Greater Downtown El Cajon Improvement Association
Executive Committee Meeting
Wednesday, November 25th, 2026 at Noon
The Olaf Wieghorst Museum (131 Rea Avenue)

AGENDA:

1. **Introductions & Call to Order / Ron Nevels, President**
2. **Review of October 28th, 2026 Meeting Minutes** — ***Action Item*** — **P. 3-5**
3. **Financial Report / Tammy Deluca**
   a. FY27 YTD Draft Financial Report — ***Action Item*** — **P. 6-9**
   b. FY27 Draft Operating Budget — ***Action Item***
4. **Management RFP for New District / Paris Landen**
5. **Review & Approve DEC Farmers Market Contract / Chris Gomez** — ***Action Item***
6. **Review & Approve Music on Main 2027 Schedule & Budget / Chris** — ***Action Item*** — **P. 10-11**
7. **Reapproval of GDECIA Bylaws / Marco Li Mandri** — ***Action Item*** — **P. 12**
8. **McAlister Institute Work for Hope Program / Gabby**
9. **Maintenance Operations: Update / Gabby**
10. **Non-Agenda Public Comment & Announcements (1-Min. Max Per Person)**
    Please keep comments directed to non-agenda items.
11. **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.
12. **Next Committee Meeting:** **Wednesday, December 23rd, 2026**
    The Olaf Wieghorst Museum or Go Dark? ***Action Item***
13. **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, October 28th, 2026, at 12:00 pm
Olaf Wieghorst Museum (131 Rea Avenue)

Present: Cathy Zeman, Ron Nevels, Paris Landen, Nate Prescott

Staff: Marco Li Mandri, Gabby Manocchio, Tammy DeLuca

Public:

MINUTES:

Item	Discussion	Action Taken?
1. Introductions & Call to Order / Ron Nevels, President & Chair	1. Ron Nevels called the meeting to order at 12:01 pm.	*1. No action taken*
2. Review of September 30, 2026, Meeting Minutes	2. The minutes of the September 30, 2026, Executive Committee meeting were reviewed.	*2. Cathy Zeman moved to approve the minutes. Paris Landen 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.	*a. Cathy Zeman moved to accept the draft YTD P&L Financials. Paris Landen seconded. Motion passed unanimously.*
b. FY27 Revised 6 Month Operating	b. Tammy DeLuca reviewed the revised FY27 operating budget, noting	*b. Cathy Zeman moved to approve the*

Budget	adjustments to improve cash flow. Funds previously allocated for repayment to the City, which were forgiven, were moved to contingency. The revised budget will be presented at the November Board meeting.	*revised 6-month operating budget. Paris Landen seconded. Motion passed unanimously.*
4. Management RFP for New District / Marco Li Mandri	4. Nate Prescott reported that he located the previous management RFP, which the Board can use as a starting point for revisions. Paris Landen volunteered to serve as the point of contact for the contract. The committee discussed keeping staff out of the RFP process. The proposal will be presented at the November Board meeting, with 10 minutes allotted for the presentation and 10 minutes for questions and answers. The committee also discussed removing the PR RFP from the November Board agenda due to the agenda's length.	*4. No action taken*
5. Prescott Promenade Task Force: Update / Marco & Nate Prescott	5. Marco Li Mandri reported that City and DECBP staff met at Prescott Promenade to discuss a potential lease takeover. Topics included liability, hosting more events in the park rather than in the street, and potentially hiring a part-time ranger or officer to oversee the park. The committee discussed the park's potential to serve as a central gathering space for downtown.	*5. No action taken*
6. Maintenance Operations: Update / Gabby Manocchio	6. Gabby Manocchio reported that the maintenance team is operating smoothly and is implementing the Bigbelly units, which will soon be added to regular servicing. Staff is continuing to address repairs to the pressure washer and expect to have a clearer understanding of available funding for repairs or replacement after the FY27 operating budget meeting.	*6. No action taken*
7. Non-Agenda Public Comment &	7. Nothing to report.	*7. No action taken*

