



East Village Association – Executive Committee Meeting
 Tuesday, August 15, 2023, at 3:00pm
 UCSD Park & Market, Rm. 321 (1100 Market Street, San Diego, CA 92101)

CLOSED SESSION TO DISCUSS LEGAL SETTLEMENT ITEM ON ITEM 9

AGENDA

1. Introductions – Terry McCleary, President/Chair
2. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.
3. Approval of July 13, 2023, Minutes *Action Item* P. 3 - 5
4. YTD EVA Draft Financial Report *Action Item* P. 6 - 9
5. East Village Board Nomination Forms Received
 - i. Tyler Lindsay – (Supreme Lending) *Action Item* P. 10
 - ii. Jason Wallace – (Top Mark Capital) *Action Item* P. 11
 - iii. Sarah Potter – (Radian/Cisterra) *Action Item* P. 12
 - iv. Daniel Fellus – (The Fellus Group) *Action Item* P. 13
6. EVA Office Contract – Update
7. EVA Meeting Space & Desk (UCSD Park & Market) *Action Item* P. 14
8. EVA Xerox Printer Lease Options *Action Item* P. 15
9. **CLOSED SESSION:** BOARD MEMBERS & STAFF TO GO INTO CLOSED SESSION TO DISCUSS POTENTIAL LITIGATION. GENERAL PUBLIC WILL BE EXCUSED FOR DURATION OF CLOSED SESSION. ANY DECISIONS MADE WILL BE REPORTED AFTER THE CLOSED SESSION.
 - a. Potential Litigation with Past Employee – Update *Action Item*
 - b. East Village Block Party Event Management Performance – Update *Action Item*
10. REOPEN MEETING & REPORT TO PUBLIC: Update on East Village Association’s decision, if any, on Closed Session item.
11. Other
12. Next Meeting: Thursday, September 14, 2023, at 3:00pm
 UCSD Park & Market, Rm. 321
13. Adjournment *Action Item*

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at meeting location and on the EVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting

EAST VILLAGE ASSOCIATION OF SAN DIEGO

845 15th Street ▪ San Diego, CA 92101 ▪ Phone 619-546-5636
 Email: info@EastVillageSanDiego.com ▪ Website: www.EastVillageSanDiego.com
 Facebook / Instagram / TikTok / Twitter: [@EastVillageSD](https://www.instagram.com/EastVillageSD) ▪ [#EastVillageSD](https://www.instagram.com/EastVillageSD)

facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Ethan Olsen at 619-546-5636 or via email at ethan@newcityamerica.com at least 48-hours prior to the meeting.



East Village Association – Executive Committee Meeting
 Thursday, July 13, 2023, at 3:00pm
 UCSD Park & Market Rm. 321 (1100 Market Street, San Diego, CA 92101)

PRESENT: Terry McCleary, Tyler Winslow, Robyn Spencer, David Miles

STAFF: Marco Li Mandri, Dominic Li Mandri, Chris Gomez, Shirley Zawadzki, Ethan Olsen

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions and Meeting Etiquette – Terry McCleary, President, Chair	1. The meeting was called to order at 3:05pm by the EVA District Manager, Dominic Li Mandri.	1. No action taken
2. Public Comment	2. Nothing to report.	2. No action taken
3. Approval of June 8, 2023, Minutes	3. The minutes from the June 8, 2023, meeting were reviewed by the officers.	3. Tyler Winslow moved to approve the June 8, 2023, Minutes. David Miles seconded the motion. Motion passed unanimously.
4. YTD Draft Financial Report (NOTE: Not Reconciled)	4. Shirley Zawadzki reviewed the YTD June Draft Financial Report. Shirley reported that the EVA Certificate of Deposit investment accounts were not closed to fund the ProCal Lighting project. Shirley stated that the pending reimbursements from the City were received in an adequate time.	4. Robyn Spencer moved to approve the YTD Draft Financial Report. Tyler Winslow seconded the motion. Motion passed unanimously.
5. East Village Board Nomination Forms Received: a. Chad Johnson – (Brookfield)	5. Dominic reported two nomination forms to the East Village Board of Directors were submitted to staff. Dominic stated, Chad Johnson of Brookfield properties manages the Merian apartments and noted that Davis Newton is the general manager for Greystar which owns and operates the Park 12	5. Robyn Spencer moved to accept both applicants as property owners and recommend the applicants to the Board for final approval. David Miles

