



# SAN GABRIEL VALLEY ECONOMIC PARTNERSHIP

Your Connection to the Leadership & Resources of the Valley

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### **San Gabriel Valley Economic Partnership**

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Irwindale, CA 91706

# ValleyConnections

SAN GABRIEL VALLEY ECONOMIC PARTNERSHIP

June 2005

Summer Issue

Your Connection to the Leadership & Resources of the Valley.

## second annual san gabriel valley awards gala

An evening filled with dinner, dancing, and surprises, the Second Annual San Gabriel Valley Awards Gala was held Saturday, May 7th at the Ritz-Carlton Huntington Hotel and Spa in Pasadena.

photos by Frank Perez

The Awards Gala honored outstanding educators, prominent businesses as well as high production real estate brokers, developers, individual cities and organizations in the San Gabriel Valley who have made a significant impact in the economic development and enhancement of the region.

More than 300 guests shared in the celebration including Senator Jack Scott (D- Pasadena) and Assemblyman Ron Calderon (D-Montebello).

### The 2005 Awardees

This year, **Kaiser Permanente** was given the *Quality of Life Award* for their efforts in the promotion and education of healthy living. Highlights of their quest in health care and education includes partnering with Univision 34 to provide health and prevention information to the Hispanic communities of Southern California. In 2004, they provided more than \$8 million in community benefit to the San Gabriel Valley in the form of community service grants, scholarships, donations of surplus medical and office equipment, and volunteer staff and physician time. In addition, Kaiser recently awarded more than \$750,000 in Healthy Eating-Active Living (HEAL) grants to programs in local communities that provide childhood obesity prevention programs, diabetes intervention and nutrition programs to residents.

The *Public Spirit Award* was given to Dr. Joe Conner, Associate Professor of Natural Sciences at **Pasadena City College**. Dr. Conner has taught in the San Gabriel Valley for more than 30 years.



An intimate social reception was held before the awards and dinner. More than 300 attendees gathered in the ballroom foyer before the evening program.

He is an officer and founding member of the Marine Science Educators Alliance, a Southern California consortium of institutions and educators dedicated to helping people better learn about and preserve marine resources. Besides teaching science courses at Pasadena City College, Dr. Conner is also the director of



Partnership Chairman Blaine Fetter, Dr. John Bigley of Kaiser Permanente and Partnership President .

pre-college math/science literacy academies: Math/Science Upward Bound Program (9-12th grade scholars, US Dept. Education), NASA Pre-College Science Academy (7-8th grade scholars, NASA) and PSA II (9-12th scholars funded by parents).

The **City of San Gabriel** was given the Community Revitalization Award, a variant of last year's [see Gala page 2](#)

## What's Inside:



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Partnership Chairman Blaine Fetter, Vice President of Investor Relations Mike Shay, Mayor of the City of Diamond Bar Wen Chang and Partnership President Bill Carney.



Dr. Joe W. Conner, Pasadena City College, accepting the 2005 San Gabriel Valley Public Spirit Award.

*Downtown Revitalization Award*, for their efforts in the restoration, preservation and revitalization of the Historic San Gabriel Mission District. The City has made great efforts to rejuvenate the Mission and its surrounding businesses and residential areas. The San Gabriel Mission is vital to the region as the Valley's namesake and founding center.

The *Academic & Cultural Excellence Award* was given to region's foremost centers of academic research and cultural enrichment, The Huntington Library, Art Collections and Botanical Gardens. The Huntington Library serves nearly 2,000 scholars and more than 20,000 students each year. It is renowned for its nearly 150 acres of botanical gardens and landscapes and is home to an extensive collection of rare manuscripts, books, letters, and collections of British, French and American paintings, drawings, sculptures, tapestries and furniture.

