must not be put out on the street without resources. This is neither good for them, nor for any of us.

It seems only humane. And in the City of Monrovia, will we be inhumane?

Sincerely,  
Cathlene Wells

[Sent from Yahoo Mail on Android](#)

**From:** [Sari Canales](#)  
**To:** [City Clerk](#)  
**Subject:** Public Comment - Ordinance No. 2020-05U  
**Date:** Tuesday, April 7, 2020 5:19:15 PM

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I, Sari Canales, Executive Director of the Monrovia Chamber would like to make the following comments on Ordinance No. 2020-05U.

The following San Gabriel Valley Cities have passed a similar ordinance:

Pasadena-passed on 3/17  
Arcadia- passed on 3/17  
South Pasadena passed on 3/18  
El Monte – passed on 3/19  
Duarte- passed on 3/24  
La Verne-passed on 3/24  
Rosemead-passed on 3/24  
Temple City- passed on 3/31  
San Gabriel – passed on 3/31  
South El Monte – voting today at 6pm

The Monrovia Chamber informed members and non-members about last week's and tonight's meeting and included the agenda and the email where to send comments. I encouraged both tenants and landlords to send in their comments directly to the city clerk and if they were not able to do so, I could share them on their behalf.

Here is what I have gathered:

### **Tenants**

Puff Monkey ,Grey & Cash, Café de Olla, Stix of Monrovia Myrtle LLC, have individually emailed the landlord about the rent and there has been no response.

Judy Chiang of Puff Monkey emailed twice since the health order. Her only income now is online sales but it is less than 10%, she does not have enough to pay her rent. Judy wants to know what the City of Monrovia can do to help the struggling small businesses of Old Town.

Update:

Merengue - Ricardo Jurado also emailed his landlord and got no response

Josefina Aguilar  
Espresso Mi Cultura  
415 S. Myrtle Ave. Unit B  
Monrovia, CA 91016

Contacted her property owner, Jim Vigue and she was informed that April rent will be deferred.

Joey Kouchakian comments for his dining establishments

1776 Closed after the Health order – he reached out to the landlord and did not get a response.

Café of Lemon opened a month ago and he now has minimal staff working different shifts in hopes

to retain his trained cook and staff. He reached out to the landlord and did not get a response. The Diplomat is still opened and offering take out orders and thanks to the loyal customers has at least 10%. 90% of his business has suffered because it is a social type of business and he usually served over 250 people a night. He has been in communication with his landlord and his landlord is willing to work with the tenants.

Joey also said that many of the old town businesses are family owned and have suffered tremendously. It is probably take 6 months to a year to business to return to normal. Once the health order is lifted it will take a while before customers feel comfortable enough to go back to dining establishments.

### **Landlord/Property Management/ Property Owner**

Samuelson & Fetter – Nic Fetter’s comments

1. Rent is due on the first of each month. There is a 5- 10 day grace period depending on the Tenant.
2. We have been in constant communication with our tenant regarding safety and building operations related to the ongoing Covid 19 crisis.
3. We have always had a policy with our tenants that is fair and takes into consideration all parties involved in the chain. We view ourselves as partners with our tenants and always worked with them when challenges arise.
4. We have over 50 tenants that range in size from 200 sf to 60,000 sf. Here is a sample.

Worley Group

Yang Ming

Cacique

Children’s Oncology Group

Azusa Pacific University

Banner Bank

City of Hope

Labcorp

San Gabriel Valley Newspaper Group.

In conclusion, the Monrovia Chamber will continue to communicate with all the members both tenants and landlords and inform them of important information and resources.

We are all in this together.

Thank you for your time and stay strong Monrovia.

