



East Village Association – Executive Committee Meeting
 Thursday, March 9, 2023 at 2:00 p.m.
 In-Person: U.S. Bank (801 Market Street, San Diego, CA 92101)

AGENDA

1. Introductions and Meeting Etiquette – Terry McCleary, President/Chair
2. Next Exec Committee Meeting: _____
3. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.
4. Approval of February 2, 2023 Minutes *Action Item* P. 2 - 5
5. Committee Updates
 - a. YTD Draft Financial Report *Action Item* Hand-Outs
 - b. EVA Certificate of Deposit Investment *Action Item* P. 6
 - c. Bylaws Task Force Meeting – Date Pending
 - d. Tecture Wayfinding Signage Contract Suspension *Action Item* P. 7 - 17
 - e. Letter for Consideration: IZOLA Bakery Request *Action Item* P. 18 - 19
 - f. Clean & Safe Program: Current Service Model vs. Mgmt. Plan Baseline (East Village) P. 20 - 31
 - g. DSDP – EVA Supplemental Ambassador Contract Final Closure: Equipment Return P. 32 - 33
 - h. EVA Opening Day Block Party: Saturday, April 1st, 2023 from 10:00 AM – 5:00 PM
6. Other
7. 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 facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Ethan Olsen at 619-233-5009 or via email at ethan@newcityamerica.com at least 48-hours prior to the 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 ▪ #EastVillageSD



East Village Association – Executive Committee Meeting

Tuesday, February 2, 2023, at 3:00pm

In-Person: Spaces: (845 15th St., San Diego, CA 92101)

Zoom Virtual Meeting: <https://us02web.zoom.us/j/6195465636>

or call 1-669-444-9171 / Meeting ID: 619 546 5636 / Password: 092101

PRESENT: Terry McCleary, Todd Brown, David Miles, Robyn Spencer

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

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions and Zoom Etiquette	1. The meeting was called to order at 3:06 pm by the EVA District Manager, Dominic Li Mandri.	1. No action taken
2. Continuing Virtual Meetings Pursuant to AB 361	2. The Board and Committee will need to ratify a vote during the beginning of each meeting to state that they will continue to meet via Zoom until comfortable resuming in-person meetings. Dominic noted that after Friday, February 10, 2023, the City of San Diego is requiring all City contractors to reengage in-person meetings with no Zoom/virtual option based on the Governor's Executive Order.	2. Robyn Spencer moved to accept the vote to continue meeting via Zoom with the new conditions as of February 10, 2023. Terry McCleary seconded the motion. Motion unanimously approved.
3. Next Exec Committee Meeting:	3. Marco suggested that the next Executive Committee meeting be held on Thursday, March 9, at 3:00pm at Spaces. For future meetings the Executive Committee agreed to hold meetings on the second Thursday of each month as Financials from the previous month need time to be reconciled. The Board of Directors meeting would thereafter be held on the third Thursday of each month.	3. No action taken

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<p>4. Public Comment</p>	<p>4. Robyn Spencer stated that Kathleen Hallahan is resigning from the East Village Residents Group.</p> <p>Dominic Li Mandri reported that the old 10 Barrell building on 15th Street in East Village is up for sale, per the For Sale posted on the building.</p>	<p>4. No action taken</p>
<p>5. Approval of January 6, 2023 Minutes</p>	<p>5. The minutes from January 6, 2023, were reviewed.</p>	<p>5. Robyn Spencer moved to approve the January 6, 2023, Minutes. Terry McCleary seconded the motion. Motion unanimously approved.</p>
<p>6. Committee Updates:</p> <p>a. YTD EVA Financial Report</p> <p>b. Board Application for New Members: Sempra (RM), Hey Sugar (AM)</p> <p>c. Businesses on Park Plaza not in EV BID</p>	<p>6.a. Shirley Zawadzki presented the YTD EVA financial report. Shirley stated that staff has consolidated the columns in the budget to be more user friendly, however, she can always provide the more detailed budget breakdown via QuickBooks as needed. The financial report can be found on page 7-9 of the Executive Committee packet.</p> <p>The Committee thanked David Miles, for the consistent support and clarification with the EVA financials reconciliation.</p> <p>6.b. Dominic reviewed the new Board Nominations, Kristen Rice with Sempra and Chan Buie with Hey Sugar.</p> <p>Marco Li Mandri stated that the new bylaws will allow for flexibility in the number of Board Members allowed. Marco stated that we are adding significant East Village stakeholders to properly highlight the new and improved East Village Association Board of Directors.</p> <p>6.c. Dominic noted that Hey Sugar as well as all businesses in Park Plaza along Park Boulevard, are technically outside of the district. Park Boulevard was created post-BID formation and therefore anything along Park Plaza is currently considered outside of the EV BID boundary, according to the City Treasurer’s Office.</p> <p>Marco added that the businesses within Park Plaza will still derive benefit, yet the City Treasurers & City Attorney’s office are going by the letter of the BID ordinance, which lists the East Village BID</p>	<p>6.a. Todd Brown moved to accept the YTD EVA Financial Report. Terry McCleary seconded the motion. Motion unanimously approved.</p> <p>6.b. No action taken</p> <p>6.c. No action taken</p>

	<p>boundaries by street address. As the street “Park Plaza” was created when Park 12 was developed, it was never specified in the original ordinance, thus has not been included in the EVBID boundary according to the Treasurer’s Office. Marco suggested that the outside businesses pay the \$250 associate member fee in the meantime. Further conversations will be had with the City Attorney’s Office.</p>	
d. Annual Meeting Date Rescheduling	6.d. Marco stated that the Annual meeting date be pushed back to April 20, 2023, to provide enough time for the new bylaws, committee restructuring and Board nominations.	6.d. No action taken
e. Bylaws Task Force Meeting – Date Pending	6.e. Dominic stated that a bylaws review meeting with Todd Brown is scheduled for Monday, February 6, 2023, for initial review of the newly drafted bylaws. The meeting will set up the next meeting for the Task Force for further amendment and approval of the bylaws.	6.e. No action taken
f. Nominations Task Force Meeting - Update	6.f. Marco stated that Terry McCleary, Hasan Ahmed and Robyn Spencer were the Nominations Task Force co-chairs. The Task Force will review the Board Nominations in March, in time for the Annual meeting.	6.f. No action taken
g. Board Committee Restructuring Outline	6.g. Marco reviewed the Board Committee restructuring outline on pages 20-22 of the Executive Committee packet. Marco stated that the EVA Board should include five main Committees. This would include Executive, District Identity & Placemaking, Civil Sidewalks, Land Use & Project Review, and Parking & Mobility Committees. Marco stated that the committee restructuring is in effort to create a long-term, stable foundation for the EVA to conduct business.	6.g. No action taken
h. Follow-Up on Cancellation of EVA Supplemental Ambassador Program w/DSDP Clean + Safe	6.h. Dominic reported that he received confirmation for cancelling the Supplemental Ambassador Program w/DSDP Clean + Safe and the termination date is February 11, 2023. Dominic stated that Clean + Safe offered to return the two cell phones and two bikes that were purchased for the EV Supplemental Ambassadors.	6.h. No action taken
i. EVA Compliance Checklist and	6.i. Dominic reported that an EVA Progress/Accomplishment Report will be	6.i. No action taken

<p>Progress Report – Update</p> <p>j. Discussions Around Homelessness in East Village - Update</p>	<p>presented to the Board to showcase the work that has been completed thus far for EVA.</p> <p>6.j. Marco reported that he is working closely with Mitch Mitchell, chair of the San Diego Housing Commission, and has been assessing Inspiration Point in Balboa Park as a designate site for safe-encampment with wrap-around social services and on-site security.</p> <p>Marco added that homelessness is where he is placing the majority of emphasis. Marco stated that ‘Care Court’ is the next direction for addressing the mentally ill epidemic.</p> <p>Dominic also noted that Supervisor Nora Vargas, President of the County Board of Supervisors, also prioritized homelessness in downtown as a key issue in her recent State of the County address.</p> <p>Marco stated that we need the EVA Board and voice to be strong and strategic to grasp the attention and advocacy of Councilmember Whitburn and Mayor Gloria on these issues.</p>	<p>6.j. No action taken</p>
<p>7. Other</p>	<p>7. Nothing to report.</p>	<p>7. No action taken</p>
<p>8. Adjournment</p>	<p>8. Meeting adjourned.</p>	<p>8. Todd Brown moved to adjourn the meeting. David Miles seconded the motion. Unanimously approved.</p>

Minutes taken by: Ethan Olsen, New City America.