An award for outstanding *Community Leadership* was presented to Wen Chang, Mayor of the City of Diamond Bar and founder, chairman and CEO of **Trade Union International** and Duck House Incorporated. As an expert in international trade and development, Mr. Chang has served as an International Trade Specialist for the Board of Foreign Trade & Ministry of Economic Affairs. On a regional level, he serves on the Presidents Council for Cal Poly Pomona University, as well as a Board Member for the University Educational Trust and founder of the Cal Poly Pomona Asian Cultural Center.

In a surprise award, Senator Jack Scott,



Partnership Chairman Blaine Fetter, Mayor of the City of Alhambra Daniel Arguello, Wayne Ratkovich Founder and President of The Ratkovich Company and Partnership President Bill Carney.

(D- Pasadena) presented Dr. Christopher O'Hearn, President of **Mt. San Antonio College** (Mt. SAC) for his accomplishments in education as the 2005 *San Gabriel Valley Educator of the Year*. A lifelong educator, Dr. O'Hearn has devoted most of his professional career to the advancement of community colleges and students. As President/CEO of the Mt. SAC, Dr. O'Hearn has both policy and management oversight responsibility for a progressive academic institution that has more than 800 full-time employees and serves nearly 40,000 students.

The *Developer of the Year Award* was presented to **The Ratkovich Company**. The Ratkovich has developed many properties throughout Southern California. The award was given to the company specifically for their developments in Alhambra, which were highly instrumental in success-

fully bringing in new business to the west end of the city. In 1999, the company purchased and transformed the historic 45 acre, 20 building C.F. Braun buildings originally constructed in the 1920s. Since its purchase, the company has turned the property into a successful venture, and has been instrumental in developing two adjacent parcels of land, selling one property to Kohl's Dept. Store, and another comprehensive development project across the street from The Alhambra complex (and Kohl's). The company has future plans to transform The Alhambra complex into a full-scale urban village

This year's *Chairman's Award*, chosen and presented by the Partnership's exiting Chairman, Blaine Fetter, of **Samuelson & Fetter LLC**, was given to **Southern California Edison**. This year, Edison is celebrating nearly 100 years of service to the



Partnership Chairman Blaine Fetter, President of Mt. San Antonio College Dr. Christopher O Hearn and Partnership President Bill Carney.



Bill Bryan, Vice President, S.C.E. Business Customer Division accepting the Chairman's Award.



Partnership Chairman Blaine Fetter, Partnership President Bill Carney, City of San Gabriel Economic Development Specialist Erlinda Romo, a lady and Partnership Vice Chair Leland Dolley.



Alison Sowden of The Huntingoth Library, accepting the award for Academic and Cultural Excellence from Partnership President Bill Carney.

region.

"As the Valley's largest employer, Edison's contributions to the growth and commitment to the region's future is unparalleled," said Fetter.

#### Brokers and Business

Nineteen commercial real estate brokers were honored for completing nearly \$1.3 billion in sales within the San Gabriel Valley in 2004.

Steve Bellitti and Thomas Taylor of **Colliers Seeley**, Diamond Bar, Bill Ukropina, Kevin Duffy and Damon Feldmeth of **CB Richard Ellis**, Glendale, Todd Doney and Nico Vilgiate of **CB Richard Ellis**, Los Angeles, Ron Heim, Sean Kern and Mike Vukovich of **Trammell Crow Company**, Diamond Bar, John Minervini, Erik Larson and Robin Dodson of **Cushman & Wakefield**, Los Angeles

and individual totals from Terry Baker and Hank Darnell of **Majestic Realty Company**, City of Industry, Rick Sheckter of Grubb & Ellis, City of Industry, John Archibald of Grubb Ellis, Los Angeles and Shan Lee of GVA DAUM, City of Industry were awarded the '2004 San Gabriel Valley Brokers of the Year' award at the May event.

The 2004 *Doctorate of Brokerage* was awarded to Kent Valley of **Majestic Realty Company**, City of Industry.

