DOWNTOWN EL CAJON

# Downtown El Cajon Business Partners – Board of Directors Meeting
## Tuesday, November 10th, 2026, at 2:00 PM
## The Olaf Weighorst Museum (131 Rea Avenue)

**AGENDA**

1. **Introductions & Call to Order / Ron Nevels, President & Chair**
2. **Review of October 7th, 2026 Meeting Minutes** — ***Action Item*** — **P. 2-7**
3. **Financial Reports / Tammy DeLuca**
   a. Draft YTD P&L Financials — ***Action Item*** — **P. 8-10**
4. **Authorize the Dissolution of Downtown El Cajon Business Partners (DECBP) and Transfer All Assets to Greater Downtown El Cajon Improvement Association (GDECIA)** — ***Action Item***
5. **Other**
6. **Non-Agenda: Public Comment & Announcements (1-Min. Max Per Person)**
   *Please keep comments directed to non-agenda items.*
7. **Next Meeting:** **Wednesday, December 2nd, 2026 at Noon**
   **Olaf Wieghorst Museum (131 Rea Avenue)**
8. **Adjournment** — ***Action Item***

**MEETING MATERIALS (GOVERNMENT CODE §54957.5 AND AB 2647).** Documents provided to members of a Brown Act body in the 72-hours before a meeting (i.e., after the agenda is typically posted) are available to the public at the same time they are provided to the board members. The agenda and supporting documents are available online at DTElCajonMeetings.com. **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (US CODE TITLE 42).** If you need accommodation to participate in the meeting, please call or email and Gabby Manocchio will coordinate arrangements: 619-334-3000 or info@DowntownElCajon.com. **PUBLIC COMMENT.** Members of the public may attend meetings in person or virtually, when available, and may provide comments during agendized items and the general non-agenda public comment period. To ensure an orderly and efficient meeting, speaker requests must be submitted in writing via approved Speaker Slip. Each speaker will be allotted up to one (1) minute to address the item under consideration or to provide non-agenda public comment. Comments must remain relevant to the topic being discussed. If a speaker strays from the agendized item or discusses agendized matters during the non-agenda public comment period, the meeting facilitator will request that the comments remain on topic. Continued off-topic remarks may result in the forfeiture of the speaker's remaining time. The Board/Committee will not engage in dialogue with speakers during public comment. No action may be taken on items raised during the non-agenda public comment period. If deemed appropriate, a matter may be placed on a future Board/Committee agenda with the approval of the Board or Committee Chair.

**Downtown El Cajon Business Partners - Board of Directors' Meeting**
**Wednesday, October 7th, 2026, at 12:00 pm**
**Olaf Weighorst Museum (131 Rea Avenue)**

**Present:** Paris Landen, Nate Prescott, Lee Mench, Cathy Zeman

**Staff:** Marco Li Mandri, Tammy DeLuca, Gabby Manocchio, Noralyn Arroyo, Dominic Li Mandri

**Excused:** Steve Lockett, Gabriel Murrujo, Ron Nevels

**Public:** Ana Ybarra (Olive), Erin Perschbacher, Charlene Mosley (ECAA), Osama Bagati, Ross Provis, Jack Daughtery

MINUTES:

| Item | Discussion | Action Taken? |
|---|---|---|
| 1. Introductions & Call to Order / Ron Nevels, President & Chair | 1. Marco Li Mandri called the meeting to order at 12:03 pm. President Ron Nevels was not able to make the meeting | *1. No action taken* |
| 2. Review of September 9th, 2026 Board Meeting Minutes | 2. The minutes of the September 9th, 2026 Board of Directors meeting were reviewed. | *2. Cathy Zeman moved to accept the minutes. Paris Landen seconded. Motion passed unanimously.* |
| 3. Financial Reports / Tammy DeLuca<br><br>a. Draft YTD P&L Financials | a. Tammy DeLuca reviewed the July 2026 Year-to-Date P&L financials. | *a. Paris Landen moved to adopt the draft YTD P&L financials. Nate Prescott seconded.* |