Ethan Olsen

From: Miles, David H <david.miles@usbank.com>
Sent: Thursday, February 23, 2023 12:16 PM
To: Ethan Olsen
Cc: Christopher M. Gomez; Shirley Zawadzki; Dominic Li Mandri
Subject: RE: EVA Card Status

I am down for whatever the group wants to do with the money. USBank is offering
7 mo 3.5%
11 mo 3.75%
15 mo 4.00%
19 mo 4.20%

Anything is better than the .1% it is earning right now. I will leave it up to the group if they want to move some of the funds elsewhere.

David H Miles

Assistant Vice President | Branch Manager - NMLS 1175803
p. 619.744.2140 | f. 619.881.6080 | david.miles@usbank.com

U.S. Bank**East Village Branch**

801 Market St, San Diego, CA 92101 | LM-CA-8012 | [usbank.com](https://www.usbank.com)

Applying for a US Bank credit card is easier than ever – simply text “apply 121get” to 872500 today



Scan me

From: Ethan Olsen <ethan@newcityamerica.com>
Sent: Thursday, February 23, 2023 11:06 AM
To: Miles, David H <david.miles@usbank.com>
Cc: Christopher M. Gomez <chris@newcityamerica.com>; Shirley Zawadzki <shirley@newcityamerica.com>; Dominic Li Mandri <dominic@newcityamerica.com>
Subject: [EXTERNAL] RE: EVA Card Status

[WARNING] Use caution when opening attachments or links from unknown senders.

Hey David,

EV PLACE-MAKING

CONCEPTUAL DEVELOPMENT

Proposed to : East Village Association

Date : 04.14.21

Location : East Village

Presented by : Tecture // Design + Fabrication

CONCEPT : EV ENERGY - BURST

A DYNAMIC ADAPTATION TO REPRESENT THE
STYLE AND PERSONALITY OF EAST VILLAGE

LOOK LIKE?

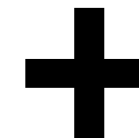
ENERGETIC
BOLD
UNIQUE
APPROACHABLE
DYNAMIC
PLAYFUL

DO?

- ACTIVATE THE STREET SCAPE
- ENGAGE THE COMMUNITY
- ESTABLISH A VISUAL LANGUAGE
- PRESENT AN ARTISTIC VIBE



1. DIRECTIONAL
The look of the branding elements can be seen as a directional arrow. This works well to be directional beacons for people walking through the East Village area.



2. BURST
The overall concept of the design is on that of the burst. The idea of energy and a bold piece make this element so unique.

SML - GUERRILLA BRANDING

THE WRITING IS ON THE WALLS. Small installations on buildings, with the approval of the owner, could boost the artistic feel of the location while still bringing branding to East Village. Through phrases, common color usage, or style of fabrication, these pieces could tie the area together in a less expensive yet feasible manner that won't have to go through heavy city permitting to accomplish.



CONCEPTUAL OPTION 1
- WOOD/ STEEL MESH / 3FORM



CONCEPTUAL OPTION 2
- 3FORM

MOUNTING HARDWARE

These pieces can be mounted with anchors to the buildings. There would need to be an agreement to allow the posts to be set, but they would be minimal and extremely strong.



INSPIRATION & MOUNTING

anchors would have to be set into the building. Alternative mounting options for attachment to light poles / electrical posts / trees / etc. can be established.

The pieces should have an illumination so that they can be seen at night, helping to brand the neighborhood day and night in a subtle yet interesting way.

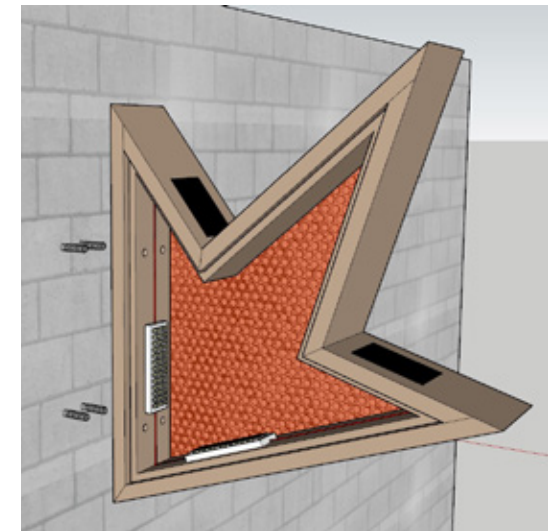
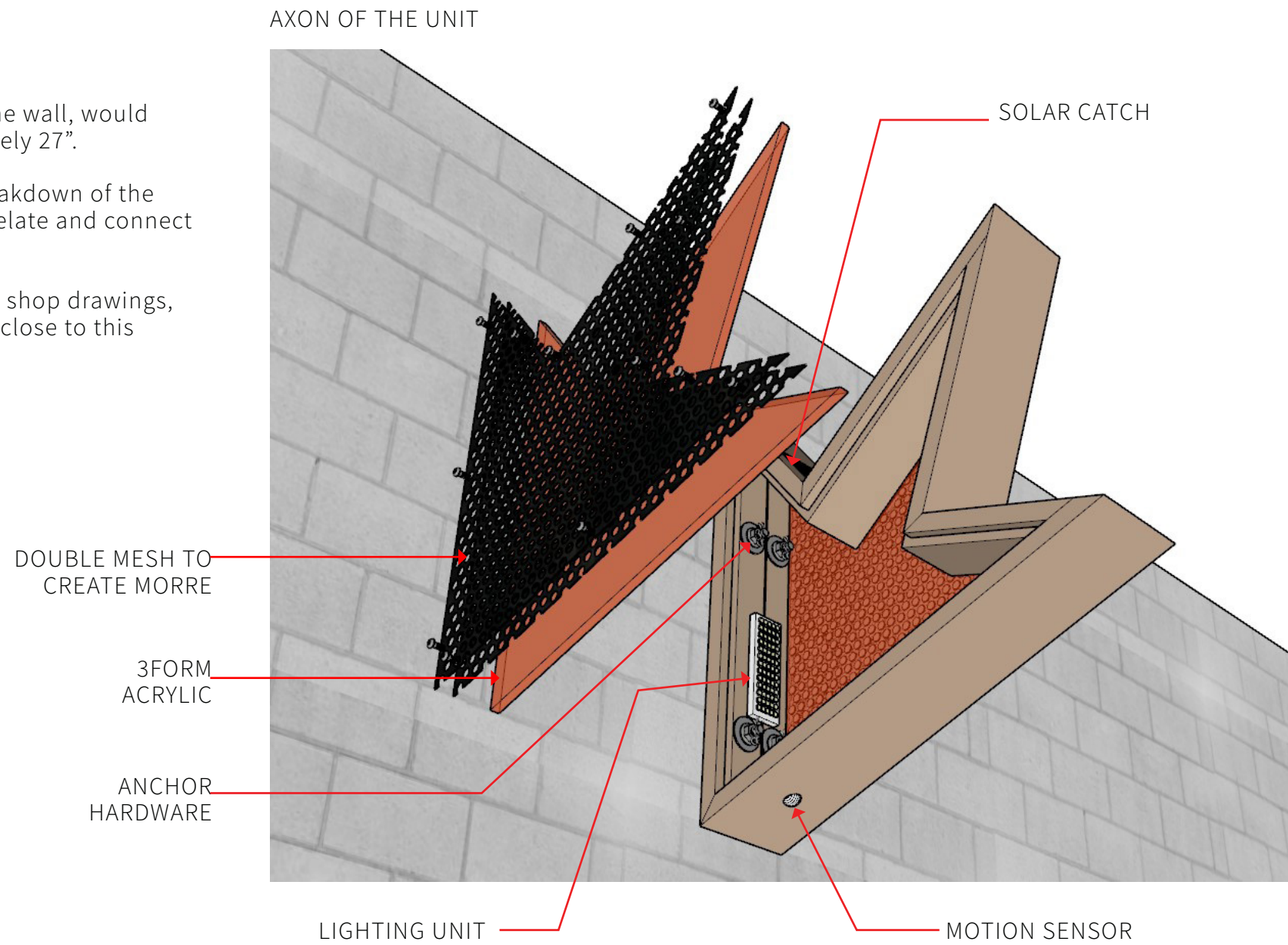
INSTALLATION

ASSEMBLY & INSTALLATION

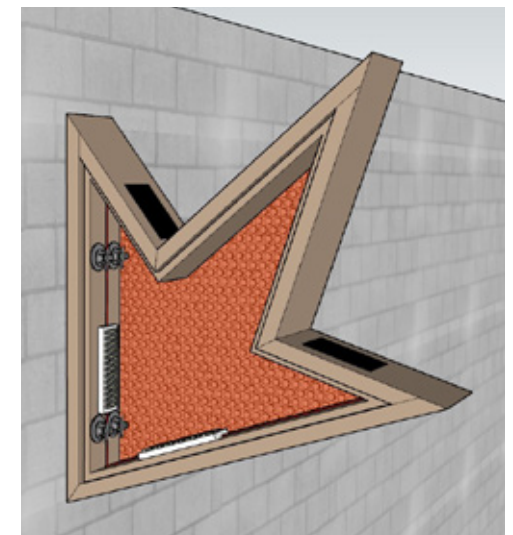
The unit, when attached to the wall, would stand off the wall approximately 27”.

