Downtown El Cajon Business Partners – Executive Committee Meeting
Wednesday, October 28th, 2026 at Noon
The Olaf Wieghorst Museum (131 Rea Avenue)

CLOSED SESSION TO DISCUSS POTENTIAL LITIGATION ON ITEM 9

AGENDA:

1. **Introductions & Call to Order / Ron Nevels, President & Chair**
2. **Review of September 30th, 2026 Meeting Minutes** — *Action Item* — **P. 3-5**
3. **Financial Report / Tammy Deluca**
   a. FY27 YTD Draft Financial Report — *Action Item* — **P. 6-8**
   b. FY27 Revised 6 Month Operating Budget — *Action Item* — **P. 9-10**
4. **Management RFP for New District / Marco Li Mandri**
5. **Prescott Promenade Task Force: Update / Marco & Nate Prescott**
6. **Maintenance Operations: Update / Gabby Manocchio**
7. **Non-Agenda Public Comment & Announcements (1-Min. Max Per Person)**
   Please keep comments directed to non-agenda items.
8. **Old Business**
   It is the practice of the DECBP to formally request that an item under Old Business be pulled from the agenda and placed on a future agenda for discussion and/or action.
9. **CLOSED SESSION: BOARD MEMBERS & STAFF TO GO INTO CLOSED SESSION. GENERAL PUBLIC WILL BE EXCUSED FOR THE DURATION OF THE CLOSED SESSION. ANY DECISIONS MADE WILL BE REPORTED AFTER CLOSED SESSION.**
   a. Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2). One potential case involving employment-related claims.
10. **Next Committee Meeting:** **Wednesday, November 25th, 2026 at Noon**
    The Olaf Wieghorst Museum
11. **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
Executive Committee Meeting
Wednesday, September 30th, 2026, at 12:00 pm
Olaf Wieghorst Museum (131 Rea Avenue)

Present: Cathy Zeman, Ron Nevels, Paris Landen

Staff: Marco Li Mandri, Gabby Manocchio, Dominic Li Mandri, Tammy DeLuca

Public: Rich Riel, Bob, Osama Bayati

MINUTES:

Item	Discussion	Action Taken?
1. Introductions & Call to Order / Ron Nevels, President & Chair	1. Ron Nevels called the meeting to order at 12:00 pm.	*1. No action taken*
2. Review of May 27, 2026, Meeting Minutes	2. The minutes of the May 27, 2026, Executive Committee meeting were reviewed.	*2. Paris Landen moved to approve the minutes. Cathy Zeman seconded the motion. Motion passed unanimously.*
3. Financial Report / Tammy Deluca		
a. Draft FY27 YTD P&L Financials	a. Tammy DeLuca reviewed the YTD financial summary report. Paris Landen inquired about event budgeting.	*a. Cathy Zeman moved to accept the draft YTD P&L Financials. Paris Landen seconded. Motion unanimously passed.*
b. Authorization to Withdraw Certificate of	b. Tammy DeLuca reported that the Certificate of Deposit is currently set to	*b. Cathy Zeman authorized staff to*

Deposit Early	mature in February, but staff would like to withdraw the funds early. Tammy will inquire about any fees associated with the early withdrawal.	*withdraw the CD early. Paris Landen seconded. Motion passed unanimously.*
c. Final FY26 DECBP Audit & Management Report	c. Tammy DeLuca presented the final FY26 audit and noted that the draft budget included in the packet was not edited and therefore remains the final copy. Rich Riel expressed concerns regarding the CBD and PBID.	*c. No action taken*
4. District Renewal Results / Marco Li Mandri	4. 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. The new Community Benefit District budget will be presented to the Executive Committee in November, with the new district beginning January 1, 2027.	*4. No action taken*
5. Repayment of the Renewal Costs to the City / Marco a. Collection Process Options	a. Marco Li Mandri reported that $60,000 in renewal costs previously provided by the City must be repaid by June 30, 2027. Staff plans to allocate $20,000 toward the repayment from the current fiscal year budget, with the remaining obligation included in the next fiscal year budget. Rich Riel expressed concerns regarding the City providing funds to the PBID while the City is experiencing a budget deficit. Osama Bayati stated that he reviewed the applicable laws and believed the district's formation and use of funds were consistent with those provisions.	*a. No action taken*
6. Maintenance Operations: Update / Gabby Manocchio	6. Gabby Manocchio reported that two new maintenance employees have joined the team: Eddie Estrada, the	*6. No action taken*