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| | | *Motion passed unanimously.* |
| b. Authorization to Withdraw Certificate of Deposit Early | b. Tammy DeLuca reported that the Certificate of Deposit is scheduled to mature in February. The early withdrawal penalty is currently $1,068.96 and will decrease as the maturity date approaches. The Committee discussed transferring funds to the new corporation. | *b. Cathy Zeman moved to authorize staff to withdraw the CD early. Paris Landen seconded. Motion passed unanimously.* |
| 4. Committee Reports<br><br><u>Executive Committee / Ron Nevel</u> | | |
| a. GDECIA Nominations Task Force | a. Staff will send letters to property owners inviting them to join the Board. This will occur once the new contract for the CBD has been approved by the City Manager and City Council The Nominations Task Force will review nominations and make recommendations to the Board. The process will begin in November, with elections planned for January. Nate Prescott, Cathy Zeman, Paris Landen, and Ron Nevels will serve on the task force. | *a. Lee Mench moved to establish the nominations task force. Nate Prescott seconded. Motion passed unanimously.* |
| b. Next Meeting: | b. Wednesday, October 28th, 2026 at Noon Olaf Wieghorst Museum | *b. No action taken* |
| <u>Civil Sidewalks / Cathy Zeman</u> | | |
| a. District Renewal Results / Marco | a. Marco Li Mandri provided an update on the district renewal results. The renewal passed with approximately a 49.5% return based on the dollar amount and a 2-to-1 margin. Marco noted that the district would have passed even without the City's vote. Discussion followed. | *a. No action taken* |
| b. Repayment of Renewal | b. Marco Li Mandri reminded the | *b. No action taken* |

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| Costs to City / Marco | Board that $60,000 in renewal costs provided by the City must be repaid by June 30, 2027. Nate Prescott stated that the City had decided to forgive the funds. Everyone thanked the City for its donation to the renewal effort. | |
| c. Maintenance Operations: Update / Gabby Manocchio | c. Gabby Manocchio reported that two new maintenance employees have joined the team. Due to concerns raised by the City regarding the pressure washing reclamation system, pressure washing will be paused until the issue is resolved, with the exception of Prescott Promenade. Dominic Li Mandri has also begun providing additional oversight and guidance to the maintenance crew. | *c. No action taken* |
| d. Next Meeting: | To Be Announced. | *d. No action taken* |
| <u>District Identity & Placemaking / Paris Landen</u> | | |
| a. Olive Public Relations – Recap / Sydney Costales or Ana Ybarra | a. Ana Ybarra provided an update on social media and PR efforts, highlighting coverage for Alley Cat Art Fest. | *a. No action taken* |
| b. Events / Chris Gomez & Noralyn Arroyo | | |
| i. Cajon Cruise | | |
| A) Draft P&L | A) The event reconciliation was included in the meeting packet. The event will include a $10,000 bill to Steve Lordigyan. Paris Landen requested a detailed report for the DIP Committee. | *A) No action taken* |
| ii. Music on Main | A) Chris Gomez presented the MoM draft P&L on page 12. The Board discussed funds | *A) No action taken* |
| A) Draft P&L | | |

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| | allocated during the previous fiscal year due to the event spanning two fiscal years, as well as raffle proceeds held in the new corporation's account. | |
| iii. Alley Cat Art Fest | | |
| A) Allocation of St. Madeleine Sophie's Donation to Arts Alley Improvements ($5K) | A) The Committee discussed attendance and event operations. While attendance was lower than anticipated, the event ran smoothly. The Committee discussed allocating St. Madeleine Sophie's $5,000 donation toward Arts Alley improvements, potentially including murals, lighting, or other activations to encourage visitors to the alley. | *A) Paris Landen moved to approve the allocation of St. Madeleine Sophie's donation. Cathy Zeman seconded. Motion passed unanimously.* |
| iv. Holiday Lights in Downtown El Cajon | iv. Staff reported that a revised event footprint focused on Main Street and Prescott Promenade is being developed. The proposed event map has been submitted to the City for permitting and will be refined by the DIP Committee. | *iv. No action taken* |
| A) El Niño Preparedness | A) The Board discussed preparing for potential severe weather and high winds associated with the anticipated El Niño season. | *A) Cathy Zeman authorized staff to take down the event tree in the event of a major storm. Nate Prescott seconded. Motion passed unanimously.* |
| B) Main Street Closure | B) The proposed Main Street closure for Holiday Lights was discussed. | *B) No action taken* |
| e. Hardscape Amenities / Gabby | | |