Shown in this picture is a breakdown of the elements and how they will relate and connect to one another.

This will be developed within shop drawings, but the overall would stay as close to this design as possible.



UNIT WITH EXPOSED SUPPORT



UNIT ATTACHED TO WALL



ASSEMBLED UNIT

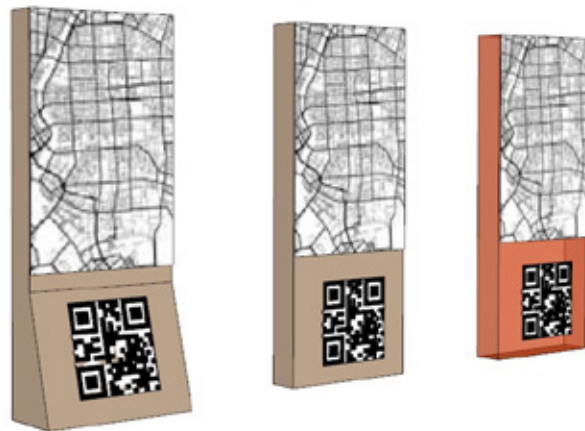
EAST VILLAGE QR

EAST VILLAGE QR CODE

A small display can be located at the base of the mounted element with a QR code for people to walk by and link into information about East Village. This could be mounted on wood or on the brand color 3Form material, with an etched in street linework of the East Village area, with markers for pertinent locations.



EXAMPLE OF CITY ETCHING



PLAQUE OPTIONS

SML - INITIAL RENDERERS



QR PLAQUE



QR PLAQUE

Dominic Li Mandri

From: Kyle Preish <kyle@tectureinc.com>
Sent: Friday, February 3, 2023 12:10 PM
To: Ethan Olsen
Cc: Christopher M. Gomez; Dominic Li Mandri
Subject: Re: East Village Association | Tecture Contract

After digging, we have updates.

Our original contract was for \$300k (installation not included) for 6 signs. A \$30k Commencement payment was received for that.

Tecture then invoiced for \$100k on 6/24/21, however it appears as though \$120k was actually paid. Therefore, EVA has paid \$150k to date.

To date, Tecture has completed the Design Phase, Shop Drawings, Construction Documents. Per the original contract, we have been on hold at the Material Ordering phase (we've only purchased a portion of the materials). EVA is supposed to identify locations (building owners) that want these signs attached to their buildings.

We can fully suspend the project at this point if you'd like, or Tecture can complete the services.

Please let me know.

Kyle

On Fri, Feb 3, 2023 at 8:32 AM Ethan Olsen <ethan@newcityamerica.com> wrote:

Good Morning Kyle,

Thanks for the prompt response!

Unfortunate to hear this. The Tecture project sounds extremely puzzling on our end as well.

Look forward to hearing back to you soon. Have a great weekend!

Ethan

Ethan Olsen

Asst. District Manager

New City America, Inc.

2210 Columbia Street

San Diego, Ca. 92101

Office | 619.233.5009

Fax | 619.239.7105

Website | www.NEWCITYAMERICA.com



From: Kyle Preish <kyle@tectureinc.com>

Sent: Thursday, February 2, 2023 2:25 PM

To: Ethan Olsen <ethan@newcityamerica.com>

Cc: Christopher M. Gomez <chris@newcityamerica.com>; Dominic Li Mandri <dominic@newcityamerica.com>

Subject: Re: East Village Association | Tecture Contract

Hi Ethan,

Thanks for reaching out.

This project has had such a long and convoluted path that we will need to do an internal audit to know where it currently stands. I know that we had altered the overall scope since the original contract and that payments had been made towards the project, but the how and how much will require some digging.

Although a bummer, we would be fine suspending the project.

I'll reach out with information as we compile it.

Kyle

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date

CLIENT

EAST VILLAGE ASSOCIATION, INC

BY

NAME: DORA McCANN GUERRERO

TITLE: EXECUTIVE DIRECTOR

ADDRESS: 1041 MARKET STREET #200

SAN DIEGO, CA 92101

DORA@EASTVILLAGEASSOCIATION.COM

TECTURE

TECTURE, INC

BY

NAME: KYLE PROFF

TITLE: PRINCIPAL

ADDRESS: 2001 MAIN ST #A

SAN DIEGO, CA 92113

KYLE@TECTUREINC.COM

KYLE@TECTUREINC.COM

James Haug

TITLE: President

Exhibit A**Scope, Deliverables, Schedule and Specifications****Scope**

Tecture will provide complete design, fabrication of **not less than six (6) distinct placemaking signs** for the Project per following Scope of Work, including all work that is reasonably inferable therefrom:

Design Phase

- Conceptual // Schematic Design
- Site Selection (as early in the process as possible) // Function // Demographics // Material Research // Required Permits
- Presentations (as required for approval)
- Design Development
- Construction Documents
- Fabrication Drawings
- Architect/Engineer Coordination
- Commence coordination with Various Agencies (Building Dept, etc.), Compliance with applicable laws, including pending "placemaking" amendments to Municipal Code

Fabrication Phase

- In-house steelwork/carpentry/concrete/etc.
- Sub-Contractor Management
- Inspections (if required)

Installation Phase - *per separate contract and budget which will include the following scope:*

- Onsite Install
- Construction Permits, any and all required permits, including placemaking ordinance
- Traffic Control
- Sub-Contractor Management
- Inspections (if required)

Scope of work may be amended only by written approval of both parties.

Deliverables

Design Phase Deliverables will be presented to client in the form of:

- Schematic Design Packet
- Construction Documents
- Fabrication Drawings
- Estimated Budget Breakdown - to be approved by Client to ensure quality of each sign.

Schematic Design Packet (example contents)

- Site Plans / Floor Plans / Elevations / Sections / Renderings / Material Board / Inspiration Imagery / Diagrams as deemed useful for understanding of project (usage, circulation, coverage, hierarchy, functionality, etc.)

Installation Phase Deliverables per separate contract will be determined and finalized during Design Phase. These shall include: 1. No less than (6) distinct signs located throughout East Village; 2. Maintenance/Care instructions and 1-Year Warranty information.

KP
Tecture Initials

D C M
Client Initials

Schedule

Design // 4-5 months // approx. 400 hours
 -Conceptual // Schematic Design (3 months)
 -Construction Documents (2 month)

Permitting // 3-4 months

Fabrication // 3-4 months

Installation // 1-2 months (per separate installation contract)

The estimation of time per design segment is meant for purposes of scheduling and not to be used for deadlines. Upon execution of the Agreement, Tecture shall promptly prepare and submit for Client's approval a detailed schedule for the Services and Deliverables.

Specifications

-Client is to provide Tecture with any documents, information, or contacts that will aid the design or construction process. These documents include, but are not exclusive to, As-Built Drawings (PDF or .DWG) of site and Contractors Specifications.

-Allocation of material budget between the signs must be approved by Client.

-In Client's discretion, Client to provide notice to Tecture of its determination to call the signs "Wayfinding and Art Installations" vs "Placemaking."

-Tecture will implement LED and lighting effects, and a sequential numbering system into the design process.

-All signs to be self-sufficient for energy (i.e. off grid).

Keywords: Renaissance, Urban Grittiness, Edgy, Urban Core, Technology and Future // like Williamsburg or Brooklyn.

Tecture may include its name on each sign (discrete, classy), pursuant to Client's advanced written approval.

Client will notify Tecture of the need to include donor names on signs.

Contact Kate Goodson to discuss possible placemaking collaboration.