In addition, six outstanding businesses were honored as the *San Gabriel Valley Businesses of the Year*. Each of the businesses honored were nominated by the cities in which they are located and were chosen for their efforts to create community and foster economic growth. Honored were Target, **City of Baldwin Park**; Scott Pontiac GMC, Scott Hyundai, **City of El Monte**;

Claremont Toyota/Ford, **City of Claremont**; Irwindale 4th Street Associates, LLC, **City of Irwindale**; Avon Products, Inc. and Indy Mac Bank, **City of Pasadena**.

The Awards Gala was sponsored by the **City of Hope National Medical Center**, **Majestic Realty Company**, **Samuelson & Fetter LLC**, and the **San Gabriel Valley Newspaper Group** which includes the Pasadena Star-News, San Gabriel Valley Tribune and Whittier Daily News. Additional sponsors include **Burke, Williams & Sorenson LLP.**, **Cathay Bank**, **HSBC Bank USA**, **Miller Brewing Company**, **SBC** and **Southern California Gas Company**.

## The 5th Annual Legislative Networking Reception

John Chiang, Chair of the State Board of Equalization, Senator Gloria Romero, Senator Gill Cedillo, Senator Bob Margett, Assemblyman Bob Huff, Assemblywoman Judy Chu, and Assemblyman Ron Calderon addressed more than 100 guests at the Partnership's Fifth Annual Legislative Networking Reception in April.



Assemblywoman Judy Chu (D-Monterey Park) and Executive Director, SBC External Affairs and Partnership Board of Director and Legislative Action Committee Co-Chair Anita Gabrielian.



Area Director of Public Affairs, Kaiser Permanente Baldwin Park Medical Center and Partnership Board of Director and Legislative Action Committee Co-Chair Reyna Del Haro; Director of Communications for Assemblyman Ron Calderon, Richard Garcia; Mayor of the City of La Puente Louie Lujan; Hortencia Olmos and Sam Pedroza Environmental Planner for the Sanitation Districts of Los Angeles.

The voices of more than 100 representatives from local communities, businesses and organizations of the San Gabriel Valley were heard by seven elected officials representing a wide array of delegates of the San Gabriel Valley.

**John Chiang**, Chair of the State Board of Equalization, **Senator Gloria Romero** (D - Los Angeles), **Senator Gill Cedillo** (D - Los Angeles), **Senator Bob Margett** (R-Arcadia), **Assemblyman Bob Huff** (R - Diamond Bar), **Assemblywoman Judy Chu** (D - Monterey Park), and **Assemblyman Ron Calderon** (D - Montebello) came to share their priorities for 2005 as well as their goals for the growth and development of the San Gabriel Valley.

Setting the stage for businesses and organizations of the San Gabriel Valley to share their thoughts and concerns with local, state and federal representatives is the goal of each year's Legislative Networking Reception.

"It is a great opportunity to network with the elected representatives without having to travel to Sacramento, D.C., or the various city halls," said Sam Pedroza, Environmental Planner for the Sanitation Districts of Los Angeles.

The Partnership's goal is to become the regional voice in Public Policy development of the San Gabriel Valley. The networking reception is one of several events the Partnership puts on each year to promote communication

between San Gabriel Valley legislators and their constituents.

Led by the Partnership's Legislative Action Committee Co-Chairs Anita Gabrielian of **SBC** and Reyna Del Haro of **Kaiser Permanente**, this year's Reception was held at the Mission Bistro at The Alhambra, Alhambra on Friday, April 1.

The Alhambra, formerly the C.F. Braun headquarters was purchased and transformed into viable urban development by the Ratkovich Company. Wayne Ratkovich, Founder and President of the Ratkovich Company welcomed distinguished guests and legislators to his newest renovation project. The campus is home to USC Keck School of Medicine, Alliant International University, County of Los Angeles, Bryman College and Platt College.

The Legislative Action Reception was sponsored by Kaiser Permanente, Foothill Transit, SBC, Southern California Gas Company, The Alhambra, The Metro, CB Richard Ellis, Sanitation Districts of Los Angeles County and WesCom Credit Union.

