



Little Italy Association of San Diego - Board of Directors Meeting
Tuesday, July 12, 2022 at 8:30 am
Zoom Virtual Meeting: <https://us02web.zoom.us/j/86336832847>
or call 1-669-900-6833 / Meeting ID: 863 3683 2847 / Password: 3898

CLOSED SESSION TO DISCUSS LEGAL SETTLEMENT ITEM ON ITEM 7

AGENDA

1) Zoom Meeting Protocol & Introductions / Steve Galasso, President

All participants will be put on mute during the topic presentation and then the moderator will unmute the microphones to take comments/feedback. Please keep comments directed to the topic being discussed.

2) Approval of AB361 Continuing Virtual Meetings

Action Item P. 3

Find and determine that a state of emergency remains in effect at the state level, and that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

3) Minutes of the June 7, 2022 Meeting

Action Item P. 4-8

4) Non-Agenda: Public Comment & Announcements

5) Committee Reports

Organization Committee / Steve Galasso

- a. General Liability Insurance & MAD Contract Language Amendment / Marco Li Mandri **P. 9-10**
- b. City Contract Requirements: Bylaws Review & Harassment/Inclusivity Trainings / Chris
- c. Elections Process & Timeline / Chris Gomez **P. 11-14**
- d. FY22 New City America Annual Performance Review Process & Timeline / Chris **P. 15-17**
- e. FY22 Get-or-Give Recap, Self-Reporting & Board Attendance / Chris **P. 18-19**
- f. Skip August's Board Meeting / Marco **Action Item**
- g. Next Meeting: **Monday, July 25, 2022 at 9:30am**
Visit: <https://us02web.zoom.us/j/84282965915> or
Call: 1-669-900-6833 / Meeting ID: 842 8296 5915
Password: 3898

Finance Committee / Bryan Thompson

- a. YTD Financial Report / Jeri Keiller & Bryan **Action Item P. 20-21**
- b. County of San Diego NR (\$40K) & CE (\$25K) Grants / Marco
- c. Next Meeting: **Thursday, August 4, 2022 at 9:30am**
Visit: <https://us02web.zoom.us/j/89512061200> or
Call: 1-669-900-6833 / Meeting ID: 895 1206 1200
Password: 3898

District Identity & Placemaking (DI&P) Committee / Perry Meyer

- a. Olive Creative Strategies Report **P. 22-26**
- b. Little Italy Mercato (Saturdays & Wednesdays) / Catt White
- c. ArtWalk Summer Series / Curt Brooker **Various Dates**
- d. Taste of Little Italy / Curt **Wrap-Up P. 27**
- e. San Diego Padres Italian Heritage Night / Chris **Fri., 7/29**

- f. Marine Band San Diego Summer Concert / Chris Sat., 7/30
- g. Casino di Piazza / Chris Fri., 9/16
- h. Little Italy State of the Neighborhood / Chris Thu., 9/22
- i. Amici Park Redesign / Marco **Action Item**
- j. Little Italy Venues – Update / Curt
- k. San Diego Hospitality Associates Tours – Update / Chris
- l. Next Meeting: **Friday, July 15, 2022 at 9:00am**
Visit: <https://us02web.zoom.us/j/83003333549> or
Call: 1-669-900-6833 / Meeting ID: 830 0333 3549
Password: 3898

Neighborhood Advisory Committee (NAC) / Jeri Keiller

- a. No Updates

Parking & Mobility Committee / Luke Vinci

- a. Creative Crosswalks
- b. Gateway Pedestrian Barrier Pots

P. 28-29

P. 30

6) Community Reports

SDPD, City Attorney's Office, Senator Atkins' Office, Assemblyman Ward's Office, Supervisor Lawson-Remer's Office, Mayor Gloria's Office, Councilmember Whitburn's Office, Our Lady of the Rosary, Washington Elementary School, Convivio and DCPC.

7) CLOSED SESSION: BOARD MEMBERS & STAFF TO GO INTO CLOSED SESSION TO DISCUSS LEGAL SETTLEMENT ITEM. GENERAL PUBLIC WILL BE EXCUSED FOR DURATION OF CLOSED SESSION. ANY DECISIONS MADE WILL BE REPORTED AFTER CLOSED SESSION.