Sari Canales  
Executive Director



**MONROVIA**  
CHAMBER OF COMMERCE

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620 S. Myrtle Avenue  
Monrovia, CA 91016

626-358-1159 phone  
[sc@monroviacc.com](mailto:sc@monroviacc.com)



**From:** [jfoxhair@aol.com](mailto:jfoxhair@aol.com)  
**To:** [City Clerk](#)  
**Subject:** Moratorium for commercial property rentals  
**Date:** Friday, April 3, 2020 11:05:38 AM

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Hello City Council Members:

I am the owner of The Fox and the Hair Salon,  
108 West Lime Avenue

I have committed over 35 years, here in Monrovia.

I have lived in Monrovia since I was 7 years old ! I have watched this towns ups and downs my whole life.

With the close of my salon, March 17th, I have no income...I'm a single mom of my adopted daughter! We are becoming very aware, no one really has an idea how long this will go on, my daughter will not return to Clifton, along with all the other children in our district, which tells me, if she won't return to school... when will we return to work?

Also, when we return to work, how will this work if our children aren't attending school ?  
How does the parent return to a full work week...we are all compromised.

We need your support, we need the Eviction Moratorium adopted in our wonderful City, landlords need to not be so short cited... some money is better than none, as, I believe this and a temporary measure for reduced rents, will protect us both, help keep our businesses the landlords keep their building. We can't afford to keep paying high rents with no business, no income, we all need relief. Long term, we can stay in business, which I would hope they understand, is in everyone's best financial interest ... I don't believe anyone will start a new business in this recession. If we don't agree to a moratorium buildings will be empty, I don't want to see our downtown a ghost town again...

We small business owners have double rents/mortgages. This can lead to double failures... neither good for our small town.

We are small, but make our small town, so special!

Please support small businesses in Monrovia, let us continue to thrive and keep Monrovia strong!

Jane Lustig

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](http://mail.mobile.aol.com)

**From:** [Kate Lee](#)  
**To:** [City Clerk](#)  
**Subject:** Hon Sushi Monrovia  
**Date:** Tuesday, April 7, 2020 6:02:51 PM

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Hello my name is Kate from Hon Sushi located in foothill park plaza.

I would like to add our request to City Council.

It is our sincere cry that City Council may consider local mom and pop shops here in heart of Monrovia.

We the tenants alone are having a difficult time negotiating with our Landlord and Westar Management.

Please vote so tenants may have some room to negotiate rent with Landlord.

As of moment, they are giving us options to apply CARES Act or to use our security deposit. We the tenants don't think that's really helping us in this situation.

Please vote in standing of tenants who serve this community.

Thank you

**From:** [Karen Schwanke](#)  
**To:** [City Clerk](#)  
**Subject:** Commercial moratorium adoption  
**Date:** Monday, April 6, 2020 12:00:30 PM

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I have been a resident of Monrovia for 37 years and have tried, and been able to, keep my shopping as local as possible. I would encourage all city council members to adopt the commercial moratorium to help our local businesses. These are the people and the businesses that make our community unique and special. Please keep Monrovia a special place and help the businesses as much as possible. Thank you for all your hard work and please take time to consider this today in your voting.

Karen Schwanke

Sent from my iPhone

**From:** [Larry Marotta](#)  
**To:** [City Clerk](#); [Alice Atkins](#)  
**Subject:** Support Moratorium on Commercial Evictions  
**Date:** Saturday, April 4, 2020 12:28:41 PM

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Hi Ms.Adkins,

As a longtime Monrovia resident (30 years) I would like you to share with Council my strong support for the City to issue a Moratorium on Commercial Evictions.

I realize that this would be a burden on some property owners but it would be short sighted to evict current tenants when the prospect of gaining new tenants in the future is so unlikely. This is the time for everyone to help each other however they can for mutual community benefit.

Thank you and stay safe.

Larry Marotta  
136-B West Lemon Avenue  
Monrovia, CA 91016  
626-698-4108

**From:** [Laura Breitel](#)  
**To:** [City Clerk](#)  
**Subject:** Commercial Property in Monrovia  
**Date:** Saturday, April 4, 2020 12:49:34 PM

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This note is to urge the City Council to adopt a moratorium of rent payment for commercial tenants so no evictions occur during the COVID-19 closures.