KP
Tecture Initials

DCM
Client Initials

Exhibit B**Budget, Expenses and Payment Schedule****Budget**

All Services and Deliverables will be produced within firm fixed price of:

\$300,000

Expenses

All expenses, including labor, materials, supplies, sub-contractors, permitting, and services necessary for proper execution and completion to be paid from total budget of \$300,000.

Schedule of Values**Payment Schedule:**

- Payment Schedule:

- 10% (\$30,000) @ Commencement
- 10% (\$30,000) @ Construction Documents Commencement per approved Designs
- 30% (\$90,000) @ Material Ordering (for all signs)
- 20% (\$70,000) @ 50% Fabrication Completion and installation contract signed, all site permits and bids obtained for installation
- 30% (\$80,000) @ 100% Fabrication Completion

Installation Per Separate Contract but not to exceed payments to Tecture totaling \$50,000. Costs for installation over \$50,000 will be paid by Client only if resulting from additional costs to subcontractors associated with State of California prevailing wage law.

KP
Tecture Initials

D C M
Client Initials

Ethan Olsen

From: Terry McCleary <mcclarytj@gmail.com>
Sent: Wednesday, February 15, 2023 8:46 PM
To: 'Manny Rodriguez'; Ethan Olsen
Cc: Dominic Li Mandri
Subject: RE: EVA LOS for IZOLA

Thanks Manny.

From: Manny Rodriguez <manny.rbe@gmail.com>
Sent: Wednesday, February 15, 2023 3:38 PM
To: Ethan Olsen <ethan@newcityamerica.com>
Cc: Terry McCleary <mcclarytj@gmail.com>; Dominic Li Mandri <dominic@newcityamerica.com>
Subject: Re: EVA LOS for IZOLA

Hey Terry & Ethan,

Thank you for reaching back! IZOLA wishes to renovate our space in the Ratner building. This space is important to IZOLA. As Ethan can probably attest, it is inviting and elevates the experience for guests of the bakery. The eating area is fine, but the kitchen area has to be renovated.

There are two main reasons we need to renovate the kitchen:

1. We have outgrown the cottage food permit which allowed us to start the business. To obtain a proper DEH permit and continue operations in the long-run we are required to implement kitchen infrastructure that meets code requirements (e.g., ventilation hoods, grease interceptors, waterproof floors, washable walls and more).
2. Space is needed for new equipment that would make our operations more efficient and reduce labor costs (e.g., dishwasher, ice maker). A full bath on the second floor would be removed to make space.

This is currently not allowed under our lease. The property managers behind the Ratner, Paragon Real Estate, are hesitant to allow it. They worry it will affect their ability to rent the space out in the future if IZOLA ever went under.

We argue that the bakery and its space shines a better light on the East Village, serves as a community hub for residents, and adds to the vibrancy of the neighborhood because of all the foot traffic it brings. This in turn makes the Ratner (and the broader East Village) more appealing to tenants (residents & businesses alike). [Our letter talks more about the benefits IZOLA brings to the East Village.](#)

Paragon is not too convinced. We hope that a letter from a business community (EVA) may help them see it from a bigger perspective, which is why we ask the EVA for this letter of support.

I am happy to answer any questions!

Thank you,

Manny

On Tue, Feb 14, 2023 at 2:07 PM Ethan Olsen <ethan@newcityamerica.com> wrote:

Manny,

RE: IZOLA's Renovations in the Ratner

Dear Paragon Real Estate, Ricardo and Roberto Jinich,

The East Village Association (EVA) is the business improvement district for Downtown San Diego's East Village. It is composed of local business owners, from small restaurants like Make Pizza+Salad and Cowboy Star, to large companies like the Padres and Sempra Energy.

EVA's mission is to support and promote East Village businesses by establishing our community as San Diego's livable urban village. EVA's vision is that the East Village will be recognized as San Diego's vibrant, diverse, urban community where residents and the entrepreneurial spirit thrive. The owners of IZOLA definitely embody that spirit, launching IZOLA after COVID shuttered their previous business, a 20+ year tenant at the Ratner. And being named best bakery in the USA after just 2 years of operation.

IZOLA Bakery is emblematic of the entrepreneurial spirit that makes the East Village a livable, diverse, and vibrant urban community.

East Village residents and visitors from all over the world walk up and down the neighborhood to reach IZOLA Bakery in the Ratner building. The increased foot traffic not only advances EVA's vision for a vibrant neighborhood, it benefits surrounding businesses and brings diversity to the East Village.

Furthermore, IZOLA is a hub for community development just as much as it is a bakery. Countless moments are created among friends, families, and strangers at the bakery. IZOLA's famed croissants & sourdough warms hearts, their musicians energize the neighborhood, and their team uplifts moods. The livability of the East Village is elevated by the food and atmosphere provided by the bakery and its team.

Altogether, IZOLA Bakery is a valued neighborhood attraction that adds to the vibrancy of the East Village and increases the appeal of the neighborhood to prospective tenants, residential and business alike. EVA recommends Paragon Real Estate harmonize its disagreements with IZOLA with regards to its renovations and lease agreement. We believe it is in the interest of all parties involved to support this small business for the better of the East Village and its business community.

[signature]

[EVA President or Official]

Neighborhood Ambassadors

Safety Ambassadors: 18

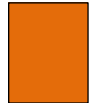
Maintenance Ambassadors: 13

East Village

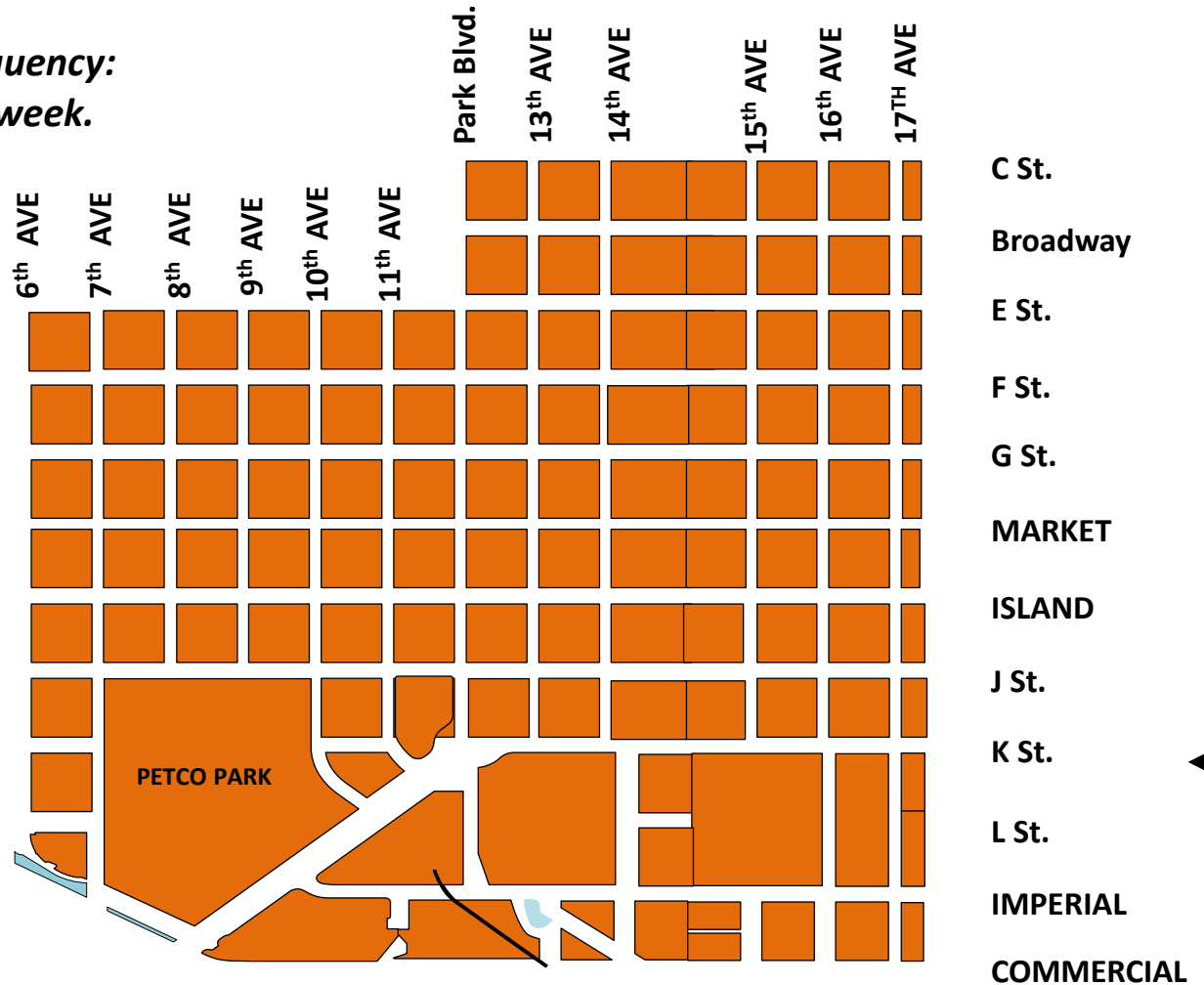
20

DOWNTOWN
SAN DIEGO
PARTNERSHIP
CLEAN & SAFE

FISCAL YEAR 22-23



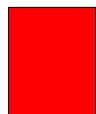
*Sidewalk Cleaning Frequency:
Minimum of 4 times a week.*