- a. **SDOG v. San Diego et al** **Action Item**

8) Other

- 9) Next Meeting: **August 2, 2022 or September 6, 2022 at 8:30 am.**
Visit: <https://us02web.zoom.us/j/81754825757> or
Call: 1-669-900-6833 / Meeting ID: 817 5482 5757
Password: 3898

10) 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 2210 Columbia Street, San Diego, CA 92101 and on the LIA 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 Chris Gomez at 619-233-3898 or via email at chris@littleitalysd.com at least 48-hours prior to the meeting. **VIRTUAL MEETING / COVID-19.** Due to precautions associated with COVID-19 and following current state law (AB 361) regarding the Brown Act, all LIA Board and Committee meetings, until further notice, will be held by teleconference only. Members of the public can listen and participate in meetings over the phone and through the internet.

AB 361 Overview
9/30/2021

On September 16, 2021, AB 361 was adopted on an urgency basis (AB 361, section 9) meaning it has immediate effect. Shortly thereafter, Governor Newsome issued an executive order delaying implementation until October 1. After October 1 and through January 1, 2024 (when the bill sunsets), bodies subject to the Brown Act can continue to meet electronically (without the need to allow the public to participate from a physical location) after making specific findings and subject to added requirements.

Findings

A body subject to the Brown Act may continue to meet virtually when:

- 1) **it is meeting during a proclaimed state of emergency AND**
- 2) **either: state or local officials have imposed or recommended measures to promote social distancing OR the body is meeting to determine or has determined by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.**

Thereafter, at least every 30 days the body must make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

- (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
- (ii) State or local officials continue to impose or recommend measures to promote social distancing

Additional Requirements

In addition to requirements established under the Governor's Executive Orders, public entities that continue to meet virtually must also:

- Allow real-time public comment; may not require public comments to be submitted in advance.
- Allow people to register (get in line) to give public comment during the entire public comment period for a given item.
- Suspend any action in the event of a service interruption. If there is a disruption (within the agency's control) that prevents broadcast of the meeting or prevents the public from providing comments, the body may not take actions until service is restored or those actions may be challenged.



Little Italy Association of San Diego - Board of Directors Meeting
Tuesday, June 7, 2022, at 8:30 am
Zoom Virtual Meeting: <https://us02web.zoom.us/j/86336832847>
or call 1-669-900-6833/Meeting ID: 863 3683 2847/Password: 3898

PRESENT Lou Palestini, Danny Mocerri, Luke Vinci, Jeri Keiller, Bryan Thompson, Ryan Blum, Joey Busalacchi, Annette Casemero, Sandi Cottrell, Jim DeSpenza, Catt Fields White, Rich Gustafson Pasquale Ioele, Jocelyn Marcus, Davis Newton, Jack Pecoraro, Lee Scriver, Diana Strauss Casey, Father Joe Tabigue, Tom Zolezzi

EXCUSED Joe Cordileone, Steve Galasso, Juan Nuñez.

UNEXCUSED Domenic Brunetto

GUESTS Jenn Borba Von Stauffenberg, Curt Brooker, Latrell Crenshaw, Megan Elledge, Marsha Lyon, Perry Meyer, Kathi Meyer, Mary Elizabeth Novell, Jacob Rocha, Wendy Rueben, Joe Scaglione, Officer Larry Turner

STAFF Marco Li Mandri, Chris Gomez, Dianne Serna De Leon, Dominic Li Mandri, Larisa Medina, Alicia Douglas

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Zoom Meeting Protocol & Introductions	The meeting was called to order at 8:30 a.m. by the Secretary, Luke Vinci. Chris Gomez reviewed the Zoom meeting etiquette.	No action taken
2. Continuing Virtual Meetings Pursuant to AB 361	2. Chris Gomez advised that the Board and Committees need to ratify a vote at each meeting stating that we will continue to meet via Zoom, until the Board and Committees are comfortable with resuming in-person meetings.	2. Luke Vinci moved to accept the vote to continue meeting via Zoom. Bryan Thompson seconded the motion. Unanimously approved.