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<p>Properties)</p> <p>b. Davis Newton – (Greystar)</p>	<p>apartments. Dominic reported that both candidates are highly interested in activating their properties that lie within the East Village.</p>	<p><i>seconded the motion. Motion passed unanimously.</i></p>
<p>6. EVA Workers Compensation – Maintain or Terminate</p>	<p>6. Shirley reported that EVA is still paying approximately \$444 a month for Workers Compensation Insurance despite not having employees. Shirley was recently informed that the Workers Compensation coverage is not required to be held by the organization as long as New City America, Inc., a subcontractor of EVA, carries the policy.</p> <p>Shirley reported that staff can explore alternate insurance coverages in lieu of Workers Compensation.</p>	<p><i>6. Terry McCleary moved to cancel the Workers Compensation Insurance policy and work with a broker to pursue a minimum coverage policy. Robyn Spencer seconded the motion. Motion passed unanimously.</i></p>
<p>7. FY24 EVA Bylaws Final Review & Recommendation to the Board</p>	<p>7. Dominic reported that the Bylaws Task Force has previously met to amend the bylaws to accommodate the upcoming EVA election cycle. Dominic presented the latest version of the Bylaws which includes to-date staff corrections.</p> <p>Chris Gomez presented the edits made by EVA staff to the bylaws. Chris stated that the amendments were grammatical corrections as well as edits to remain consistent with the City contract.</p> <p>Ethan Olsen noted that the membership component needed to be added to allow for Associate members that do not pay into the East Village BID yet are still interested in being a member on the EVA Board of Directors.</p>	<p><i>7. Terry McCleary moved to accept the changes to the EVA Bylaws and to recommend these amendments to the Board as the new EVA bylaws with the addition of the Associate membership language. David Miles seconded the motion. Motion passed unanimously.</i></p>
<p>8. EVA Office Lease & Meeting Location Options</p>	<p>8. Chris reported that EVA is paying \$2,063.41 monthly to Spaces for the current office lease in room #405. Chris noted that the shared conference room is useful for holding EVA District Identity & Placemaking Committee meetings, yet the office is not strategically beneficial to EVA staff.</p>	<p><i>8. Terry McCleary moved to terminate the existing agreement with Spaces until a new location is researched. Robyn Spencer seconded the motion. Motion passed unanimously.</i></p>
<p>9. Claim Against the City of San Diego’ re: Encampment Lawsuit</p>	<p>9. Dominic reported that a collection of business owners have joined together to sue the City in response to encampments impacting their places of business. The group has outreached to other business organizations to expand their group.</p>	<p><i>9. No action taken</i></p>

	Marco recommended no action be taken on this item.	
10. CLOSED SESSION c. Potential Litigation with Past Employee – Update d. East Village Block Party Event Management Performance & Action		
11. REOPEN MEETING & REPORT TO PUBLIC: Update on East Village Association’s decision, if any, on Closed Session item.	11.a. Dominic reopened the meeting and updated the public on the potential litigation with a prior employee. Dominic recommended that the EVA continue with legal counsel to review the response from Great American Insurance Group and analyze policy coverage. 11.b. Dominic reported that the East Village Block Party had resulted in a significant revenue loss to EVA and there were serious mismanagement concerns that directly impacted EVA’s event bottom-line.	11.a. <i>No action taken</i> 11.b. <i>No action taken</i>
12. Other	12. Nothing to report.	12. <i>No action taken</i>
13. Next Meeting:	13. Dominic reported that the next Executive Committee meeting will be on Tuesday, August 15, 2023, at 3:00pm at UCSD Park & Market, Rm. 321, unless otherwise stated.	13. <i>No action taken</i>
14. Adjournment	14. Meeting adjourned.	14. <i>Meeting adjourned by consensus.</i>

Minutes taken by: Ethan Olsen, New City America, Inc.