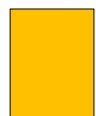
East Village



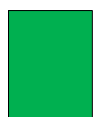
1st & 3rd week of the month



2nd & 4th week of the month

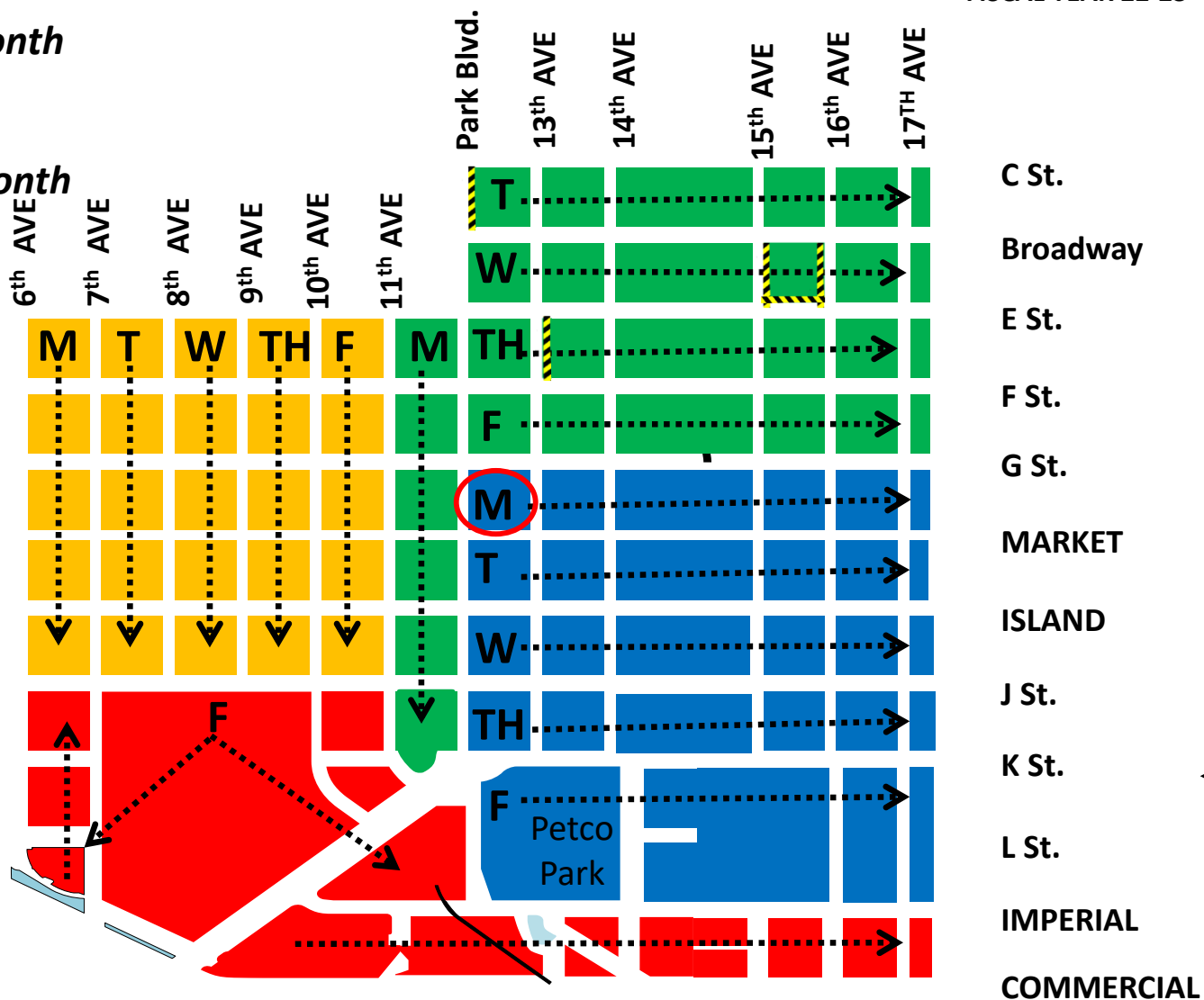


1st & 3rd week of the month



2nd & 4th week of the month

 Construction No Access



East Village

High Frequency

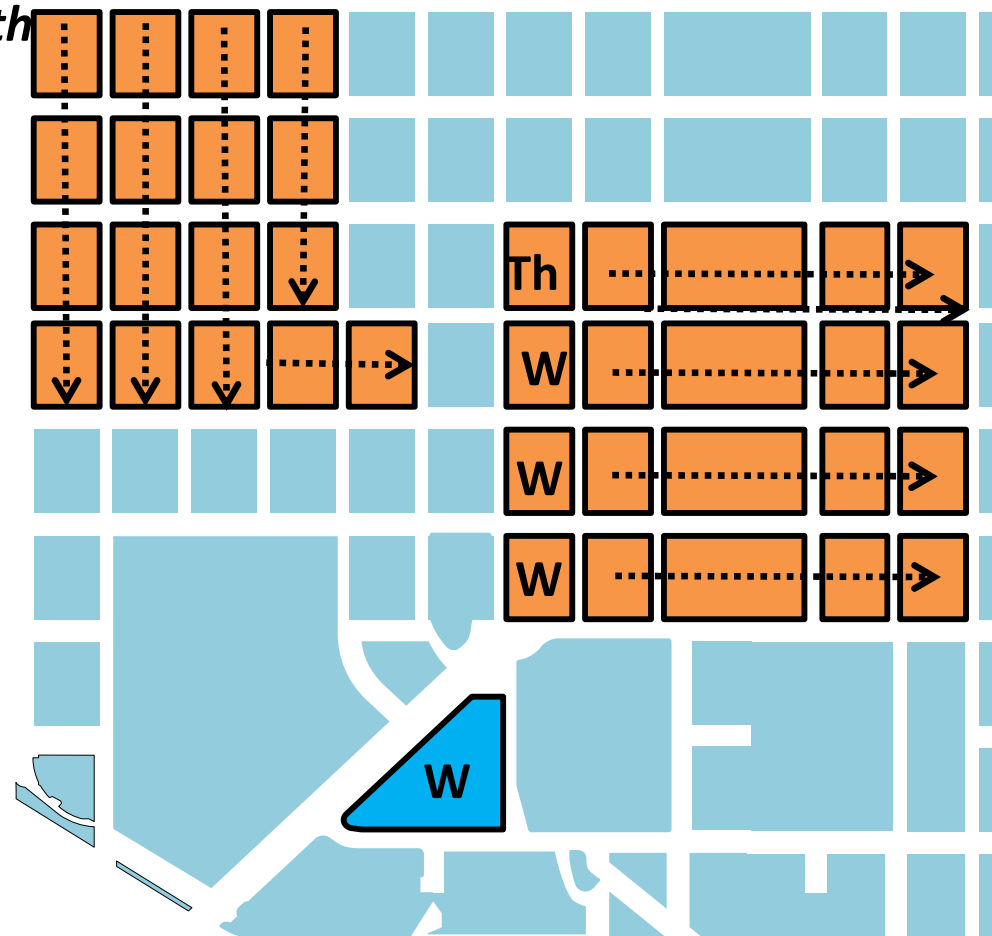
★ Following are the cleaning dates in addition to the baseline monthly cleaning.