The Legislative Action Committee meets the fourth Wednesday of every month at 9:00 a.m. at the Partnership office. For more information about the Partnership or the Legislative Action Committee, please call the Partnership office at (626) 856-3400.

## Legislative Action Committee: Legislation Under Review

The Legislative Action Committee takes an active role in legislation that directly effects the San Gabriel Valley. The following is a list of bills currently being tracked by the Partnership.

### **SB 926 - Sewage Sludge Management OPPOSE**

SB 926 would prohibit any person from importing biosolids into Kern County as of January 1, 2006. This bill sets a troubling precedent by singling out one county from the state's 58 counties. Not only would this undermine significant local public agency investments in beneficial reuse projects for biosolids, but it also interferes with free commerce and free enterprise, where private business owners have invested in facilities and farms assuming that they would be able to continue to process and apply biosolids if they so desired. SB 926 would likely result in greater landfilling of biosolids, which is contrary to long-established state policy under AB 939 of diverting waste from landfills and contrary to the policy of the State Water Resources Control Board to encourage beneficial reuse of biosolids rather than disposal. This rich organic material is most suitable for recycling in an agricultural setting, such as is prevalent in the Central Valley. Additionally, SB 926 has the potential to result in unnecessary wastewater rate increases in the region in order to pay for the development of new options for biosolids management, since facilities currently operating in Kern County will not be available.

### **AB 1167 - Redevelopment: El Monte SUPPORT**

AB 1167 amends a portion of California Redevelopment Law to enable the financing and development of the El Monte Transit Village, a very progressive transit-oriented mixed commercial and residential development project in the Downtown El Monte Area. This development will create new housing and thousands of construction and permanent jobs in a high unemployment city, and generate new revenues on a 60-acre site currently owned by three public agencies and producing little economic benefit to the community. Such a large, regional project requires careful design, environmental review and financial planning beyond the current July 2007 deadline as established under Redevelopment Law for incurring debt through bond financing in the Downtown redevelopment area. This bill would eliminate the July 2007 debt incurrence deadline, and allow flexibility for the City to carefully plan the project, and flexibility to issue and pay off debt as needed with a specific debt ceiling within the Transit Village site, without altering existing pass-through obligations in the rest of the Downtown El Monte Project Area.

### **SB 148 - Liquor Store Ordinances SUPPORT**

SB 148 gives authority to local governments to establish reasonable period of time for nuisance liquor stores to conform to changing zoning requirements. The bill amends Business and Professions Code Section 23790 to require retail liquor sales licensees to comply with zoning regulations which a city or county adopts after the licensee obtains a license.

Under current law, cities or counties can only enforce zoning ordinances that were present when a licensee obtained his license. It does not give cities the ability to change the law and then enforce it. The city of Pasadena points out that: "many cities have found that previously allowed uses, such as of-site liquor licensed premises, may no longer fit into the planning scheme which surround their location and have enacted legislation which would make such licensed premises a nonconforming use."

This bill would allow cities to more effectively enforce their laws and also allow liquor store owners a reasonable amount of time to comply with any change in law. Over the last year, the City of Pasadena conducted a concentrated review of the impacts of nuisances posed by liquor stores within the city limits. Additionally, they reviewed the control mechanisms available to cities. The City has begun changing the municipal code, but without an appropriate change in state law, the city cannot appropriately effect these changes.

### **AB 37 - Income Taxes: Quality Job Creation Tax Credit SUPPORT & WATCH**

The Partnership is an economic development organization serving a region of nearly 2 million people and over 70 thousand businesses. Our primary mission is to support our economic base and to encourage the creation of high-quality employment opportunities. We believe AB 37 will contribute significantly to accomplishing that mission.

California is a costly state in which to do business with few competitive incentives available to economic developers for the retention and expansion of local employers. AB 37 provides such an incentive and does so after the fact. A quality job must be created and maintained before any employer benefit can be realized. It represents a sound investment for the state with a measurable return. This bill would, for taxable years beginning January 1, 2006, authorize a credit to a qualified taxpayer for creating specified jobs within counties.