Announcements (3-Min. Max Per Person)		
8. Old Business	8. Nothing to report.	*8. No action taken*
9. CLOSED SESSION: BOARD MEMBERS TO GO INTO THE CLOSED SESSION. GENERAL PUBLIC WILL BE EXCUSED FOR THE DURATION OF THE CLOSED SESSION. ANY DECISIONS MADE WILL BE REPORTED AFTER THE CLOSED SESSION.	9. The Board adjourned to closed session to discuss significant exposure to litigation pursuant to Government Code § 54956.9(d)(2). The general public was excused for the duration of the closed session.	*9. No action was taken in closed session.*
10. Next Committee Meeting	10. Wednesday, November 25th at 12 pm. Olaf Weighorst Museum (131 Rea Avenue).	*10. No action taken*
11. Adjournment	11. Meeting adjourned.	*11. Ron Nevels moved to adjourn the meeting. Cathy Zeman seconded the motion. Meeting Adjourned.*

Minutes taken by Gabby Manocchio, New City America.

5:16 PM
11/18/26
Accrual Basis

Downtown El Cajon Bus. Partners
Balance Sheet
As of October 31, 2026

	Oct 31, 26	
ASSETS		
Current Assets		
Checking/Savings		
US Bank - Gen Acct		137,447.27
U.S. Bank - Programs		6,027.26
Total Checking/Savings		143,474.53
Accounts Receivable		
Accounts Receivable		3,500.00
Total Accounts Receivable		3,500.00
Total Current Assets		146,974.53
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		**288,068.94**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		400.00
Total Accounts Payable		400.00
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		-1,720.75
Long Term Liabilities		
Accrued Recertification Fees		20,000.00
Total Long Term Liabilities		20,000.00
Total Liabilities		18,279.25
Equity		
Unrestricted Net Assets		561,958.65
Net Income		-292,168.96
Total Equity		269,789.69
TOTAL LIABILITIES & EQUITY		**288,068.94**

5:15 PM
11/18/26
Accrual Basis

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

	Oct 26	Budget	Jul - Oct 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	0.00		671.91		
Assessments FY25-26	0.00	1,666.67	7,913.69	6,666.64	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	210,000.00	315,000.00
CD	0.00	18,166.67	0.00	72,666.66	109,000.00
Non Assessment Income					
Alley Cat Art Fest	0.00		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	417.05		417.05		
Misc.	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	417.05		12,937.11		
Total Income	417.05	72,333.34	13,609.02	289,333.30	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	2,666.58	4,000.00
Renewal of the District	16.95	86.16	516.95	344.63	516.95
Uncategorized expense	0.00		0.00		
ADMINISTRATION /MANAGEMENT					
Depreciation expense	0.00		0.00		
Accounting	1,845.00	1,250.00	8,105.00	5,000.00	7,500.00
Admin. Contract Services	8,000.00	8,000.00	32,000.00	32,000.00	48,000.00
Bank Fees	0.00	8.33	0.00	33.34	50.00
Dues and Membership Fees	109.39	103.47	801.59	413.76	620.70
Insurance - GL, D&O	0.00	1,666.67	1,531.12	6,666.66	10,000.00
Legal Fees	468.00	0.00	468.00	0.00	0.00
Office Supplies	476.45	166.67	848.60	666.66	1,000.00
Postage	100.00	33.33	100.00	133.34	200.00
Printing and Copying	185.00	183.33	740.00	733.34	1,100.00
Rent					
Storage Rent	0.00	0.00	0.00	0.00	0.00
Meeting Space Rental	400.00	200.00	800.00	800.00	1,200.00
Rent - Other	2,175.00	2,175.00	8,700.00	8,700.00	13,050.00
Total Rent	2,575.00	2,375.00	9,500.00	9,500.00	14,250.00
Tech Support	0.00	166.67	0.00	666.66	1,000.00
Telephone, Telecommunications	65.68	80.00	262.18	320.00	480.00
Miscellaneous	0.00		0.00		
ADMINISTRATION /MANAGEMENT - Other	0.00		0.00		
Total ADMINISTRATION /MANAGEMENT	13,824.52	14,033.47	54,356.49	56,133.76	84,200.70
DIP/ ECON ENHAN					
Event Expenses					
Alley Cat Art Fest	-1,350.00	3,333.33	24,122.98	13,333.34	20,000.00