	new maintenance supervisor, and Joseph Gonzalez. Staff also reported that the City raised concerns regarding the pressure washing reclamation system. Pressure washing will be paused until the issue is resolved, with the exception of Prescott Promenade, where pressure washing services will continue. Dominic Li Mandri has also begun assisting the maintenance crew to provide additional oversight and guidance.	
7. Non-Agenda Public Comment & Announcements (3-Min. Max Per Person)	7. Rich Riel raised concerns regarding the district renewal process, including the assessment amounts, voting process, and ballot participation. He also expressed concerns about the information provided to property owners and his opposition to the CBD.	*7. No action taken*
8. Old Business	8. Nothing to report.	*8. No action taken*
9. Next Committee Meeting	9. Wednesday, October 28th at 12 pm Olaf Weighorst Museum (131 Rea Avenue).	*9. No action taken*
10. Adjournment	10. Meeting adjourned.	*10. Ron Nevels 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

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
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

12:21 PM
10/22/26
Accrual Basis

Downtown El Cajon Bus. Partners
Profit & Loss Budget Overview
July through December 2026

	Jul - Dec 26	
Ordinary Income/Expense		
Income		
Assessments FY25-26		9,999.98
Carry Forward		315,000.00
CD		109,000.00
Total Income		433,999.98
Expense		
Grants		4,000.00
Renewal of the District		516.95
ADMINISTRATION /MANAGEMENT		
Accounting	7,500.00	
Admin. Contract Services	48,000.00	
Bank Fees	50.00	
Dues and Membership Fees	620.70	
Insurance - GL, D&O	10,000.00	
Office Supplies	1,000.00	
Postage	200.00	
Printing and Copying	1,100.00	
Rent		
Meeting Space Rental	1,200.00	
Rent - Other	13,050.00	
Total Rent	14,250.00	
Tech Support	1,000.00	
Telephone, Telecommunications	480.00	
Total ADMINISTRATION /MANAGEMENT		84,200.70
DIP/ ECON ENHAN		
Event Expenses		
Alley Cat Art Fest	20,000.00	
Cajon Cruise	6,500.00	
Music on Main	32,000.00	
Holiday Lights	15,000.00	
Sponsorships	1,000.00	
Total Event Expenses	74,500.00	
Advertising & Promotions	2,500.00	
Banners	14,000.00	
DIP Admin. Contract	12,000.00	
Public Relations	32,500.00	
Website	4,800.00	
Total DIP/ ECON ENHAN		140,300.00
CIVIL SIDEWALKS / ENV ENHAN		
Compensation & Benefits		
Meals	300.00	
Salary & Wages		
Bonuses	1,000.00	
Total Salary & Wages	1,000.00	
Compensation & Benefits - Other	149,000.00	
Total Compensation & Benefits	150,300.00	
Civil Admin. Contract	15,000.00	
Equipment Rental and Purchase	3,000.00	
Maintenance Supplies	6,000.00	
Nursery Supplies & Equip.	2,000.00	
Planters	8,000.00	
Pressure Washing	2,000.00	
Uniforms	2,000.00	
Vehicles		

12:21 PM
10/22/26
Accrual Basis

Downtown El Cajon Bus. Partners
Profit & Loss Budget Overview
July through December 2026

	Jul - Dec 26	
Fuel	5,000.00	
Maintenance & Service	2,199.28	
Total Vehicles	7,199.28	
Total CIVIL SIDEWALKS / ENV ENHAN		195,499.28
Contingency		9,483.05
Total Expense		433,999.98
Net Ordinary Income		0.00
Net Income		**0.00**