If small owner businesses are evicted due to their inability to pay, Monrovia Old Town, will become a ghost town.

Economic recovery from this pandemic will take years. These small businesses are, on the whole, well established with a large customer base. When they open their client base will return.

Support our small business, by passing an ordinance that support future payment of rent. Eviction from their current location will fundamentally close their business and long term lively hood permanently!!

Don't rely on SBA grants on loans to save these establishments, not all owners will receive money, it's first come until the monies run out.

Support our small business owners. Thank you.

Laura Lopez

"Do what you can, with what you have, where you are"

T. Roosevelt



April 7, 2020

Re: 4/07/20 Meeting Discussion Item – Urgency Ordinance 2020-05U

Members of the City Council:

My name is Linda Hudson and I am owner of The Dog Zone at 150 W. Foothill and I am, yet again, petitioning the Council to adopt a moratorium on small business evictions in the City of Monrovia.

I am once again speaking on behalf of myself and a coalition of business owners and managers in the Foothill Park Plaza who have asked me to be their voice on this issue to Council. These businesses include:

Hon Sushi, Noodle Street, Art Time, Baskin Robbins, Mooya, Oke Poke, Sanrio, Wingstop, World's Best Tae Kwando, Waba Grill, Aurora Cryo Spa, Snip Its, TK Café, Fantastic Sam's and Verizon Wireless.

We are urging this Council to approve Urgency Ordinance 2020-05U which affords commercial businesses temporary eviction order protection. We are not looking for anything free nor for the City to get involved with our lease negotiations. We are only looking for support from the place where we've chosen to open our business; to know they have a hand on our back to hold us up while we struggle forward at this unprecedented time.

While some may argue that the State and Federal governments are providing support enough, I lead you towards the thousands of businesses who have yet to see any monetary support. To spite the perception of some, the EIDL and PPP loans are not a panacea for small businesses. The process is messy and there are no guarantees. If you have no reason to look for these loans, you would have no idea of the current challenges facing small businesses.

We are hopeful that with the enactment of this order, we will be able to focus on working with our Landlord and get back to business for the residents of Monrovia without fear of losing our businesses due to the non-payment of rent and eviction orders.

Respectfully submitted,

Linda Hudson

150 W. Foothill Boulevard  
Monrovia, CA 91016  
(626) 358-0771  
(909) 693-5101 fax  
linda@thedogzone.us

**From:** [Melissa Taylor](#)  
**To:** [City Clerk](#)  
**Subject:** Public Comment  
**Date:** Tuesday, April 7, 2020 3:29:55 PM

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Good Evening,

Again I am reaching out in hopes of having more concrete plans set in place in regards to our renter and small business community here in Monrovia. Our neighbors are suffering and are scared. It is up to our leaders to help guide them, to support them, to reassure them. While I am grateful that you all voted to pass a moratorium last Tuesday, I am discouraged that there was no detail involved. I agree with Councilmember Blackburn, there was too much ambiguity and that will only lead to problems. We can look at the world around us and hope that people will choose "good", but we all know that doesn't happen. What we need are actionable items such as:

1. Collaborating with local hotels with master leases to have something available for the vulnerable seniors, disabled, veterans, families with children, women, to have a place to live temporarily while Foothill Unity Center works on permanent supportive housing for them.
2. Supporting Foothill Unity Center by collaborating with other cities to hire another caseworker/housing navigator for the fallout that will come from people losing their housing.
3. A city created fund to help people that may be going into default. Tapping into the money available to the city or people/ businesses in our city made available through FEMA, SGV Regional Trust Fund, LA County Measure H, and our own city funds.
4. A listing on the city website, where people can go to, to get help if they need help, especially concerning payments and loans. Counselors to be available to help.
5. a city-wide mailing with instructions to Monrovians (in English and other languages), in what they need to do, who do they contact, deadlines, if they are having trouble with paying their rents/mortgages. And make it easy for them to file a request for help.