5:15 PM
11/18/26
Accrual Basis

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

	Oct 26	Budget	Jul - Oct 26	YTD Budget	Annual Budget
Cajon Cruise	360.00	1,083.33	3,910.00	4,333.34	6,500.00
Music on Main	0.00	5,333.33	31,577.52	21,333.34	32,000.00
Holiday Lights	2,801.44	2,500.00	3,301.45	10,000.00	15,000.00
Sponsorships	0.00	166.67	0.00	666.66	1,000.00
Event Expenses - Other	0.00	0.00	0.00	0.00	0.00
Total Event Expenses	1,811.44	12,416.66	62,911.95	49,666.68	74,500.00
Advertising & Promotions	662.68	416.67	1,739.55	1,666.66	2,500.00
Banners	0.00	2,333.33	19,553.78	9,333.34	14,000.00
DIP Admin. Contract	2,000.00	2,000.00	8,000.00	8,000.00	12,000.00
Public Relations	5,909.00	5,416.67	23,636.00	21,666.66	32,500.00
Public Space Development	0.00	0.00	0.00	0.00	0.00
Website	0.00	800.00	4,800.00	3,200.00	4,800.00
DIP/ ECON ENHAN - Other	0.00		0.00		
Total DIP/ ECON ENHAN	10,383.12	23,383.33	120,641.28	93,533.34	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	200.00	300.00
Payroll Processing Fees	240.25		937.87		
Payroll Taxes	8,571.11		22,991.80		
Phone Stipend	0.00	0.00	0.00	0.00	0.00
Salary & Wages					
Bonuses	0.00	166.67	0.00	666.66	1,000.00
Salary & Wages - Other	24,574.85		71,893.53		
Total Salary & Wages	24,574.85	166.67	71,893.53	666.66	1,000.00
Workers Comp	615.76		2,166.46		
Compensation & Benefits - Other	0.00	24,833.33	0.00	99,333.34	149,000.00
Total Compensation & Benefits	34,001.97	25,050.00	97,989.66	100,200.00	150,300.00
Civil Admin. Contract	2,500.00	2,500.00	10,000.00	10,000.00	15,000.00
Equipment Rental and Purchase	-1,500.00	500.00	-741.47	2,000.00	3,000.00
Maintenance Contractor	0.00	0.00	0.00	0.00	0.00
Maintenance Supplies	413.40	1,000.00	3,333.14	4,000.00	6,000.00
Nursery Supplies & Equip.	130.89	333.33	265.29	1,333.34	2,000.00
Planters	0.00	1,333.33	7,942.89	5,333.34	8,000.00
Pressure Washing	52.53	333.33	330.39	1,333.34	2,000.00
Uniforms	0.00	333.33	804.26	1,333.34	2,000.00
Utilities	0.00	0.00	0.00	0.00	0.00
Vehicles					
Fuel	528.81	833.33	2,517.61	3,333.34	5,000.00
Maintenance & Service	512.33	366.53	3,871.89	1,466.22	2,199.28
Vehicles - Other	0.00		0.00		
Total Vehicles	1,041.14	1,199.86	6,389.50	4,799.56	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	36,639.93	32,583.18	126,313.66	130,332.92	195,499.28
Contingency	0.00	0.00	0.00	9,483.05	9,483.05
Total Expense	60,864.52	70,752.81	305,777.98	292,494.28	433,999.98
Net Ordinary Income	-60,447.47	1,580.53	-292,168.96	-3,160.98	0.00
Other Income/Expense	0.00	0.00	0.00	0.00	0.00