3. Review of May 3, 2022, Board Minutes	3. Minutes from May 3, 2022, were reviewed.	3. Diana Strauss Casey moved to accept the Board Minutes. Luke Vinci seconded the motion. Unanimously approved.
4. Non-Agenda: Public Comment Introductions and Announcements	<p>4. Latrell Crenshaw from Economic Development gave an update.</p> <p>Latrell shared that on July 13, 2022, Temporary Outdoor Business Operations (TOGOs) will expire, and Spaces as Places will begin.</p> <p>Latrell will explore which enforcement agency will be available for sidewalk vending after 5:00pm.</p> <p>He will also report back regarding general liability information.</p>	4. No action taken
<p>5. Committee Reports <i>Org Committee:</i> <i>Steve Galasso;</i></p> <p>a. Set Annual Meeting & Appoint Nominations Task Force</p> <p>b. Board Seat Changes</p> <p>i. Perry Meyer Resignation</p> <p>c. Get-or-Give Recap,</p>	<p>5.a. Chris shared that the Board and Committees need to set a date for the Annual Meeting, the Org Committee is recommending that the Annual Meeting be set for September 13, 2022.</p> <p>Chris informed the Board that a Nominations Task Force needs to be appointed.</p> <p>Steve Galasso, Jim DeSpenza, and Jeri Keiller were nominated for the Nominations Task Force.</p> <p>5.b. Chris announced that Perry Meyer submitted his resignation. Perry will remain on the DI & P Committee.</p> <p>5.i. Marco LiMandri, Chris, and the Board thanked Perry for his years of service.</p> <p>5.c. Chris informed the Board that the Get-or-</p>	<p>5.a. Danny Mocerri moved to approve the date for the Annual meeting. Luke Vinci seconded the motion. Unanimously approved.</p> <p>Luke Vinci moved to approve the TF. Ryan Blum seconded the motion. Unanimously approved.</p> <p>5.b. No action taken</p> <p>5.i. No action taken</p> <p>5.c. No action taken</p>

<p>Self-Reporting Reminder & Board Attendance/Chris</p> <p>d. Next Meeting:</p>	<p>Give YTD summary and self-reporting form is on pages 11, 12 and 21 of the Board packet. Please contact Chris with any updates or changes.</p> <p>5.d. Next Meeting will be on Friday, June 24, 2022, at 9:00 a.m. Visit: https://us02web.zoom.us/j/81021630978 or call: 1-669-900-6833. Meeting ID: 81021630978 Password: 3898</p>	<p>5.d. No action taken</p>
<p><i>Finance Committee: Bryan Thompson;</i></p> <p>a. YTD Financial Report/Jeri Keiller & Bryan Thompson</p> <p>b. Next Meeting:</p>	<p>5.a. Jeri Keiller presented the YTD financials.</p> <p>5.b. Next Meeting will be on Thursday, June 23, 2022, at 2:00 p.m. Visit: https://us02web.zoom.us/j/87386704075 or call: 1-669-900-6833. Meeting ID: 873 8670 4075 Password: 3898</p>	<p>5.a. Luke Vinci moved to accept the YTD Financial Report. Bryan Thompson seconded the motion. Motion passes. Jeri Keiller, Sandi Cottrell, and Catt Fields White abstained.</p> <p>5.b. No action taken</p>
<p>Committee Reports <i>DISI Committee: Perry Meyer</i></p> <p>a. New Name & Meeting Date (3rd Friday of the Month)</p> <p>b. Olive Creative Strategies Report</p> <p>c. Little Italy Mercato (Saturdays & Wednesdays) / Catt White</p>	<p>5.a. Chris announced that the new name for the DISI Committee will be District Identity and Placement (DI & P). Moving forward, the DI & P meetings will be held on the third Friday of each month.</p> <p>5.b. Larisa Medina from Olive Creative Strategies reported on Little Italy PR and social media activities.</p> <p>5.c. Catt Fields White reported on current Mercato activities.</p>	<p>5.a. No action taken</p> <p>5.b. No action taken</p> <p>5.c. No action taken</p>