Additionally, I request that Mayor Adams recuse himself from this vote as a landlord. While I understand that he is a business owner and suffering too, I believe there is far more at risk for him than other members of city council and for it to be a fair vote he should recuse himself.

Thank you in advance,

Melissa Taylor

**From:** [Denise Harvey](#)  
**To:** [City Clerk](#); [Thomas.adams@century21.com](mailto:Thomas.adams@century21.com); [Larry Spicer](#); [Alex Blackburn](#); [Gloria Crudgington](#); [Becky Shevlin](#)  
**Subject:** Save our small business and our community  
**Date:** Monday, April 6, 2020 4:14:28 PM

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Hello Mayor Tom and City Council,

My name is Denise Harvey, owner of Monrovia Travel Service, established 1929 here in our beautiful city of Monrovia and a business that I have proudly owned for over 36 years. I know most of you fairly well through my community involvement with the Chamber, Rotary, etc for many years. I have a long history here in Monrovia, my forefathers having been some of the first settlers in Monrovia in the late 1800's. I cannot express enough how much heart and a feeling of family that we have here in Monrovia, something that is very rare and cherished by all that live and work here. I am fortunate to be a homeowner here and of course a business owner that is now being threatened by the current Covid 19 situation. We closed our doors as soon as the Stay at Home mandate happened as we are considered a Non Essential business but I think my business has been hurt doubly hard because of the industry we are in. All cruises, tours, air trips everything has come to a halt as I am sure all of you know and it will take a long time to recover from this. We have virtually zero income coming in now and none for the foreseeable future as everyone has cancelled travel arrangements due to fear and uncertainty.

Before all of this happened I had been hoping to keep working for another 10 to 15 years and to provide a valuable service to our community. With zero income coming in I have of course contacted my landlord to see about negotiating a rent decrease but they so far have been unwilling to negotiate with us. We of course are applying for SBA loans, grants, etc but of course there are no assurances that this will come through or how much we will get if anything and we don't know when. I am not asking for a deferment of my rent only for some relief to get through this unprecedented time. I believe if many of the merchants do not get some relief that Myrtle Avenue and surrounding areas will just be an empty street of hollow buildings. We will not have a town anymore. The landlords are going to have empty buildings and the city no businesses if we can't find a way to support and help each other.

I am writing to all of you to see what support you may provide. I am aware that many have been asking about the Eviction Moratorium and that this will be an item up for discussion on April 7. This might be a temporary relief for some so I strongly support that for those businesses. For my purposes I would like to see some guidelines or recommendations set up for landlord/tenant rent reductions during this unstable time so that those of us that are being affected will be able to survive. Is there any way the city can support us on this? I have already seen 3 businesses close on my block alone including one in my building and there are probably going to be more very soon.

Thank all of you for your service and all the great things you do to preserve and improve our beautiful Gem of the Foothills. Stay well and healthy.

Sincerely,  
Denise Harvey



*Denise Harvey  
Monrovia Travel Service  
401 S. Myrtle Ave  
Monrovia, Ca 91016  
626.359.8331  
denise@monroviatravel.com*

Good evening Mayor Tom Adams, Council Members and Community,

We felt compelled to write you this evening in support of small business owners in the City of Monrovia. Before our family moved to Monrovia, we frequented Old Town Monrovia. We were attracted to the charm of Old Town and all of the boutiques, the Friday night Street Fair and the variety of restaurants Monrovia offered. It didn't take long for us to fall in love with this little town and soon found our home here. I say this because, if we don't support the small businesses, which makes up much of the charm we all love, we may lose many of these businesses. If our beloved downtown loses many of these business as a result of the "safer at home" orders, we may not be able to attract new businesses in the future.