5:15 PM
11/18/26
Accrual Basis

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

	Oct 26	Budget	Jul - Oct 26	YTD Budget	Annual Budget
Net Income	-60,447.47	1,580.53	-292,168.96	-3,160.98	0.00

2026 Music on Main *10/16/26*

Draft P&L

INCOME

Source		Amount
DECBP Contribution		$48,000
DECBP Income		
Sponsorships		
US Bank		$1,500
Anthony's Seafood		$4,000
Vendors		$600
DECA Income		
Raffle	Cash	$12,808
	Venmo	$107
TOTAL DECBP & DECA INCOME		**$67,015**

EXPENSES

Vendor	Memo	Amount
DECBP Expenses		
Entertainment		
Thorr Music, LLC	June 5th Performance - Heart of Rock and Roll	$2,800
Entertainment Merchant Group LLC	June 12th - Ronstadt Revival	$2,800
Mark Murphy	June 19th Performance - Journeymen	$1,500
Daring Greatly LLC	June 26th Performance - Half Shot	$2,000
Jimmy's Buffet	July 3rd Performance - Jimmy's Buffet	$2,000
Whitney Shay	July 10th Performance - Whitney Shay	$2,400
Amor Prohibido Band LLC	July 17th Performance - Amor Prohibido	$2,400
Trey Hill	July 24th Performance - Trey Hill	$2,200
Fortunate Son	July 31st Performance - Fortunate Son	$2,600
Benito Meschoulam	August 7th Performance - Santana Ways	$2,000
PHT Entertainment, Inc	August 14th Performance - Patrick Howard Trampus Band	$2,000
Riversage Entertainment	August 21st Performance - Back to the Garden Band	$2,200
~~Jeff Snider~~	~~August 28th Performance - Soul Persuaders~~	~~$0~~
Siers Brothers	August 28th Performance - Siers Brothers	$1,800
Staff Support		
Charlotte Wood	Music on Main Support - June 2026	$400
Charlotte Wood	Music on Main Support - July 2026	$500
Charlotte Wood	Music on Main Support - August 2026	$400
Joseph Gonzalez	Music on Main Support - 7/24/26 - 8/28/26	$573
Joseph Gonzalez	Music on Main Support - 6/26/26 7/3/26	$221
Joseph Gonzalez	Music on Main Support - 7/10/26 7/17/26	$210
Eric Silva	Music on Main Support - 6/19/2026	$126
Audio & Visual		
William B Noble	June Sound Services	$2,600
William B Noble	July Service	$3,250
William B Noble	August Sound Services for music on Main	$2,600
Rentals & Services		
Paul Nestor	Photographer - 4 hours	$450
Safiros Sanitations	June Portable bathrooms & handwash stations	$1,369
Safiros Sanitations	July Portable bathrooms & handwash stations	$2,166
Safiros Sanitations	August Portable bathrooms & handwash stations	$1,369
Miscellaneous		
Amazon	Spandex table cover, 5 pack disk pad locks, money deposit bags, 50/50 raffle tickets,	$128
Amazon	cash box, Q hanger Hooks for outdoor string lights	$43