# Saying Good-bye

Blaine Fetter, founding Partnership member and Chairman ends in his second term as Chairman this spring.

I will have finished my second two-year term as chairman of the Economic Partnership by the time that this article is published. My first term was as one of the founders and when I left it was with a hope and a prayer that the idea of a regional economic development organization would take hold. While it might appear evident that it has it was not so obvious 15 years ago when I left the first time.

I wake up at night still wondering whether or not the majority of our population realizes that the primary driver of what we all hold to be sacred such as education, public safety and freedom rely more than anything on a prosperous economy. I am still frustrated by the short shrift that both the private and public sector give to an organization as potentially important as the SGVEP is for the well being of this region. If it is to really fulfill its true potential in saving and creating jobs, attracting positive publicity and forging the image our region deserves, all cities and major regional stakeholders will have to dig deeper.

Digging deeper however will not mean long term sacrifices anymore than fertilizing crops means a diminished return of fruits or vegetables. It is prudent and imperative that we make our economy our highest priority as a region. At our recent



Partnership Chairman Blaine Fetter.

Awards Gala many of our prominent Valley businesses were lauded for their extraordinary giving back to the community, which they would be unable to do without prosperity first. It is time to call the question. I believe every member city of the SGVEP must prepare to commit more money to the important work of the Partnership and the private sector must as well. The competition that the world brings forth today exceeds anything ever contemplated by any of us and until we fully accept the challenge of understanding this and fighting to maintain our place in the world we are in jeopardy of losing the things we all profess to value.

I leave my role as chairman in the able hands of Lee Dolley and a committed board of directors. More importantly I leave a capable and energized staff lead by Bill Carney to continue to fulfill the potential of this great organization. It is time for this region to unilaterally declare its dedication to maintaining its prosperity and the Partnership can lead the way.

# Maintaining a Positive Momentum

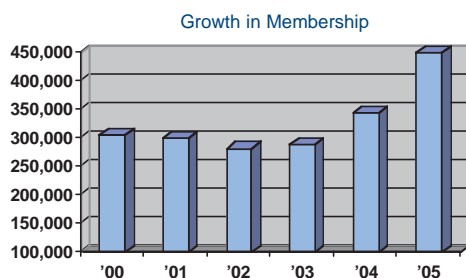
Bill Carney, President & CEO reviews the ending fiscal year and gives insight into the organization's future growth,

As June marks the end of the Partnership's fiscal year, I thought this would be a good time to share with our members two performance indicators that demonstrate the very positive trends in the organization's development. In both membership investments and gross revenues, the Partnership has shown significant gains over the past 24 months.

This growth would not be possible without the continuing generous support of our members, the full engagement of our leadership and the hard work of our staff. But we know that as we raise the bar, we raise expectations. Raised expectations challenge us to maintain a clear focus, demonstrable value, an involved membership and enhanced resources. I know the leadership and staff of the Partnership are committed to this challenge and look forward to sustaining our very positive momentum.

## Membership

The Partnership continues to enjoy strong membership growth. Over the past 24 months, income from membership investment has increased 56%. The chart below shows the growth in dues since



2000. For the marked increase in investments since 2003, much credit is due to the continuing hard work of Mike Shay, the Partnership's Vice President of Investor Relations, and to all of you who continue to bring good prospects to Mike's attention.

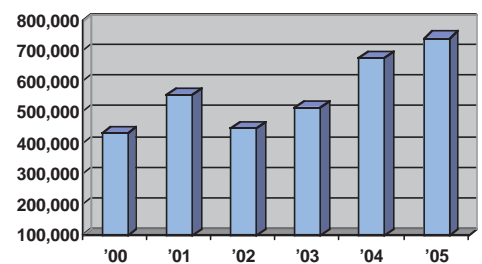
## Revenues

Paralleling the strong growth in membership, the gross revenues of the Partnership have enjoyed resurgence in the past two years. Largely due to the growing calendar of events and projects produced by the Partnership, under the direction of Vice President of Operations Judy Angelo, and to the many generous sponsors who underwrite those activities, income has grown by nearly 50% over the past two years.



