



East Village Association – Executive Committee Meeting
 Thursday, October 12, 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 and Meeting Etiquette – Terry McCleary, President/Chair
2. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.
3. Approval of September 14, 2023, Minutes *Action Item* P. 2 - 4
4. YTD Draft Financial Report *Action Item* P. 5 - 8
5. East Village Oktoberfest Event – Recap
6. Downtown San Diego Sidewalk Vending Ordinance Amendments – Update
7. Gallagher Square Renovation Groundbreaking – Update P. 9 - 10
8. SLIP Insurance Renewal / EPL Rejection – Update P. 11
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: **NOTICE: Tuesday, November 7, 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 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

1041 Market Street #200 ▪ San Diego, CA 92101 ▪ Phone 619-546-5636
 Email: info@EastVillageSanDiego.com ▪ Website: www.EastVillageSanDiego.com
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East Village Association – Executive Committee Meeting
 Thursday, September 14, at 3:00pm
 UCSD Park & Market Rm. 321 (1100 Market Street, San Diego, CA 92101)

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

STAFF: Marco Li Mandri, Dominic Li Mandri, 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 by the EVA District Manager, Dominic Li Mandri.	1. <i>No action taken</i>
2. Public Comment	2. David Miles reported that he was recently promoted within US Bank to the Commercial Banking Department which has moved his daily East Village office location. David reported that he is still representing US Bank and is happy to continue his EVA Board Treasurer term through the next round of EVA Board elections. The EVA Executive Committee reported that they are in support of David's decision to continue through his term as Treasurer.	2. <i>No action taken</i>
3. Approval of Minutes	3. The minutes from the August 23, 2023, meeting, were reviewed by the Executive Committee.	3. <i>David Miles moved to approve the August 23, 2023, minutes. Tyler Winslow seconded the motion. Robyn Spencer abstained. Motion passed.</i>
4. YTD Draft Financial Report	4. Dominic reviewed the YTD August 2023 draft financial report. David Miles mentioned that the \$92,821.07 deposit from the city was received in the EVA Bank account. Dominic reported that the	4. <i>No action taken</i>

EAST VILLAGE ASSOCIATION OF SAN DIEGO

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	<p>deposit was for fiscal year 2022 and noted that Parking District Budgets appeared lower than budgeted. Motion to approve the YTD draft financial report was tabled by consensus until the next Board meeting to receive the updated financials.</p>	
<p>5. East Village Board Nomination Forms Received:</p> <ul style="list-style-type: none"> a. Tyler Lindsay – (Supreme Lending) b. Jason Wallace – (Top Mark Capital) c. Chad Johnson – (Brookfield Properties) d. Davis Newton – (Greystar) 	<p>5. Dominic reported that four nomination forms were submitted to the East Village Board of Directors. Dominic stated that several nominees were recommendations from existing Board members.</p> <p>Dominic informed the Executive Committee that staff needs to confirm that accepting the four nominees to the Board will abide by the EVA bylaws, and the member ratio of 2/3 business directors and 1/3 property/community at large directors.</p>	<p><i>5. Robyn Spencer moved to recommend Tyler Lindsay and Daniel Fellus to the EVA Board unconditionally, while the recommendation for Jason Wallace and Sarah Potter be conditional upon the confirmation of their business licenses or receiving a \$250 Associate Member fee to maintain eligibility (per the Bylaws). David Miles seconded the motion. Motion passed unanimously.</i></p>
<p>6. Downtown San Diego Sidewalk Vending Concerns – Update</p>	<p>6. Dominic announced that EVA staff has been in conversation with the Mayor’s Office and Michael Trimble of the Gaslamp Quarter Association regarding ongoing sidewalk vending issues seen in Gaslamp along the new 5th Avenue Promenade. Dominic reported that this sidewalk vending issue can easily spread into the East Village if a crackdown is exercised in the Gaslamp.</p> <p>Dominic stated that the issues should be addressed by the County Health Department, however their shifts do not extend late enough into the night hours. Dominic reported that staff is working to amend the ordinance on illegal sidewalk vending to allow for increased enforcement opportunity.</p>	<p><i>6. No action taken</i></p>
<p>7. FY24 County of San Diego NRP & CE Grant Application – Update</p>	<p>7. Dominic reported that staff is finalizing the FY24 County Neighborhood Reinvestment Program & Community Enhancement grant applications amounts to fund additional enhanced pedestrian lighting on Park Boulevard from Broadway to Russ Boulevard, a new East Village banner series and a new sub districting brand content from a design agency.</p>	<p><i>7. No action taken</i></p>
<p>8. World Baseball</p>	<p>8. Dominic reported that the Padres requested an</p>	<p><i>8. No action taken</i></p>