9:47 AM

08/10/23

Accrual Basis

East Village Association Inc.
Balance Sheet
As of July 31, 2023

	Jul 31, 23
ASSETS	
Current Assets	
Checking/Savings	
10010 · US Bank - Checking	171,234.64
10020 · US Bank - Savings Account	882.00
10040 · US Bank CD-3433-7 mos 4.1...	101,042.48
10050 · US Bank CD-3532-11mos 4.2...	101,067.67
Total Checking/Savings	374,226.79
Accounts Receivable	
12000 · Accounts Receivable	
12001 · Parking Receivable	11,177.31
Total 12000 · Accounts Receivable	11,177.31
Total Accounts Receivable	11,177.31
Other Current Assets	
12080 · Rent Deposit	1,152.00
1499 · Undeposited Funds	10,000.00
Total Other Current Assets	11,152.00
Total Current Assets	396,556.10
TOTAL ASSETS	396,556.10
LIABILITIES & EQUITY	
Equity	
Fund Balance - Parking District	19,419.24
39000 · Retained Earnings	398,961.33
Net Income	-21,824.47
Total Equity	396,556.10
TOTAL LIABILITIES & EQUITY	396,556.10

East Village Association Inc.
BID - Profit & Loss Budget Performance
July 2023

08/10/23

Accrual Basis

	Jul 23	Budget	Jul 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40055 · BID Disbursements	0.00	15,000.00	0.00	15,000.00	180,000.00
40060 · BID Carryforward Income	0.00	5,332.00	0.00	5,332.00	63,984.00
Total Income	0.00	20,332.00	0.00	20,332.00	243,984.00
Expense					
512059 · Personnel					
Public Relations	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
51135 · Executive Director	10,708.00	10,708.62	10,708.00	10,708.62	128,503.00
51150 · Workers Compensation	296.25	0.00	296.25	0.00	0.00
Total 512059 · Personnel	14,754.25	14,458.62	14,754.25	14,458.62	173,503.00
512138 · Promotion/Advertising/Marketing					
Advertising	0.00	416.63	0.00	416.63	5,000.00
51250 · Banner / Branding	0.00	416.63	0.00	416.63	5,000.00
51320 · IT Website	156.51	166.63	156.51	166.63	2,000.00
51325 · IT Services	131.25	0.00	131.25	0.00	0.00
51335 · Member Events	0.00	100.00	0.00	100.00	1,200.00
Total 512138 · Promotion/Advertising/Marke...	287.76	1,099.89	287.76	1,099.89	13,200.00
512143 · Office Operational					
Computer Services	0.00	500.00	0.00	500.00	6,000.00
Office Supplies	360.00	250.00	360.00	250.00	3,000.00
Postage	0.00	83.37	0.00	83.37	1,000.00
Storage	202.00	100.00	202.00	100.00	1,200.00
51160 · Legal Services	0.00	250.00	0.00	250.00	3,000.00
51165 · Accounting Services	0.00	375.00	0.00	375.00	4,500.00
51345 · Bid Council/Found. Membership	300.00	0.00	300.00	0.00	0.00
51350 · Insurance	0.00	416.63	0.00	416.63	5,000.00
51355 · Office Rent	3,063.41	1,200.00	3,063.41	1,200.00	14,400.00
51365 · Permits & Fees	0.00	83.37	0.00	83.37	1,000.00
51370 · Printing	722.38	208.37	722.38	208.37	2,500.00
51380 · Telephone & Utilities	42.15	125.00	42.15	125.00	1,500.00
51390 · Dues/Subscriptions	12.99	125.00	12.99	125.00	1,500.00
Total 512143 · Office Operational	4,702.93	3,716.74	4,702.93	3,716.74	44,600.00
512153 · Contingency	0.00	1,056.75	0.00	1,056.75	12,681.00
Total Expense	19,744.94	20,332.00	19,744.94	20,332.00	243,984.00
Net Ordinary Income	-19,744.94	0.00	-19,744.94	0.00	0.00
Net Income	-19,744.94	0.00	-19,744.94	0.00	0.00