Partnership President & CEO Bill Carney.

Growth in Revenue



## Please Welcome the Following New Members

HSBC Bank USA, National Association  
 Avery Dennison  
 Glendora Chamber of Commerce  
 Southlake Financial Inc.  
 American Red Cross, Pomona Valley  
 Chapter  
 The Olsen Company  
 Cal Poly Pomona College of Business

Administration  
 GRC Redevelopment Consultants  
 South Coast Air Quality Management  
 District  
 Hospice of Pasadena  
 Glencrest Investment Advisors Inc.  
 Stewart Title of California, L.A. Division

## Partnership Calendar

### June

**6/02 Employer Symposium**  
 June 2, 9:00 a.m. @ 4900 Rivergrade, Bld B

**6/09 Board of Directors Meeting**  
 June 9, 8:30 a.m. @ Partnership

**6/16 Membership Meeting**  
 June 16, 4:30 p.m. @ Pacific Palms Re sort

**6/22 Legislative Action Committee**  
 June 22, 9:00 a.m. @ Partnership

**6/30 ERISA Workshop**  
 June 30, 4:30 p.m. @ Partnership

### July

**7/06 Workforce Development Committee**  
 July 6, 8:30 a.m. @ Partnership

**7/14 Board of Directors Meeting**  
 July 14, 8:30 a.m. @ Partnership

**7/27 Legislative Action Committee**  
 July 27, 9:00 a.m. @ Partnership

### August

**8/03 Workforce Development Committee**  
 August 3, 8:30 a.m. @ Partnership

**8/11 Board of Directors Meeting**  
 August 11, 8:30 a.m. @ Partnership

**8/18 Technology Awards Reception**  
 August 18, 6:00 p.m. @ The Alhambra

**8/26 Legislative Action Committee**  
 August 26, 9:00 a.m. @ Partnership

### September

**9/07 Workforce Development Committee**  
 September 7, 8:30 a.m. @ Partnership

**9/08 Board of Directors Meeting**  
 September 8, 8:30 a.m. @ Partnership

**9/15 SGVEP Members Meeting**  
 September 15, 4:30 p.m. @ The Partnership

**9/28 Legislative Action Committee**  
 September 28, 9:00 a.m. @ Partnership

All committee and workshop meeting times and dates are subject to change. Additional information about events with the Partnership can be found at [www.valley-connect.com](http://www.valley-connect.com) or by calling (626) 856-3400. Community of the Quarter text provided by the city selected. For questions or comments about the content of this newsletter contact Mindy McDonald at (626) 856-3400.

### Conferences



### Team Work and the Partnership

Congratulations to the Los Angeles County team re an award at the Spring 2005 Annual CALED conference.

### Workshops

The Partnership held several workshops this quarter including a Brownfields workshop presented in cooperation with the San Gabriel Valley Council of Governments.

A brownfeild database of the San Gabriel Valley was created and presented by Ninyo & Moore, a Geotechnical and Environmental Sciences Consultant. All participants recieved a complimentary copy of the database as well as the software needed to run it.

For more information about Brownfields or the information provided at the workshop please call (626) 856-3400.

### Wells Fargo Financial Workshop



The Partnership and Wells Fargo hosted a financial seminar for San Gabriel Valley academic institutions and local governments.

Led by five representatives from Wells Fargo, the two hour workshop presented information on treasury management, business banking, public financing, institutional brokerage, sales, corporate trust and escrow services for non-profit organizations, academic institutions, cities and counties.

To recieve the information provided in this workshop or for questions regarding the workshops held at the Partnership, please call (626) 856-3400.