Classic 2026 at Petco Park	EVA letter of support to apply for the hosting of the World Baseball Classic 2026 at Petco Park. Dominic ratified the vote and thanked the Executive Committee for their approval via virtual ballot.	
<p>9. CLOSED SESSION</p> <p>a. Potential Litigation with Past Employee – Update</p> <p>b. East Village Block Party Event Management Performance & Action</p>		<i>9. No action taken</i>
<p>10. REOPEN MEETING & REPORT TO PUBLIC: Update on East Village Association’s decision, if any, on Closed Session item.</p>	<p>10.a. Dominic reopened the meeting and updated the public on the potential litigation with a prior employee. Dominic recommended that EVA continue with legal counsel to review the response from Great American Insurance Group and oversee policy coverage.</p> <p>10.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.</p>	<p><i>10.a. No action taken</i></p> <p><i>10.b. No action taken</i></p>
11. Other	11. Terry McCleary reported that EVA staff has requested his signature to authorize the engagement of a new CPA for the annual financial audit and tax filing. Ethan Olsen noted that this CPA is very experienced with BIDs and stated that the audit cost is \$7,600.	<i>11. No action taken</i>
12. Next Meeting:	12. Dominic reported that the next Executive Committee meeting will be on Thursday, October 12, 2023, at 3:00pm at UCSD Park & Market, Rm. 321, unless otherwise stated.	<i>12. No action taken</i>
13. Adjournment	13. Meeting adjourned.	<i>13. Tyler Winslow moved to adjourn the meeting. David Miles seconded the motion. Motion passed unanimously.</i>

11:23 AM

10/09/23

Accrual Basis

East Village Association Inc.

Balance Sheet

As of September 30, 2023

	<u>Sep 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
10010 · US Bank - Checking	89,724.86
10020 · US Bank - Savings Account	882.07
10040 · US Bank CD-3433-7 mos 4.1...	101,758.97
10050 · US Bank CD-3532-11mos 4.2...	101,801.63
Total Checking/Savings	<u>294,167.53</u>
Accounts Receivable	
12000 · Accounts Receivable	
12001 · Parking Receivable	126,781.55
Total 12000 · Accounts Receivable	<u>126,781.55</u>
Total Accounts Receivable	126,781.55
Other Current Assets	
12080 · Rent Deposit	1,152.00
Total Other Current Assets	<u>1,152.00</u>
Total Current Assets	<u>422,101.08</u>
TOTAL ASSETS	<u><u>422,101.08</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	-316.00
Total Accounts Payable	<u>-316.00</u>
Total Current Liabilities	<u>-316.00</u>
Total Liabilities	-316.00
Equity	
Fund Balance - Parking District	19,419.24
39000 · Retained Earnings	414,546.09
Net Income	-11,548.25
Total Equity	<u>422,417.08</u>
TOTAL LIABILITIES & EQUITY	<u><u>422,101.08</u></u>

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

	Sep 23	Budget	Jul - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40055 · BID Disbursements	14,184.56	15,000.00	42,399.87	45,000.00	180,000.00
40060 · BID Carryforward Income	0.00	5,332.00	0.00	15,996.00	63,984.00
Total Income	14,184.56	20,332.00	42,399.87	60,996.00	243,984.00
Expense					
512138 · Promotion/Advertising/Marketing					
Advertising *1	794.20	416.67	794.20	1,249.97	5,000.00
51250 · Banner / Branding	0.00	416.67	0.00	1,249.97	5,000.00
51320 · IT Website	44.34	166.67	332.10	499.97	2,000.00
51335 · Member Events	0.00	100.00	0.00	300.00	1,200.00
51336 Public Relations	3,750.00	3,750.00	11,330.00	11,250.00	45,000.00
Total 512138 · Promotion/Advertising/Marketing	4,588.54	4,850.01	12,456.30	14,549.91	58,200.00
512143 · Office Operational					
Admin Oversight	10,708.00	10,708.58	32,124.00	32,125.78	128,503.00
Computer Supplies & Services	0.00	500.00	475.88	1,500.00	6,000.00
Office Supplies	212.08	250.00	1,637.16	750.00	3,000.00
Postage	0.00	83.33	0.00	250.03	1,000.00
Storage	202.00	100.00	606.00	300.00	1,200.00
51160 · Legal Services	0.00	250.00	0.00	750.00	3,000.00
51165 · Accounting Services	0.00	375.00	0.00	1,125.00	4,500.00
51350 · Insurance *2	2,075.77	416.67	2,075.77	1,249.97	5,000.00
51355 · Office Rent *3	1,926.82	1,200.00	4,990.23	3,600.00	14,400.00
51365 · Permits & Fees	3.75	83.33	3.75	250.03	1,000.00
51370 · Printing	0.00	208.33	921.87	625.03	2,500.00
51380 · Telephone & Utilities	42.23	125.00	126.61	375.00	1,500.00
51390 · Dues/Subscriptions	645.83	125.00	971.81	375.00	1,500.00
Total 512143 · Office Operational	15,816.48	14,425.24	43,933.08	43,275.84	173,103.00
512153 · Contingency	0.00	1,056.75	0.00	3,170.25	12,681.00
Total Expense	20,405.02	20,332.00	56,389.38	60,996.00	243,984.00
Net Ordinary Income	-6,220.46	0.00	-13,989.51	0.00	0.00
Net Income	-6,220.46	0.00	-13,989.51	0.00	0.00