6th AVE 7th AVE 8th AVE 9th AVE 10th AVE 11th AVE

Park Blvd.
13th AVE 14th AVE 15th AVE 16th AVE 17th AVE

M M T Th

- 2nd & 4th week of the month*
- 1st & 3rd week of the month*



February 28, 2023

Budget Summary

The FY'23-'24 PBID budget process includes an ongoing review of our current collection rates by the county and manual billing from the City. DSDP C & S staff worked closely with the City of San Diego and Advisory Board members to identify all potential areas of risk within the C&S budget. Input was provided by the C & S Community through stakeholder surveys, attendance at community meetings, dialogue at the annual Property Business Improvement District community meeting, and targeted meetings with PBID C & S neighborhood representatives.

The top-line assessment revenue number of \$11,328,447 includes an increase to assessments of 5%, with a blended delinquency rate of 4% (1.5% for the county tax assessor's billing and 8% for the city's manual billing for government and non-profit owners, excluding federal properties). A fund balance carryforward from previous fiscal years in the amount of \$500,000 is included. A portion of the Employee Retention Tax credits have been received and pending credits of \$955,634 are included in total revenue.

Expenses continue to rise at a greater rate than increases in assessment revenues. To maintain service levels as consistently as possible, we are utilizing a portion of the accumulated fund balance to reinvest in the downtown neighborhoods. In addition, we are exploring additional sources of funds for services in the downtown area. Wages and benefits have been increased to be competitive with the labor market and have been successful in recruiting and retaining team members.

Our proactive steps for financial & operational stability include:

- We continue to seek additional funds to complement the PBID services budget.
- In addition, we continue to offer services to help unhoused people by partnering with the City and the Regional Task Force for the Homeless. Which are funded outside of Assessments.
- Downtown Partnership is proactively engaging the City and County to monitor the assessments collected.
- We are preparing the PBID renewal strategy in advance of the program end date 2025.

Overall Budget Summary

Downtown San Diego PBID Budget FY 2023 - 2024					
Overall Budget Summary	FY '22-'23 Budget	FY '22-'23 Projections	FY '23-'24 Budget	FY '22-'23 Projections vs '23-'24 Budget	% Variance
Revenue					
Assessments	\$ 11,123,201	\$ 11,505,300	\$11,767,228	\$ 261,928	2%
Fund Balance	468,000	800,000	500,000	(300,000)	-38%
Loss Provision	(467,311)	(143,816)	(438,781)	(294,965)	205%
Other Revenue	1,102,134	90,501	1,000,634	910,133	1006%
Total Revenue	12,226,024	12,251,985	12,829,081	577,096	5%
Expenses					
Maintenance	5,625,455	5,842,986	5,877,757	34,771	1%
Beautification	935,648	936,780	979,970	43,190	5%
Safety and Homeless Outreach	3,401,750	3,472,040	3,638,849	166,809	5%
Admin	1,742,216	1,709,883	1,738,501	28,618	2%
CEP	370,955	372,387	444,006	71,619	19%
Other Expenses	150,000	150,000	150,000	-	0%
Total Expenses	12,226,024	12,484,076	12,829,081	345,007	3%
Net Surplus	\$ -	\$ (232,091)	\$ -	\$ 232,089	

Following is a summary of our negotiated rates with the Clean & Safe contractors for FY23-24. Negotiated rates are provided for review and approval by the Downtown San Diego Partnership's Clean & Safe Board, and Downtown San Diego Partnership's Executive Board.

Pressure Washing

Aztec Landscaping will provide services in Columbia, Cortez, City Center, Marina and CEP properties. Per-sidewalk cost from \$48.32 (average) to \$50.63 (average)

Action Item 1: Staff recommendation is to offer AZTEC Landscaping the FY23-24 pressure washing contract with the requested increase in rates.

Power Washing	FY22-23	FY23-24
Budget	\$679,858	\$708,236
Sidewalks Washed	14,052	14,052

Pressure Washing

South Bay Pressure Washing will provide services to the Gaslamp and East Village neighborhood. Per sidewalk cost from \$47.70 (Average) to \$48.00 (Average)

Action Item 2: Staff recommendation is to offer South Bay the FY23-24 pressure washing contract with the requested rates.

Pressure Washing	FY22-23	FY23-24
Budget	\$876,339	\$844,236
Sidewalks washed	18,454	17,898

Safety/Security

Inter-Con Security currently services all six neighborhoods. We plan to sustain the level of service due to community feedback and remain to 41 FTE'S for the Downtown. The cost per hour of service has increased by 11% to accommodate more competitive wages.

Action Item 3: Staff recommendation is to offer the FY23-24 security contract with the market requested increase.

Security	FY22-23	FY23-24
Budget	\$2,701,415	\$2,891,674
Annual Hours	85,280	85,280

Downtown San Diego PBID Budget FY 2022 - 2023

27

Revenue	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Assessments (1) (2)	539,365	2,103,260	824,792	1,873,123	3,735,444	991,811	1,055,405	11,123,200
Loss Provision (3)	(22,660)	(88,363)	(34,651)	(78,694)	(156,935)	(41,668)	(44,340)	(467,311)
Water Feature Reimbursement (50%)	-	2,200	3,200	3,200	4,200	2,200	5,000	20,000
Other Revenue	1,746	6,807	2,669	6,062	12,090	3,210	3,416	36,000
Carry Forward	22,693	88,493	34,702	78,810	157,166	41,730	44,405	468,000
Total	541,144	2,112,397	830,712	1,882,501	3,751,965	997,282	1,063,886	11,179,889
Expenses								
Maintenance	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Maintenance Personnel	-	602,977	285,188	689,820	1,033,156	305,661	267,435	3,184,236
Consultants	-	9,277	3,638	8,262	16,476	4,375	4,655	46,681
Cleaning & Janitorial Supplies	-	37,758	14,807	33,626	67,058	17,805	18,947	190,000
Vehicle Repair & Maintenance	-	13,513	5,299	12,035	24,000	6,372	6,781	68,000
Vehicle Fuel	-	12,321	4,832	10,973	21,882	5,810	6,183	62,000
Vehicle Insurance	4,399	4,399	4,399	4,399	4,399	4,399	4,399	30,790
Waste Removal	-	19,910	7,807	17,731	35,360	9,389	9,990	100,187
Uniforms	-	1,905	747	1,697	3,384	898	956	9,588
Equipment Leasing / Purchasing	-	11,317	4,438	10,079	20,100	5,337	5,679	56,950
Electric Services	-	4,389	1,721	3,908	7,794	2,069	2,202	22,084
Water Services	-	7,791	3,055	6,939	13,837	3,674	3,910	39,206
Maintenance and Safety Phone Services	-	8,173	3,205	7,278	14,515	3,854	4,101	41,126
Data Tracking	-	7,267	2,850	6,472	12,907	3,427	3,647	36,570
Powerwashing	60,278	264,986	90,992	289,650	568,689	143,960	119,642	1,538,197
Streetscape + Landscaping	-	13,833	14,333	16,333	12,333	15,333	19,833	92,000
Tree Trimming Neighborhood	-	9,600	5,440	5,760	19,200	12,480	15,360	67,840
Water Feature Maintenance + Utilities	-	4,400	6,400	6,400	8,400	4,400	10,000	40,000
Total	64,677	1,033,815	459,151	1,131,361	1,883,490	549,243	503,719	5,625,455
Beautification								
Beautification	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Beautification Personnel	-	103,436	40,562	92,118	183,705	48,776	51,904	520,501
Consultants	-	11,933	4,680	10,628	21,194	5,627	5,988	60,500
Capital Improv Placemaking Projects and Activations	-	18,800	6,700	20,400	13,000	22,500	17,000	98,400
Equipment Leasing / Purchasing	-	1,331	522	1,186	2,365	628	668	6,700
Midblock Lighting	-	49,681	19,482	44,245	88,235	23,427	24,930	250,000
Total	-	185,182	71,946	168,576	308,498	100,959	100,489	935,651
Safety and Homeless Outreach Services								
Safety and Homeless Outreach Services	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Safety & Outreach Personnel	55,656	57,838	133,994	51,509	102,722	138,587	140,336	680,643
Consultants	-	4,786	1,877	4,263	8,500	2,257	2,402	24,085
Safety Contracted Services	-	568,719	71,090	493,236	1,279,618	142,180	142,180	2,697,022
Total	55,656	631,343	206,961	549,008	1,390,840	283,024	284,917	3,401,750
Admin								
Admin	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Admin Personnel	-	97,454	38,217	86,791	173,081	45,955	48,902	490,400
Program Management	40,266	157,017	61,574	139,836	278,866	74,043	78,790	830,391
Office Supplies/Sanitation	-	6,955	2,728	6,194	12,353	3,280	3,490	35,000
Equipment Leasing / Purchasing	650	2,534	994	2,257	4,500	1,195	1,271	13,400
Payroll Services / Web Services	-	6,803	2,668	6,059	12,083	3,208	3,414	34,234
Legal Expense	2,425	9,454	3,708	8,420	16,791	4,458	4,744	50,000
Consultants	-	8,745	3,430	7,789	15,532	4,124	4,388	44,008
Contract Renewal	3,637	14,182	5,561	12,630	25,187	6,687	7,116	75,000
Parking	-	2,551	1,001	2,272	4,531	1,203	1,280	12,839
Community/Board Meetings/ Misc.	-	1,287	505	1,147	2,287	607	646	6,479
Training/Conferences	-	4,869	1,909	4,336	8,647	2,296	2,443	24,500
Rents / Leases / Utilities	-	24,416	9,575	21,744	43,363	11,513	12,252	122,862
Software	-	616	242	549	1,094	291	309	3,100
Total	46,977	336,884	132,109	300,022	598,314	158,861	169,047	1,742,213
CEP Exclusive								
CEP Exclusive	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
CEP Personnel	92,455	-	-	-	-	-	-	92,455
Consultants	18,500	-	-	-	-	-	-	18,500
Business Attraction & Retention	130,000	-	-	-	-	-	-	130,000
Property Marketing	130,000	-	-	-	-	-	-	130,000
Total	370,955	-	-	-	-	-	-	370,955
Other								
Other	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
City Fee	7,274	28,363	11,123	25,260	50,374	13,375	14,232	150,000
Employee Retention Tax Credits (4)	(4,394)	(103,189)	(50,577)	(291,726)	(479,552)	(108,178)	(8,518)	(1,046,134)
Total	2,880	(74,826)	(39,454)	(266,466)	(429,178)	(94,803)	5,714	(896,134)
Total Expenses (5)								
Total Expenses (5)	541,145	2,112,398	830,712	1,882,502	3,751,964	997,283	1,063,887	11,179,889
Net Income	(0)	(0)	0	(0)	0	(0)	(0)	(0)
General Benefit (Non-Assessment) (6)								
General Benefit (Non-Assessment) (6)	16,830	65,696	25,835	58,546	116,686	31,015	33,087	347,695