d. ArtWalk Summer Series	5.d. Curt Brooker reported on the Artwalk Summer Series. The Summer Series will take place on various Sundays in June and July from 11:00am-5:00pm.	5.d. No action taken
e. Taste of Little Italy	5.e. Curt reported on the Taste of Little Italy. This will be a 2-day event, taking place on June 21 and 22, 2022.	5.e. No action taken
f. San Diego Padres Italian Heritage Night	5.f. Chris shared that the San Diego Padres Heritage Night will take place on July 29, 2022. For every ticket sold, \$3.00 will be split between LIA, Convivio & the ICC. Each ticket purchased will include a commemorative hat co-created by Chris Gomez.	5.f. No action taken
g. Marine Band San Diego Summer Concert	5.g. Chris informed the Board that the Marine Band San Diego Summer Concert will take place on Saturday, July 30, 2022, at 6:00pm. Chris thanked Steve Galasso for acquiring US Bank as a sponsor for this event.	5.g. No action taken
h. Little Italy Venues	5.h. Curt gave an update on LI Venues.	5.h. No action taken
i. San Diego Hospitality Associates Tours	5.i. Chris shared that Anthony Davi finalized a ticketing portal for San Diego Hospitality Tours. Chris will send out an email when the portal is live. Chris thanked Larisa for her assistance with this effort.	5.i. No action taken
j. Next Meeting:	5.j. Friday, June 17, 2022, at 9:00am Visit: https://us02web.zoom.us/j/8300333549 or Call: 1-669-900-6833 / Meeting ID: 830 0333 3549 Password: 3898	5.j. No action taken
Neighborhood Advisory Committee (NAC)- Jeri Keiller		
a. No Update	5.a. Marco informed the Board that we currently have a stay away order pending for "Lori Doe". We are also in the process of obtaining a new stay away order for an aggressive male, name unknown. The unhoused citizen encampments under	5.a. No action taken

	the Grape Street bridge are an ongoing issue. Marco stated that patrons should not have to walk in the street to avoid these encampments.	
<i>Parking & Mobility Committee: Luke Vinci</i>		
a. Columbia Street Restriping	5.a. Luke Vinci informed the Board that the restriping on Columbia Street was discussed at the Org meeting. A decision was made to take a more aggressive approach if nothing is completed by September.	5.a. No action taken
b. Creative Sidewalks	5.b. Chris stated that the Creative Sidewalks project will be completed this summer.	5.b. No action taken
c. Gateway Pedestrian Barrier Pots	5.c. Chris informed the Board that new pedestrian barrier pots will replace the existing pots located at the Little Italy Gateways.	5.c. No action taken
6. Community Reports	6. Megan Elledge from Supervisor Lawson-Remer's shared information on the new Resiliency Budget. Megan reported that in an effort to reduce homelessness in San Diego, the County is creating 100 new positions to expand mental and behavioral health services. They are investing \$7.6 million in a mobile crisis response team, \$10 million to partner with cities to buy shelters, and \$1.3 million for San Diego residents to qualify for food assistance and Medi-Cal.	6. No action taken
9. Other	9. Nothing to report	7. No action taken
8. Next Meeting	8. The next Board meeting will be on Tuesday, July 12, 2022, at 8:30am. https://us02web.zoom.us/j/81754825757 or call: 1-669-900-6833/Meeting ID: 817 5482 5757 Password: 3898	8. No action taken
9. Adjournment	9. Meeting Adjourned	9. Luke Vinci moved to adjourn the meeting. Bryan Thompson seconded the motion. Unanimously approved.

Minutes taken by Dianne T. Serna De León, Staff

LOSS HISTORY

General Liability				
YEAR	Amount	Notes	Type	Litigated
2014-2015	\$0			
2015-2016	\$125,000		Trip/Fall - Sidewalk	Yes
2016-2017	\$2,250	Expense Only	Trip/Fall - Street/Curb	No
2017-2018	\$106,216		Trip/Fall - Sidewalk-Tree Grate	Yes
2018-2019	\$0			
2019-2020	\$50,000	Open	Trip/Fall - Sidewalk-Tree Grate	Yes
2020-2021	0			