*1. EXTRA PROMOTIONS FOR TASTE AND OTHER EVA PROMOTIONS

*2. FIRST DOWNPAYMENT FOR INSURANCE RENEWAL. TOTAL COST IS \$4635.81

*3. INCLUDES AUGUST AND SEPTEMBER RENT.

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

	Sep 23	Budget	Jul - Sep 23	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
40085 · Parking District Income	9,509	33,333	126,782	100,000	400,001
Total Income	9,509	33,333	126,782	100,000	400,001
Expense					
512138 · Promotion/Advertising/Marketing					
51280 · On-Line / Print Marketing	0	208	1,267	625	2,500
51320 · IT Website	0	375	4,125	1,125	4,500
51336 Public Relations	1,750	1,667	5,250	5,000	20,000
Total 512138 · Promotion/Advertising/Marketing	1,750	2,250	10,642	6,750	27,000
521240 New Initiatives					
Wayfinding Systems	0	94	0	282	1,127
Enhanced Pedestrian Lighting	0	25,000	100,000	75,000	300,000
Total 521240 New Initiatives	0	25,094	100,000	75,282	301,127
512143 · Office Operational					
Admin Oversight	4,292	4,348	12,876	13,044	52,174
51170 · Audit & Tax Filing	0	375	0	1,125	4,500
51355 · Office Rent	2,200	1,100	3,263	3,300	13,200
51380 · Telephone & Utilities	0	167	0	500	2,000
Total 512143 · Office Operational	6,492	5,990	16,139	17,969	71,874
Total Expense	8,242	33,334	126,781	100,001	400,001
Net Ordinary Income	1,267	-1	1	-1	0
Net Income	1,267	-1	1	-1	0

*1. INCLUDES AUGUST AND SEPTEMBER RENT.

East Village Association Inc.
Profit & Loss by Class
 July through September 2023

	110 - Association Activ...	210 - BID	400 - Parking District	510 - SBEP	TOTAL
Ordinary Income/Expense					
Income					
40040 · Sponsorships	3,500.00	0.00	0.00	0.00	3,500.00
40050 · Interest Income	2,148.65	0.00	0.00	0.00	2,148.65
40055 · BID Disbursements	0.00	42,399.87	0.00	0.00	42,399.87
40085 · Parking District Income	0.00	0.00	126,781.55	0.00	126,781.55
Total Income	5,648.65	42,399.87	126,781.55	0.00	174,830.07
Expense					
SBEP Expenses					
City Fees and Services	0.00	0.00	0.00	269.00	269.00
Total SBEP Expenses	0.00	0.00	0.00	269.00	269.00
512059 · Personnel	0.00	0.00	0.00	0.00	0.00
51150 · Workers Compensation	-429.36	0.00	0.00	0.00	-429.36
Total 512059 · Personnel	-429.36	0.00	0.00	0.00	-429.36
512138 · Promotion/Advertising/Marketing					
Advertising	492.16	794.20	0.00	0.00	1,286.36
51280 · On-Line / Print Marketing	0.00	0.00	1,267.14	0.00	1,267.14
51320 · IT Website	0.00	332.10	4,125.00	0.00	4,457.10
51336 Public Relations	0.00	11,330.00	5,250.00	0.00	16,580.00
Total 512138 · Promotion/Advertising/Marketing	492.16	12,456.30	10,642.14	0.00	23,590.60
521240 New Initiatives					
Enhanced Pedestrian Lighting	0.00	0.00	100,000.00	0.00	100,000.00
Total 521240 New Initiatives	0.00	0.00	100,000.00	0.00	100,000.00
512143 · Office Operational					
Admin Oversight	0.00	32,124.00	12,876.00	0.00	45,000.00
Computer Supplies & Services	0.00	475.88	0.00	0.00	475.88
Office Supplies	-78.97	1,637.16	0.00	0.00	1,558.19
Storage	0.00	606.00	0.00	0.00	606.00
51160 · Legal Services	2,002.00	0.00	0.00	0.00	2,002.00
51340 · Bank Fees / Credit Card	23.55	0.00	0.00	0.00	23.55
51350 · Insurance	0.00	2,075.77	0.00	0.00	2,075.77
51355 · Office Rent	0.00	4,990.23	0.00	0.00	4,990.23
51360 · Membership / Parking	8.00	0.00	3,263.41	0.00	3,271.41
51365 · Permits & Fees	0.00	3.75	0.00	0.00	3.75
51370 · Printing	0.00	921.87	0.00	0.00	921.87
51380 · Telephone & Utilities	0.00	126.61	0.00	0.00	126.61
51390 · Dues/Subscriptions	0.00	971.81	0.00	0.00	971.81
Total 512143 · Office Operational	1,954.58	43,933.08	16,139.41	0.00	62,027.07
512186 · Special Events					
Program Expense	921.01	0.00	0.00	0.00	921.01
Total 512186 · Special Events	921.01	0.00	0.00	0.00	921.01
Total Expense	2,938.39	56,389.38	126,781.55	269.00	186,378.32
Net Ordinary Income	2,710.26	-13,989.51	0.00	-269.00	-11,548.25
Net Income	2,710.26	-13,989.51	0.00	-269.00	-11,548.25