(1) Neighborhood percentage is based off of assessment revenue

(2) Budget revenue is based on a 5% assessment increase

(3) Assessment delinquency is 3.5% of total County billing; plus 10% of City manual billing (after deducting Fed assessments)

(4) One-time tax refund for Employee Retention Tax Credit Program

(5) The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.

(6) General Benefit is 3.11% of budget and is based on value

Downtown San Diego PBID Preliminary Budget FY 2023 - 2024

Revenue	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Assessments (1) (2)	581,431	2,228,432	910,957	1,966,613	3,929,823	1,041,559	1,108,413	11,767,228
Loss Provision (3)	(21,681)	(83,095)	(33,968)	(73,332)	(146,537)	(38,838)	(41,331)	(438,781)
Net Assessments	559,750	2,145,337	876,989	1,893,281	3,783,286	1,002,721	1,067,082	11,328,447
Other Revenue	-	2,200	3,200	3,200	4,200	2,200	5,000	20,000
Grants	-	4,167	4,167	4,167	4,167	4,167	4,167	25,000
ERTC (4)	47,219	180,974	73,980	159,711	319,147	84,587	90,016	955,634
Fund Balance	24,706	94,688	38,707	83,563	166,982	44,257	47,097	500,000
Total	631,675	2,427,366	997,043	2,143,923	4,277,781	1,137,931	1,213,362	12,829,081
Expenses								
Maintenance								
Maintenance Personnel	-	667,500	340,785	683,853	1,005,287	307,866	398,220	3,403,510
Consultants	-	4,411	1,803	3,893	7,779	2,062	2,194	22,142
Cleaning, Janitorial Supplies & Uniforms	-	53,291	21,785	47,030	93,979	24,908	26,507	267,500
Vehicle Repair & Maintenance	-	15,938	6,515	14,065	28,106	7,449	7,927	80,000
Vehicle Fuel	-	11,953	4,886	10,549	21,079	5,587	5,945	60,000
Vehicle Insurance	-	10,006	4,090	8,830	17,646	4,677	4,977	50,226
Waste Removal	-	27,891	11,401	24,614	49,185	13,036	13,873	140,000
Equipment Leasing / Purchasing	-	5,280	2,158	4,659	9,311	2,468	2,626	26,503
Water Services	-	5,271	2,155	4,652	9,296	2,464	2,622	26,460
Maintenance and Safety Phone Services	-	14,200	5,805	12,532	25,042	6,637	7,063	71,280
Data Tracking	-	11,595	4,740	10,232	20,447	5,419	5,767	58,200
Powerwashing	63,194	278,325	92,371	268,589	575,647	151,024	123,322	1,552,472
Streetscape + Landscaping	-	5,000	30,000	5,000	5,000	5,000	5,000	55,000
Tree Trimming Neighborhood	-	4,800	2,720	3,024	-	6,240	7,680	24,464
Water Feature Maintenance + Utilities	-	4,400	6,400	6,400	8,400	4,400	10,000	40,000
Total	63,194	1,119,861	537,614	1,107,923	1,876,204	549,236	623,724	5,877,757
Beautification								
Beautification Personnel	-	126,745	51,812	111,854	223,514	59,240	63,042	636,206
Consultants	-	4,627	1,891	4,083	8,159	2,162	2,301	23,223
Capital Improv Placemaking Projects and Activatio	-	15,833	15,833	-	-	15,833	15,833	63,333
Equipment Leasing / Purchasing	-	1,436	587	1,267	2,532	671	714	7,208
Midblock Lighting	-	49,805	20,360	43,953	87,831	23,279	24,773	250,000
Total	-	198,446	90,483	161,157	322,035	101,185	106,664	979,970
Safety and Homeless Outreach Services								
Safety & Outreach Personnel	51,652	74,116	133,601	65,408	130,704	137,945	140,168	733,594
Consultants	-	2,706	1,106	2,388	4,771	1,265	1,346	13,581
Safety Contracted Services	-	662,700	84,461	491,009	1,322,153	165,675	165,675	2,891,674
Total	51,652	739,522	219,168	558,805	1,457,628	304,885	307,189	3,638,849
Admin								
Program Admin Personnel	396	83,479	34,917	73,671	147,215	39,809	42,314	421,801
General Admin Personnel	554	34,317	14,028	30,285	60,517	16,039	17,069	172,809
Management Fee	50,712	194,362	79,453	171,526	342,755	90,844	96,675	1,026,326
Office Supplies	-	7,172	2,932	6,329	12,648	3,352	3,567	36,000
Equipment Leasing / Purchasing	820	3,145	1,285	2,775	5,545	1,470	1,564	16,605
Payroll Services / Web Services	-	7,172	2,932	6,329	12,648	3,352	3,567	36,000
Legal Expense	988	3,788	1,548	3,343	6,679	1,770	1,884	20,000
IT Support	-	3,586	1,466	3,165	6,324	1,676	1,784	18,000
Consultants	-	4,479	1,831	3,953	7,899	2,093	2,228	22,483
Contract Renewal	2,471	9,469	3,871	8,356	16,698	4,426	4,710	50,000
Community/Board Meetings/ Misc.	-	996	407	879	1,757	466	495	5,000
Gen Liab Insur	9,867	33,824	5,761	23,232	50,423	15,637	13,094	151,840
Training/Conferences	-	4,881	1,995	4,307	8,607	2,281	2,428	24,500
Rents / Parking / Utilities	-	33,942	20,656	26,490	39,319	25,942	12,591	158,938
Total	65,412	341,131	138,165	290,969	571,819	169,348	161,655	1,738,501
CEP Exclusive								
CEP Personnel	139,537	-	-	-	-	-	-	139,537
Consultants	4,468	-	-	-	-	-	-	4,468
Business Attraction & Retention	150,000	-	-	-	-	-	-	150,000
Property Marketing	150,000	-	-	-	-	-	-	150,000
Total	444,006	-	-	-	-	-	-	444,006
Other								
City Fee	7,412	28,406	11,612	25,069	50,095	13,277	14,129	150,000
Total	7,412	28,406	11,612	25,069	50,095	13,277	14,129	150,000
Total Expenses (5)	631,675	2,427,366	997,043	2,143,923	4,277,781	1,137,931	1,213,362	12,829,081
Net Income	(0)	0	0	0	0	0	0	(0)
General Benefit (Non-Assessment) (6)	19,645	75,491	31,008	66,676	133,039	35,390	37,736	398,984

(1) Neighborhood percentage is based off of assessment revenue

(2) Budget revenue is based on a 5% assessment increase

(3) Assessment delinquency is 1.5% of total County billing; plus 13% of City manual billing (after deducting Fed assessments)

(4) One-time tax refund for Employee Retention Tax Credit Program

(5) The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.