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| i. Seasonal Umbrella Schedule<br><br>f. Next Meeting: | i. Staff introduced the idea of a seasonal umbrella schedule, similar to the schedule used in Little Italy, to prepare for seasonal weather conditions.<br><br>Tuesday, September 15, 2026 at 10:00 AM Olaf Wieghorst Museum | *I. Nate Prescott authorized the DIP Committee to develop the seasonal umbrella schedule. Paris Landen seconded. Motion passed unanimously.*<br><br>*f. No action taken* |
| 5. Other | 5. Nothing to report. | *5. No action taken* |
| 6. Non-Agenda Public Comment & Announcements (1-Min. Max Per Person) | 6. Marco requested that Nate Prescott provide the current contract between the City and DECBP. He also reported that the City had approached DECBP about taking over responsibility for Prescott Promenade and will review the costs and benefits.<br><br>Cathy Zeman suggested including Judson Park in the discussion to provide a broader overview of the City's parks.<br><br>The Board discussed issuing a formal RFP for the management contract and requested that the topic be added to a future agenda.<br><br>Osama Bagati congratulated DECBP on the district renewal and announced an October 7 campaign event hosted by Gabriel Murrujo at Por Favor.<br><br>Michael Bussie introduced himself as a candidate for School Board and asked to schedule a discussion with the Board about the strengths and challenges facing El Cajon schools. | *6. No action taken* |
| 7. Next Board Meeting | 7. Tuesday, November 10, 2026 at 2:00 Olaf Wieghorst Museum (131 | *7. The Board reached consensus* |

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| | Rea Avenue) | *to move the meeting to November 10. Lee Mench moved to approve the change, and Cathy Zeman seconded. (Due to Veterans Day)* |
| 8. Adjournment | 8. Meeting adjourned. | *8. Lee Mench moved to adjourn the meeting. Cathy Zeman seconded the motion. Meeting Adjourned.* |

Minutes taken by Gabby Manocchio, New City America.

10:43 AM
10/22/26
Accrual Basis

# Downtown El Cajon Bus. Partners
## Balance Sheet
### As of September 30, 2026

| | | Sep 30, 26 |
|---|---|---|
| **ASSETS** | | |
| **Current Assets** | | |
| **Checking/Savings** | | |
| **First Citizens Bank Savings** | | 109,078.33 |
| **US Bank - Gen Acct** | | 89,825.11 |
| **U.S. Bank - Programs** | | 6,221.90 |
| **Total Checking/Savings** | | 205,125.34 |
| **Accounts Receivable** | | |
| **Accounts Receivable** | | 3,300.00 |
| **Total Accounts Receivable** | | 3,300.00 |
| **Total Current Assets** | | 208,425.34 |
| **Fixed Assets** | | |
| **Vehicles** | | 40,583.28 |
| **Accumulated depreciation** | | -245,454.41 |
| **Leasehold Improvements** | | 88,399.56 |
| **Equipment** | | 249,661.53 |
| **Computer Equipment** | | 7,424.45 |
| **Total Fixed Assets** | | 140,614.41 |
| **Other Assets** | | |
| **Security Deposit** | | 480.00 |
| **Total Other Assets** | | 480.00 |
| **TOTAL ASSETS** | | **349,519.75** |
| **LIABILITIES & EQUITY** | | |
| **Liabilities** | | |
| **Current Liabilities** | | |
| **Accounts Payable** | | |
| **Accounts Payable** | | 1,360.14 |
| **Total Accounts Payable** | | 1,360.14 |
| **Other Current Liabilities** | | |
| **Payroll Liabilities** | | |
| **State Tax** | -358.43 | |
| **Federal Tax** | -1,762.32 | |
| **Total Payroll Liabilities** | | -2,120.75 |
| **Total Other Current Liabilities** | | -2,120.75 |
| **Total Current Liabilities** | | -760.61 |
| **Long Term Liabilities** | | |
| **Accrued Recertification Fees** | | 20,000.00 |
| **Total Long Term Liabilities** | | 20,000.00 |
| **Total Liabilities** | | 19,239.39 |
| **Equity** | | |
| **Unrestricted Net Assets** | | 561,958.65 |
| **Net Income** | | -231,678.29 |
| **Total Equity** | | 330,280.36 |
| **TOTAL LIABILITIES & EQUITY** | | **349,519.75** |