Amazon	2000 pcs 50/50 yello raffle tickets	$30
Amazon	Folding Chairs, Cooler, Weight Bags for pop up canopy	$425
Amazon	Fire Extinguisher	$59
Amazon	50/50 yellow raffle tickets	$75
Amazon	Yellow raffle tickets, laminating sheets, white zip ties	$112
Big 5 Sporting Goods	Tables for Raffle	$818
Chris Gomez	Water and Ice	$45
Chris Gomez	Ice, soda, water	$56
City of El Cajon	Deposit Refund - Chk# 683097	-$1,350
County Of San Diego EHAQ	Temporary Event Organizer Permit - Annual	$530
DECBP Petty Cash	Petty Cash Deposit - Returned	-$300
El Cajon Parks and Recreation	Permit #R3622	$5,625
Elite Wear Apparel Inc.	192 Hats - 24 orange , 24 hunter green, 24 maroon, 24 purple, 24 coyote brown, 24 black, 24 Oyst...	$2,529
Factory Direct Craft	Purple enamelware pails	$58
Fair Valley Liquor	Ice & Water	$29
Fair Valley Liquor	Water and Ice Music on main	$45
Fair Valley Liquor	Water and Ice Music on main	$18
Home Depot	Vigoro River Pebbles	$56
Office Depot	Cut Flyers	$5
Tammy DeLuca	Cash for Raffle Music on Main	$300
The UPS Store	UPS Heart of Rock and Roll's check	$17
T's & Signs Inc.	Music on Main Banners	$1,484
T's & Signs Inc.	28 Raffle Tables - Film heat transfer	$244
T's & Signs Inc.	12 Digital Decals 12 x 6 1 Gatorboard with laminated digital decal 24 x 36	$111
William B Noble	Audio Cables	$259
DECA Expenses		
Elite Wear Apparel Inc.	168 Hats for Raffle	$2,170
TOTAL DECBP & DECA EXPENSES		**$58,556**
VARIANCE		**$8,459**

E) Attend meetings of the Board of Directors at such times and places as required by these Bylaws and as further outlined in the "Meetings" Article.

F) Provide and maintain a current mailing address, email address, and direct telephone number with the Secretary of the Corporation. Notices of meetings mailed, emailed, or delivered in person to the address or contact information provided to the Corporation shall constitute valid notice to the Director.

G) Comply with the attendance requirements set forth in Subsection 4 of this Article. Missed meetings, whether due to excused or unexcused absences, shall be addressed in accordance with the "Vacancies and Removal" Section of this Article.

Section 4. Vacancies and Removal

Vacancies on the Board may result from the death, removal or resignation of a Director as provided in this Section, or by a duly enacted increase in the number of authorized Board members.

Any Board member with two (2) unexcused absences from regularly scheduled Board meetings within the fiscal year period shall be automatically removed from the Board without any formal action required to be taken by the Board. Any Board member who misses four (4) regular Board meetings within the fiscal year period, based on a mix of excused or unexcused, shall be automatically removed from the Board without any formal action required to be taken by the Board, unless they are previously requested a leave of absence.

If an Alternate is present more than three (3) times at a meeting within a fiscal year, as a representative of the primary Director, the Executive Committee can request the primary Board member to step down, take a leave of absence or be removed.

The Board of Directors may remove and declare vacant the seat of a Director who has been declared of unsound mind by a final order of court, or for whom a guardian or conservator of the person has been appointed by a court, or who has been convicted of a felony, or who has been found by a final order or judgment of any court to have breached any duty under Section 5230 and following of the California Nonprofit Corporation Law.

Any Director may be removed from the Board without cause by an affirmative vote of Directors constituting at least two-thirds (2/3) of the total membership of the Board then in office. Written notice of the Board's intention to remove a Director from the Board shall be given fifteen (15) days prior to the date of the proposed removal vote. The notice shall identify the reasons for the proposed removal and shall provide an opportunity for the subject Director to appear and be heard, orally or in writing, not less than five (5) days before the removal vote. The notice shall be sent to the subject Director by first class or certified mail. Any removal vote shall be by secret written ballot. Upon an affirmative vote of removal of a Director, the removed Director's seat shall be deemed vacant.

Any Director may resign effective upon giving written notice to the President or, the Secretary of this Corporation. The effective date of the resignation shall be the effective date stated in the notice of resignation, or if no date is specified in the notice, the resignation shall be effective on the date the notice of resignation is received by the President or the Secretary. Upon the effective date of the resignation, the resigned Director's seat shall be deemed vacant,