East Village Association Inc.
Parking - Profit & Loss Budget Performance
July 2023

08/10/23

Accrual Basis

	Jul 23	Budget	Jul 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40085 · Parking District Income	11,230	33,333	11,230	33,333	400,001
Total Income	11,230	33,333	11,230	33,333	400,001
Expense					
512059 · Personnel					
Public Relations	1,750	0	1,750	0	0
51135 · Executive Director	4,292	0	4,292	0	0
Total 512059 · Personnel	6,042	0	6,042	0	0
512138 · Promotion/Advertising/Marketing					
51280 · On-Line / Print Marketing	0	208	0	208	2,500
51320 · IT Website	4,125	375	4,125	375	4,500
51336 Public Relations	0	1,667	0	1,667	20,000
Total 512138 · Promotion/Advertising/Marke...	4,125	2,250	4,125	2,250	27,000
521240 New Initiatives					
Wayfinding Systems	0	94	0	94	1,127
Enhanced Pedestrian Lighting	0	25,000	0	25,000	300,000
Total 521240 New Initiatives	0	25,094	0	25,094	301,127
512143 · Office Operational					
Admin Oversight	0	4,348	0	4,348	52,174
51170 · Audit & Tax Filing	0	375	0	375	4,500
51355 · Office Rent	1,063	1,100	1,063	1,100	13,200
51380 · Telephone & Utilities	0	167	0	167	2,000
Total 512143 · Office Operational	1,063	5,990	1,063	5,990	71,874
Total Expense	11,230	33,333	11,230	33,333	400,001
Net Ordinary Income	0	0	0	0	0
Net Income	0	0	0	0	0

9:45 AM

08/10/23

Accrual Basis

East Village Association Inc.
Profit & Loss
July 2023

	110 - Association Activi...	210 - BID	400 - Parking District	TOTAL
Ordinary Income/Expense				
Income				
40050 · Interest Income	698.13	0.00	0.00	698.13
40085 · Parking District Income	0.00	0.00	11,230.41	11,230.41
Total Income	698.13	0.00	11,230.41	11,928.54
Expense				
512059 · Personnel	0.00	14,754.25	6,042.00	20,796.25
512138 · Promotion/Advertising/Marke...	492.16	287.76	4,125.00	4,904.92
512143 · Office Operational	1,456.00	4,702.93	1,063.41	7,222.34
512186 · Special Events	829.50	0.00	0.00	829.50
Total Expense	2,777.66	19,744.94	11,230.41	33,753.01
Net Ordinary Income	-2,079.53	-19,744.94	0.00	-21,824.47
Net Income	-2,079.53	-19,744.94	0.00	-21,824.47

**East Village Association
Board of Directors' Nomination Application**



DUE: _____

Applicant Name: Tyler Lindsay

Mailing Address: 542 15th Street City, ST Zip: San Diego CA 92101

Email: tyler.lindsay@supremelending.com Phone: Landline / Cell _____

I am applying for the following East Village Association (EVA) Board Seat:

Business Owner Director Property Owner Director Community-at-Large Director

DIRECTOR AFFILIATION & ALTERNATE

Business Name (Business Directors): Supreme Lending

Property Address (Property Directors): 542 15th Street, San Diego 92101

Do you have an alternate? Yes No If yes, what is their name: John Busher

DIRECTOR PARTICIPATION

Are you currently a member of the Board of Directors? Yes No

Are you currently serving on a Committee of the Board? Yes No

Do you support the goals of the Association to promote and improve the East Village area of Downtown San Diego? Yes No

Do you agree to attend monthly Board meetings? Yes No

Do you agree to attend the Committee meetings you have selected to serve on? Yes No

What Committee are you interested in serving on? (Please select at least one.)