PUBLIC NOTICE

CONSTRUCTION ACTIVITY: PETCO PARK'S GALLAGHER SQUARE

Dear Valued Neighbors,

Based on community feedback, Gallagher Square will be renovated to bring new and improved features to the neighborhood, including:

- Expanded Playground and Play Area for a wider range of ages and abilities
- Fenced, off-leash dog park
- Improved Play Ball Field
- Tony Gwynn Terrace viewing deck and picnic space
- State of the art technology and sound mitigation

We are reaching out to inform you of upcoming construction activities, including:

- **Excavation Activity:** Project construction will include excavation of soil that may contain low concentrations of petroleum hydrocarbons, polyaromatic hydrocarbons and lead, which have been classified as "non-hazardous."
- **Safety Precautions:** Vapor monitoring and dust suppression methods will be used during excavation to monitor and minimize airborne dust beyond the site boundaries. Excavation will be halted during periods of high winds where engineering controls are ineffective in maintaining dust levels. For safety purposes, the park will be closed to the public during the renovation.
- **Schedule:** Construction is anticipated to begin in October 2023. Hours of operation will be Monday through Saturday from 7:00 a.m. to 7:00 p.m.

INQUIRIES

Should you have any questions or require further clarification, please do not hesitate to contact:

- Ms. Bridget Young, San Diego Padres at (619) 795-5316
- Mr. Trevor Gerard, Clark Construction Group at (619) 578-2650
- Mr. Troy Reist, Geocon Incorporated at (858) 558-6900
- Mr. Tom Larimer, Larimer Design at (619) 519-8600
- Mr. Jon Senaha, County of San Diego Department of Environmental Health and Quality at (858) 505-6880

We are committed to keeping the community informed. We sincerely appreciate your patience and understanding during this time of renovation and look forward to bringing you a new and improved Gallagher Square!

Thank you for your attention to this matter,

 SAN DIEGO PADRES & CONSTRUCTION MANAGEMENT TEAM

GALLAGHER SQUARE RENOVATION



Ethan Olsen

From: Shirley Zawadzki
Sent: Tuesday, September 26, 2023 9:54 AM
To: Christopher M. Gomez; Ethan Olsen; Dominic Li Mandri
Cc: Tammy De Luca; Rosie DeLuca
Subject: FW: East Village Association, Inc.: 2023-24 SLIP Renewal Proposal

EPL not an option currently to add to the insurance since we do not have employees.

S

From: Sheryl Fitzgerald <sfitzgerald@alliant.com>
Sent: Tuesday, September 26, 2023 9:39 AM
To: Shirley Zawadzki <shirley@newcityamerica.com>; Robby Savitch <rsavitch@alliant.com>
Subject: RE: East Village Association, Inc.: 2023-24 SLIP Renewal Proposal

Hi Shirley,

With no employees the carrier will not be quoting Employment Practices since there is no real exposure. Should you have employees in the future please let us know and we can go back to the carrier.

Let me know if you have any questions.

Regards,

Sheryl Fitzgerald CIC, CRM

Account Executive

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