10:42 AM
10/22/26
Accrual Basis

Downtown El Cajon Bus. Partners
# Profit & Loss Budget Performance 2026-27
September 2026

| | Sep 26 | Budget | Jul - Sep 26 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| PBID DIRECT INCOME | 0.00 | | -1,759.74 | | |
| Environmental Enhancement | 0.00 | | 0.00 | | |
| PBID tax income | 0.00 | | -6,153.95 | | |
| 24-25 INCOME | 671.91 | | 671.91 | | |
| Assessments FY25-26 | 0.00 | 1,666.67 | 7,913.69 | 4,999.97 | 9,999.98 |
| Assessments FY26-27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Carry Forward | 0.00 | 52,500.00 | 0.00 | 157,500.00 | 315,000.00 |
| CD | 0.00 | 18,166.67 | 0.00 | 54,499.99 | 109,000.00 |
| Non Assessment Income | | | | | |
| Alley Cat Art Fest | 2,129.52 | | 8,120.06 | | |
| Artival | 0.00 | | 0.00 | | |
| Cajon Cruise | 0.00 | | 0.00 | | |
| Holiday Lights | 0.00 | | 0.00 | | |
| Interest-Savings, Short-term CD | 0.00 | | 0.00 | | |
| Music on Main | 0.00 | | 600.00 | | |
| September to Remember | 0.00 | | 0.00 | | |
| Sponsorships | 0.00 | | 3,800.00 | | |
| Grants | | | | | |
| ARPA | 0.00 | | 0.00 | | |
| Grants - Other | 0.00 | | 0.00 | | |
| Total Grants | 0.00 | | 0.00 | | |
| Non Assessment Income - Other | 0.00 | | 0.00 | | |
| Total Non Assessment Income | 2,129.52 | | 12,520.06 | | |
| Total Income | 2,801.43 | 72,333.34 | 13,191.97 | 216,999.96 | 433,999.98 |
| Expense | | | | | |
| 24-25 entries | 0.00 | | 0.00 | | |
| ARPA Grant | 0.00 | | 0.00 | | |
| Grants | 0.00 | 666.67 | 3,949.60 | 1,999.91 | 4,000.00 |
| Renewal of the District | 500.00 | 1,666.67 | 500.00 | 4,999.99 | 10,000.00 |
| Uncategorized expense | 0.00 | | 0.00 | | |
| ADMINISTRATION /MANAGEMENT | | | | | |
| Depreciation expense | 0.00 | | 0.00 | | |
| Accounting | 960.00 | 1,250.00 | 6,260.00 | 3,750.00 | 7,500.00 |
| Admin. Contract Services | 8,000.00 | 8,000.00 | 24,000.00 | 24,000.00 | 48,000.00 |
| Bank Fees | 0.00 | 8.33 | 0.00 | 25.01 | 50.00 |
| Dues and Membership Fees | 71.40 | 103.47 | 692.20 | 310.29 | 620.70 |
| Insurance - GL, D&O | 0.00 | 1,666.67 | 1,531.12 | 4,999.99 | 10,000.00 |
| Legal Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Office Supplies | 206.12 | 166.67 | 372.15 | 499.99 | 1,000.00 |
| Postage | 0.00 | 33.33 | 0.00 | 100.01 | 200.00 |
| Printing and Copying | 185.00 | 183.33 | 555.00 | 550.01 | 1,100.00 |
| Rent | | | | | |
| Storage Rent | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Meeting Space Rental | 0.00 | 200.00 | 400.00 | 600.00 | 1,200.00 |
| Rent - Other | 2,175.00 | 2,175.00 | 6,525.00 | 6,525.00 | 13,050.00 |
| Total Rent | 2,175.00 | 2,375.00 | 6,925.00 | 7,125.00 | 14,250.00 |
| Tech Support | 0.00 | 166.67 | 0.00 | 499.99 | 1,000.00 |
| Telephone, Telecommunications | 131.10 | 80.00 | 196.50 | 240.00 | 480.00 |
| Miscellaneous | 0.00 | | 0.00 | | |
| ADMINISTRATION /MANAGEMENT - Other | 0.00 | | 0.00 | | |
| Total ADMINISTRATION /MANAGEMENT | 11,728.62 | 14,033.47 | 40,531.97 | 42,100.29 | 84,200.70 |
| DIP/ ECON ENHAN | | | | | |
| Event Expenses | | | | | |
| Alley Cat Art Fest | 21,716.11 | 3,333.33 | 25,429.78 | 10,000.01 | 20,000.00 |
| Cajon Cruise | -1,350.00 | 1,083.33 | 3,550.00 | 3,250.01 | 6,500.00 |