For a list of the Committees and their duties, visit www.EastVillageSDMeetings.com.

District Identity & Placemaking Civil Sidewalks
 Parking & Mobility Land Use & Project Review

The EVA Board of Directors and staff are required, based on our contractual obligations, to go through anti-harassment, inclusivity and equity training annually. Do you agree to go through these trainings at the expense of the EVA? Yes No

I certify that the statements made on this application are true and correct to the best of my knowledge. It is understood that this application will be reviewed by the Nominations Task Force of the East Village Association. I also understand that the Nomination Task Force reserves the right to decline applications moving forward to the Board without explanation.

Tyler Lindsay

Signature

7/25/2023

Date

The EVA Board of Directors Annual Meeting date is Thursday, September 21, 2023 at 3:00pm

**East Village Association
Board of Directors' Nomination Application**

DUE: As Submitted



Applicant Name: _____

Mailing Address: _____ City, ST Zip: _____

Email: _____ Phone: Landline / Cell _____

I am applying for the following East Village Association (EVA) Board Seat:

Business Owner Director Property Owner Director Community Director

DIRECTOR AFFILIATION & ALTERNATE

Business Name (Business Directors): _____

Property Address (Property Directors): _____

Do you have an alternate? Yes No If yes, what is their name: _____

DIRECTOR PARTICIPATION

Are you currently a member of the Board of Directors? Yes No

Are you currently serving on a Committee of the Board? Yes No

Do you support the goals of the Association to promote and improve the East Village area of Downtown San Diego? Yes No

Do you agree to attend monthly Board meetings? Yes No

Do you agree to attend the Committee meetings you have selected to serve on? Yes No

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 Parking & Mobility Land Use & Project Review

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I certify that the statements made on this application are true and correct to the best of my knowledge. It is understood that this application will be reviewed by the Nominations Task Force of the East Village Association. I also understand that the Nomination Task Force reserves the right to decline applications moving forward to the Board without explanation.

Signature

Date

The Next EVA Board of Directors Meeting date is Thursday, September 21, 2023 at 3:00pm.

East Village Association
Board of Directors' Nomination Application



DUE:

Applicant Name: Sarah Potter
Mailing Address: 4365 Executive Drive, Suite 900 City, ST Zip: San Diego, CA 92121
Email: spotter@cisterra.com Phone: Landline / Cell 619-860-1210

am applying for the following East Village Association (EVA) Board Seat:

- Business Owner Director
- Property Owner Director
- Community Director

DIRECTOR AFFILIATION & ALTERNATE

Business Name (Business Directors): Radian

Property Address (Property Directors): 675 9th Avenue, San Diego, CA 92101

Do you have an alternate? Yes No If yes, what is their name: _____

DIRECTOR PARTICIPATION

Are you currently a member of the Board of Directors? Yes No

Are you currently serving on a Committee of the Board? Yes No

Do you support the goals of the Association to promote and improve the East Village area of Downtown San Diego? Yes No

Do you agree to attend monthly Board meetings? Yes No

Do you agree to attend the Committee meetings you have selected to serve on? Yes No

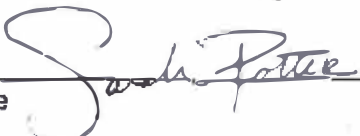
What Committee are you interested in serving on? (Please select at least one.)

For a list of the Committees and their duties, visit www.EastVillageSDMeetings.com.

- District Identity & Placemaking
- Civil Sidewalks
- Parking & Mobility
- Land Use & Project Review

The EVA Board of Directors and staff are required, based on our contractual obligations, to go through anti-harassment, inclusivity and equity training annually. Do you agree to go through these trainings at the expense of the EVA? Yes No

I certify that the statements made on this application are true and correct to the best of my knowledge. It is understood that this application will be reviewed by the Nominations Task Force of the East Village Association. I also understand that the Nomination Task Force reserves the right to decline applications moving forward to the Board without explanation.