Our small business owners most likely live in town, own homes and pay property taxes. They most likely have children in our schools. Small business owners host and contribute to countless fundraisers for our school PTA's and step up to help many Monrovia events such as Monrovia Days, Taste of Old Town, the Holiday Parade and Arts Festivals. The owners volunteer their time, their windows to advertise events and donate items and gift certificates for charity raffles. Now it's time for the City to pay it forward.

I encourage you to pass an ordinance to assist small business owners by deferring rent and require landlords to work with their tenants to repay deferred rent in a reasonable time.

In the spirit of what Monrovia is known for, a strong sense of community built around our thriving downtown, do the right thing and stand by our small business owners.

Thank you,

Neil and Maritza Travanti

**From:** [Old Town Pizza Monrovia](#)  
**To:** [City Clerk](#)  
**Subject:** Comment for 4/7/2020 City Council Meeting  
**Date:** Saturday, April 4, 2020 6:19:24 PM

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Hi,

Thank you for City's support to small businesses. I understand city passed rental deferral protection measure few days ago for non-business rentals. However small business need more help in the current situations. Here is my request:

One of the key factor to decide the rental/lease amount for business properties is how well surrounding businesses are doing and how well sales & profit in those other businesses. As an example, business space rental in Monrovia is certainly higher than Duarte and it is due to the factor I mentioned above. With present COVID19 situation, Monrovia businesses are struggling and current lease amounts are not appropriate for majority of the small businesses in the city. I request City to consider imposing 50% rent reduction for all small business leases for next 6 months. This or similar relief will greatly help small business.

Rent deferral is only going to create more burden for small business as business owners need to pay larger sum at a later time when no one knows how long this crisis going to go on.

Thanks

Raj Mallichetty

Owner - Old Town Pizza, Monrovia

**From:** [Puff Monkey](#)  
**To:** [City Clerk](#)  
**Cc:** [Larry Spicer](#); [Alex Blackburn](#); [Gloria Crudgington](#); [Becky Shevlin](#); [Alice Atkins](#)  
**Subject:** Small Business Owner on Myrtle Ave.  
**Date:** Tuesday, April 7, 2020 4:45:07 PM  
**Attachments:** [Image.png](#)

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“I want everybody to be healthy,” he said. “That’s the whole thing.”

Born in the heart of Williamsburg on Metropolitan Avenue, Salerno inherited his father’s gas station and has become a well-known figure in the community.

“For me, it was more important for people’s health and worrying about who could put food on whose table,” Salerno said. “ I say don’t worry about paying me, worry about your neighbor and worry about your family.”

Kaitlyn Guteski, one of Salerno’s tenants, has been out of work since the hair salon she owns was shut down. She didn’t know how she would make rent -- but now she doesn’t have to.

“He’s Superman,” she said. “He’s a wonderful man.”

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<https://www.nbcnewyork.com/news/local/nyc-landlord-waives-rent-because-of-coronavirus/2355602/>

Judy

On Apr 6, 2020, 11:25 PM -0700, Puff Monkey <puffmonkey@puffmonkey.com>, wrote:

My store has been on Myrtle for almost 10 years, I was never late for my rent for the past 10 years.

In March 17, I had to close down as a non-essential business.

I’ve tried to get my landlord to work with me until I qualifies for a loan through the Relief Act.

But landlord never responded back the issue, under the lease agreement clause will not cover COVID-19.

“I don’t know what I’m gonna do because it’s really hard to fulfill and pay the lease when I can’t work right now,” . “I don’t even know what to do. None of us are trying to do anything illegal, but we’re all small businesses and we just been hurt by this.”

I’ve sent my landlord emails and hope he would send back a letter offering. But it never came. Instead, he asked me to fulfill additional 3% increase for the year of 2020. Without working I will not be able to pay without government assistance (which, hopefully, it’s coming).