Downtown El Cajon Bus. Partners

# Profit & Loss Budget Performance 2026-27

September 2026

| | Sep 26 | Budget | Jul - Sep 26 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| Music on Main | 130.23 | 5,333.33 | 31,577.52 | 16,000.01 | 32,000.00 |
| Holiday Lights | 0.00 | 2,500.00 | 500.01 | 7,500.00 | 15,000.00 |
| Sponsorships | 0.00 | 166.67 | 0.00 | 499.99 | 1,000.00 |
| Event Expenses - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Event Expenses | 20,496.34 | 12,416.66 | 61,057.31 | 37,250.02 | 74,500.00 |
| Advertising & Promotions | 228.67 | 416.67 | 1,076.87 | 1,249.99 | 2,500.00 |
| Banners | 8,570.33 | 2,333.33 | 19,553.78 | 7,000.01 | 14,000.00 |
| DIP Admin. Contract | 2,000.00 | 2,000.00 | 6,000.00 | 6,000.00 | 12,000.00 |
| Public Relations | 5,909.00 | 5,416.67 | 17,727.00 | 16,249.99 | 32,500.00 |
| Public Space Development | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Website | 0.00 | 800.00 | 4,800.00 | 2,400.00 | 4,800.00 |
| DIP/ ECON ENHAN - Other | 0.00 | | 0.00 | | |
| Total DIP/ ECON ENHAN | 37,204.34 | 23,383.33 | 110,214.96 | 70,150.01 | 140,300.00 |
| CIVIL SIDEWALKS / ENV ENHAN | | | | | |
| Compensation & Benefits | | | | | |
| Advance | 0.00 | | 0.00 | | |
| Garnishments | 0.00 | | 0.00 | | |
| Health Benefits | 0.00 | | 0.00 | | |
| Meals | 0.00 | 50.00 | 0.00 | 150.00 | 300.00 |
| Payroll Processing Fees | 227.57 | | 697.62 | | |
| Payroll Taxes | 4,208.98 | | 14,420.69 | | |
| Phone Stipend | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Salary & Wages | | | | | |
| Bonuses | 0.00 | 166.67 | 0.00 | 499.99 | 1,000.00 |
| Salary & Wages - Other | 10,733.38 | | 47,318.68 | | |
| Total Salary & Wages | 10,733.38 | 166.67 | 47,318.68 | 499.99 | 1,000.00 |
| Workers Comp | 0.00 | | 1,550.70 | | |
| Compensation & Benefits - Other | 0.00 | 24,833.33 | 0.00 | 74,500.01 | 149,000.00 |
| Total Compensation & Benefits | 15,169.93 | 25,050.00 | 63,987.69 | 75,150.00 | 150,300.00 |
| Civil Admin. Contract | 2,500.00 | 2,500.00 | 7,500.00 | 7,500.00 | 15,000.00 |
| Equipment Rental and Purchase | 169.99 | 500.00 | 758.53 | 1,500.00 | 3,000.00 |
| Maintenance Contractor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maintenance Supplies | 676.56 | 1,000.00 | 2,919.74 | 3,000.00 | 6,000.00 |
| Nursery Supplies & Equip. | 0.00 | 333.33 | 134.40 | 1,000.01 | 2,000.00 |
| Planters | 0.00 | 1,333.33 | 7,942.89 | 4,000.01 | 8,000.00 |
| Pressure Washing | 0.00 | 333.33 | 277.86 | 1,000.01 | 2,000.00 |
| Uniforms | 804.26 | 333.33 | 804.26 | 1,000.01 | 2,000.00 |
| Utilities | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Vehicles | | | | | |
| Fuel | 701.06 | 833.33 | 1,988.80 | 2,500.01 | 5,000.00 |
| Maintenance & Service | 0.00 | 366.53 | 3,359.56 | 1,099.69 | 2,199.28 |
| Vehicles - Other | 0.00 | | 0.00 | | |
| Total Vehicles | 701.06 | 1,199.86 | 5,348.36 | 3,599.70 | 7,199.28 |
| Unallocated Civil / Env Enhanc | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CIVIL SIDEWALKS / ENV ENHAN - Other | 0.00 | | 0.00 | | |
| Total CIVIL SIDEWALKS / ENV ENHAN | 20,021.80 | 32,583.18 | 89,673.73 | 97,749.74 | 195,499.28 |
| Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Expense | 69,454.76 | 72,333.32 | 244,870.26 | 216,999.94 | 433,999.98 |
| Net Ordinary Income | -66,653.33 | 0.02 | -231,678.29 | 0.02 | 0.00 |
| Other Income/Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | -66,653.33 | 0.02 | -231,678.29 | 0.02 | 0.00 |