Signature  Date 7/11/2023

The Next EVA Board of Directors Meeting date is Thursday, September 21, 2023 at 3:00pm.

East Village Association
Board of Directors' Nomination Application



DUE:

Applicant Name: Daniel Fellus

Mailing Address: 229 16th St. #301 City, ST Zip: San Diego, CA. 92101

Email: dfellus@thefellusgroup.com Phone: Landline / Cell _____

I am applying for the following East Village Association (EVA) Board Seat:

Business Owner Director Property Owner Director Community-at-Large Director

DIRECTOR AFFILIATION & ALTERNATE

Business Name (Business Directors): The Fellus Group

Property Address (Property Directors): 229 16th St. 92101

Do you have an alternate? Yes No If yes, what is their name: _____

DIRECTOR PARTICIPATION

Are you currently a member of the Board of Directors? Yes No

Are you currently serving on a Committee of the Board? Yes No

Do you support the goals of the Association to promote and improve the East Village area of Downtown San Diego? Yes No

Do you agree to attend monthly Board meetings? Yes No

Do you agree to attend the Committee meetings you have selected to serve on? Yes No

What Committee are you interested in serving on? (Please select at least one.)

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- District Identity & Placemaking Civil Sidewalks
 Parking & Mobility Land Use & Project Review

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I certify that the statements made on this application are true and correct to the best of my knowledge. It is understood that this application will be reviewed by the Nominations Task Force of the East Village Association. I also understand that the Nomination Task Force reserves the right to decline applications moving forward to the Board without explanation.

Daniel Fellus

Signature

7/24/2023

Date

The Next EVA Board of Directors Meeting date is Thursday, September 21, 2023 at 3:00pm.

Ethan Olsen

From: Nakamura, Jennifer <janakamura@UCSD.EDU>
Sent: Friday, August 11, 2023 2:25 PM
To: Ethan Olsen; Miller, Todd; Payne, Jennifer
Subject: RE: EVA Meeting Space
Attachments: Pre Event form.docx

Hi Ethan,

It looks like we are good for all the dates that you listed. The only one I'm hesitant about is November 7 because we have had a group buy out the building that day this year & last year. Worst case though that is one of the smaller meetings, we can move you to a conference room on the 4th floor if needed.

In speaking with Todd, we would like to ask for \$500 per month for the 3 meetings. We would invoice you monthly starting in December 2023 for January 2024.

If that works for you, we'll have you fill out the form attached and then we would work up an agreement for the space, Todd will do a separate agreement for the desk space.

Thank you!
 Jenny

UC San Diego
PARK & MARKET

Jenny Nakamura
 Events Manager, UC San Diego Park & Market, Division of
 Extended Studies

Email: janakamura@ucsd.edu **Direct:** 858-291-3886

Address: [1100 Market St., San Diego, CA 92101](#)

Website: parkandmarket.ucsd.edu



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From: Ethan Olsen <ethan@newcityamerica.com>
Sent: Monday, August 7, 2023 12:39 PM
To: Nakamura, Jennifer <janakamura@UCSD.EDU>; Miller, Todd <tjmiller@ucsd.edu>; Payne, Jennifer <j1payne@UCSD.EDU>
Subject: RE: EVA Meeting Space

Hi Jenny,

Hope you had a good weekend. I attached the dates via word doc for the three meetings for each month in 2024. I highlighted in blue for December 2023, the one additional DIP meeting I had mentioned. I highlighted in red the Board meetings will likely go dark as done historically for August and December, however if we can still book for now.

EVA Xerox Printer Options

From: "Garman, Sarah" <Sarah.Garman@xerox.com>

Date: August 7, 2023 at 7:04:59 PM PDT

To: Monica Montes <monica@newcityamerica.com>

Subject: RE: East Village Association

All prices below include unlimited clicks/prints for Black & White and Color

Purchase Price \$13,276.16; \$143/mo Service

Lease:

60 months \$400/mo

48 months \$502.12/mo

36 months \$594.49/mo