City of Monrovia, do you think it’s okay to have landlords to evict us because small businesses are forced to shut down by government? You want us to help your community to stop spreading the virus but you expect small business owners to pay the lease when we can’t work? It’s either pay the rent or food/utilities. We have kids and family as well just like everyone. We have no pension, 401k nor emergency fund. You don't seem to realize that we're not happy that we're sitting at home all day? That we're trying really hard, applying for loans, etc.

In L.A., businesses have three months to repay their landlords after the end of the coronavirus emergency. In Long Beach, they have until November 30.

That means it is up to YOU to decide whether or not to offer similar protections to Monrovia small businesses.

Judy C

**From:** [Puff Monkey](#)  
**To:** [City Clerk](#)  
**Cc:** [Larry Spicer](#); [Alex Blackburn](#); [Gloria Crudgington](#); [Becky Shevlin](#); [Alice Atkins](#)  
**Subject:** Small Business Owner on Myrtle Ave.  
**Date:** Monday, April 6, 2020 11:34:41 PM

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My store has been on Myrtle for almost 10 years, I was never late for my rent for the past 10 years.

In March 17, I had to close down as a non-essential business.

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But landlord never responded back the issue, under the lease agreement clause will not cover COVID-19.

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City of Monrovia, do you think it's okay to have landlords to evict us because small businesses are forced to shut down by government? You want us to help your community to stop spreading the virus but you expect small business owners to pay the lease when we can't work? It's either pay the rent or food/utilities. We have kids and family as well just like everyone. We have no pension, 401k nor emergency fund. You don't seem to realize that we're not happy that we're sitting at home all day? That we're trying really hard, applying for loans, etc.

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That means it is up to YOU to decide whether or not to offer similar protections to Monrovia small businesses.

Judy C

**From:** [Tom Adams](#)  
**To:** [City Clerk](#)  
**Subject:** Fw: Commercial Rent Moratorium  
**Date:** Sunday, April 5, 2020 12:54:45 PM

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**From:** Ramzi Rabadi <ramzirbd@aim.com>  
**Sent:** Saturday, April 4, 2020 1:50 PM  
**To:** thomas.adams@century21.com <thomas.adams@century21.com>  
**Subject:** Commercial Rent Moratorium

Dear Mayor Tom Adams,

I am writing to you to please consider if a commercial rent moratorium is established it only supports **small business owners** and it excludes large corporations with multiple locations. The playing field of commercial tenant vs landlord is not the same as residential and is more complex. In commercial leases, the tenant may be larger and have better financial stability and leverage over its landlord. This is the opposite when comparing it to residential tenancy and the emergency needed to protect those families.

I am a commercial landlord in Monrovia with tenants of Coffee Bean Tea Leaf and Shell Oil. Both tenants are international corporations who have more access to funds and lending programs than I do. The current SBA programs are set to help business owners and not Landlords like myself.

A commercial moratorium can hurt families like myself who shop and eat in Monrovia to support its small businesses owners. We have been invested in Monrovia for 30 years and we want the best for our community to overcome this pandemic together.

Thank you,

Ramzi Rabadi

**From:** [Yolanda Willits](#)  
**To:** [City Clerk](#)  
**Subject:** Small business assistance for rent reduction  
**Date:** Friday, April 3, 2020 10:17:25 PM

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Dear Monrovia City Clerk Council Members,

I am a self employed hairstylist, I have been in business in Monrovia for 30+ years. I currently rent space at The Fox and the Hair Salon, I pay weekly booth rent. Unfortunately, because of the wide stay at home order, given by the governor, I have not been able to work and earn a wage. It has made it extremely difficult, as my coworkers, myself and the owner of the salon to pay rent. I would like to to stay in business in Monrovia, but fear the landlords don't have a long term understanding, they need to adjust rents for the tenants, as we are all scrambling financially to be in business...please stand up for us small businesses, as we truly want to stay in business, for many years to come.

Thank you,  
Yolanda Willits

[Sent from Yahoo Mail on Android](#)