(6) General Benefit is 3.11% of budget and is based on value

SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

The territory within the renewed 2005 District is the same as the former Downtown Maintenance Assessment District and the 2000 PBID with the exception of the Little Italy zone which de-annexed from the District in 2004 in order to become a standalone Maintenance Assessment District. The boundary consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Assessment Diagram of the City of San Diego Downtown Business & Property Improvement District” contained within this report in Section VI.

The District includes most of downtown San Diego south and west of Interstate 5. The PBID has been divided into five zones for budgeting, benefit apportionment and service purposes. These zones include the following and referred to as the “Original Zones”:

- Core/Columbia
- Cortez
- East Village
- Gaslamp Quarter
- Marina

An additional overlay zone, the CMD Zone, was established in 2012 within the PBID area and overlaps certain existing PBID parcels in order to assess commercial office properties with 50,000 building SF or more. The parcels included in the new CMD Zone are depicted in the amended Boundary Map contained within this report in Section VI.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for ongoing maintenance, installation, improvement, activities and servicing of public areas and public facilities, property owner rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described below.

C. Improvements

1. ORIGINAL ZONES

The “Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to the following: parking facilities; benches, booths, kiosks, display cases, pedestrian shelter and signs; trash receptacles and public restrooms; lighting and heating facilities; decorations; parks; fountains; planting areas; closing, opening, widening, or narrowing of existing streets; facilities or equipment, or both to enhance security of persons and property within the area; ramps, sidewalks, plazas, and pedestrian malls; rehabilitation or removal of existing structures.

“Activities” means, but is not limited to all of the following: promotion of public events which benefit businesses or real property in the District; furnishing of music in any public place within the District; promotion of tourism within the District; marketing and economic development, including retail retention and recruitment; providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the City; activities which benefit businesses and real property located in the District.

The PBID provides resources for a variety of enhanced maintenance service activities by Zone as shown in the table below.

Table 2 - Service Frequencies by Benefit Zone

Service	Core/Columbia	Cortez	East Village	Gaslamp	Marina
Sidewalk Sweeping	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)
Litter Removal	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)
Power Washing	362 sidewalks/mth	169 sidewalks/mth	592 sidewalks/mth	283 sidewalks/mth	119 sidewalks/mth
Graffiti Removal	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed
Landscape Maintenance	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed
Tree Trimming	536/Annually	332/Annually	623/Annually	144/Annually	477/Annually
Amenity Maintenance/Repair	As Needed	As Needed	As Needed	As Needed	As Needed
Estimated Deployment (# of workers/hours per week)	14.7/588 hrs	7.2/288 hrs	13.3/532 hrs	10.2/408 hrs	6.2/248 hrs

Maintenance activities are monitored and adjusted by the PBID Advisory Board and individual Zone Committees.

Public Safety Programs

The following three public safety programs are funded by the PBID.

- **Safety Ambassadors - Bicycle Patrols:** to enhance the City’s conventional police services visible Safety Ambassadors on bicycle patrols will be provided. The Safety Ambassadors will be concentrated on downtown streets during daylight and early evening hours with flexibility to support events and other special needs. Safety Ambassadors will wear bright identifiable uniforms, reinforcing the overall image of downtown. Safety Ambassadors will be trained to assist pedestrians, customers, workers, visitors and other users of property in the PBID. In addition, the Safety Ambassadors on bicycle patrols act as the “eyes and ears” of local police and consequently improve the safety of property in the PBID.
- **Safety Ambassadors - Foot Patrols:** Similar to the Safety Ambassadors on bicycle patrols, safety ambassadors on foot would be deployed in foot in areas with high pedestrian use, near visitor destinations and in public spaces such as parks. Such Safety Ambassadors would assist downtown pedestrians and also act as the “eyes and ears” of local police and consequently improve the safety of property in the PBID.
- **Enhanced Lighting:** The PBID will fund public lighting in the PBID areas. Pursuant to citywide policy, property owners are required to pay for costs associated with mid-block lighting. These costs include electricity, maintenance and repair. The PBID collects assessments for downtown lighting, and then contracts with the City to manage the enhanced lighting services.

Public Information, Program Management & Reserves

- **Public Information:** Clean and safe public information programs are intended to inform both PBID property owners and the residents and customers on their property about the services and benefits provided by PBID-financed maintenance, public safety, and lighting. A full time communications manager plus a web page, newsletters, maps and other handouts is budgeted.
- **Program Management:** PBID programs are administered by the Downtown San Diego Partnership. Funds are allocated for PBID oversight, accounting and bookkeeping, office and supplies, insurance and other administrative expenses. City and County administrative costs associated with collection, disbursement, and accounting of PBID funds have also been included in the PBID budget.
- **Program Reserves:** a 7.5% program reserve has been included to account for uncollectables, future development impacts, and other program contingencies. The program reserve may be reduced if assessments and/or service contracts are secured from the state and federal governments.

Dominic Li Mandri

From: Terry McCleary <mcclarytj@gmail.com>
Sent: Monday, March 6, 2023 8:15 AM
To: Dominic Li Mandri
Cc: Marco Li Mandri
Subject: RE: EVA Enhanced Services Jan - Feb Invoices and Dec - Feb Safety Reports

Good morning. Sure, please add it to the agenda, so that the Exec Committee can figure out what to do with the equipment.

Thanks and have a great day.

tm

From: Dominic Li Mandri <dominic@newcityamerica.com>
Sent: Monday, March 6, 2023 7:16 AM
To: Terry McCleary <mcclarytj@gmail.com>
Cc: Marco Li Mandri <marco@newcityamerica.com>
Subject: FW: EVA Enhanced Services Jan - Feb Invoices and Dec - Feb Safety Reports

Good morning Terry,

Happy Monday! I hope you're doing well! Please see the below email from Rio and let me know if you would like me to add this item to this Thursday's Exec agenda to consider.

As always, please do not hesitate to reach out to me with any questions you may have.

Thanks Terry!

Dominic

From: Rio Sison <Rsison@downtownsandiego.org>
Sent: Thursday, March 2, 2023 2:29 PM
To: Dominic Li Mandri <dominic@newcityamerica.com>
Cc: Alonso Vivas (Clean and Safe) <avivas@improvedtsd.org>; Daniela Garcia <dgarcia@improvedtsd.org>; Ethan Olsen <ethan@newcityamerica.com>
Subject: RE: EVA Enhanced Services Jan - Feb Invoices and Dec - Feb Safety Reports

Hello Dominic,

We received the final payment in the mail today, thank you! Can you please confirm whether you would like the bikes and phones returned?

Thank you,



RIO SISON

ACCOUNTING MANAGER

DOWNTOWN SAN DIEGO PARTNERSHIP



Office: 619-880-4865



rison@downtownsandiego.org



downtownsandiego.org



401 B St., Suite 100, San Diego, CA, 92101

From: Dominic Li Mandri <dominic@newcityamerica.com>

Sent: Thursday, February 16, 2023 10:04 AM

To: Rio Sison <Rsison@downtownsandiego.org>

Cc: Alonso Vivas (Clean and Safe) <avivas@improvedtsd.org>; Daniela Garcia <dgarcia@improvedtsd.org>; Ethan Olsen <ethan@newcityamerica.com>

Subject: FW: EVA Enhanced Services Jan - Feb Invoices and Dec - Feb Safety Reports

Hi Rio,

Thank you for sending these invoices and productivity reports to the EVA. I will confirm with our EVA Board President today that we are indeed requesting the bikes/phones purchased under this contract be returned to the EVA.

Thank you for the update.

Dominic Li Mandri

District Manager

East Village Association

845 15th Street, Ste. 405

San Diego, CA. 92101

619-546-5636 (office)

619-241-1900 (cell)

From: Miles, David H <david.miles@usbank.com>

Subject: FW: EVA Enhanced Services Jan - Feb Invoices and Dec - Feb Safety Reports

David H Miles

Assistant Vice President | Branch Manager - NMLS 1175803

p. 619.744.2140 | f. 619.881.6080 | david.miles@usbank.com

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