Business Automobile (Auto Liability and Garagekeepers Legal)				
YEAR	Amount	Notes	Type	
2014-2015				
2015-2016	\$7,157	2, GKLL		Collision (No BI)
2015-2016	\$11,844	1 GKLL, 1 Owned Auto Phys Dam		Collision (No BI)
2016-2017	\$0	3 allegations - Nothing paid		Valet - Allegations only
2017-2018	\$0			
2018-2019	\$15,286	Insured vehicle collided with other vehicle during U-Turn.		
2019-2020	\$0			
2020-2021				

Property				
YEAR	Amount	Notes	Type	
2014-2015	\$0			
2015-2016	\$0			
2016-2017	\$0			
2017-2018	\$39,395	Inland Marine	Water Damage - Fountain - Inland Marine	
2018-2019	\$0			
2019-2020	\$0			
2020-2021	\$0			

Marco Li Mandri

From: Marco Li Mandri
Sent: Monday, October 25, 2021 9:33 AM
To: Bibler, Christina; Studebaker, Elizabeth; Jesus Cardenas
Subject: FW: [EXTERNAL]

Jesus, Christina and Liz

Please see below from Stacy Plotkin Wolff regarding the insurance and liability issues that are impacting Little Italy. Please see what she is recommending, which is something we sought, but I think you were waiting for a response from the CA's office. They are now putting the ball in your court. How do we attempt to resolve this asap. Our insurance general liability insurance is over \$100,000 per year now. This must change.

I am open to meet with whoever to resolve this. We need to amend our MAD agreement to dispense with the defense and indemnification obligations. Thanks

Marco

From: Plotkin-Wolff, Stacy <SJPWolff@sandiego.gov>
Sent: Monday, October 25, 2021 8:02 AM
To: Marco Li Mandri <marco@newcityamerica.com>
Subject: RE: [EXTERNAL]

Good morning, Marco,

I understand my management has corresponded with you about issues of defense and indemnification issues, as well as all persons obligations to timely respond to subpoenas. Based on that correspondence, you are probably aware that we are bound by contractual and ethical duties to tender cases to third parties for defense and indemnification when there is a basis to do so. **The best (and likely only) way to seek changes to the contracts to dispense with the defense and indemnification obligations is through the Office of the Mayor and the City Council.**

Thank you for your continuing partnership and expected responsiveness to our office's requests for information.

Stacy J. Plotkin-Wolff

Acting Chief Deputy City Attorney
 Office of the City Attorney - Civil Division
 1200 Third Avenue, Suite 1100
 San Diego, CA 92101
 (619) 533-5800 (main)
 (619) 236-6486 (direct)
 (619) 533-5856 (fax)

LITTLE ITALY ASSOCIATION OF SAN DIEGO 2022-2023/24 BOARD OF DIRECTORS' NOMINATIONS

The Little Italy Association of San Diego (LIA) is preparing for its annual Board of Directors' nominations. If you or someone you know would like to be considered for either a Property Owner, Business Owner, Resident / Tenant or Community-at-Large seat, please do one of the following to receive an application.

Drop-In / 2210 Columbia Street (Mon.-Fri. from 9am-5pm)

Call to Request a Copy / 619-233-3898

Email / chris@littleitalysd.com

Visit Website / www.LittleItalySDElections.com (Bottom of Page)

Visit www.LittleItalySDElections.com to review the requirements to be considered as a valid nominee for the LIA Board of Directors. **Applications must be received by Friday, August 19, 2022 by 5pm.**

The LIA Annual Meeting will be held on Tuesday, September 13, 2022. At that time the Board will consider eligible nominees put forward by the Nominations Task Force.

LITTLE ITALY ASSOCIATION OF SAN DIEGO ANNUAL REPORT

Visit www.LittleItalySDAnnualReport.com to view the current and past LIA Annual Reports. If you are interested in receiving a hard copy, you can visit the LIA Office during office hours.

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2210 Columbia Street
San Diego, CA 92101



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San Diego, CA 92101

**LITTLE ITALY ASSOCIATION
BOARD OF DIRECTORS' NOMINATION APPLICATION
DUE FRIDAY, AUGUST 19, 2022 BY 5:00PM**

**LITTLE ITALY ASSOCIATION
BOARD OF DIRECTORS' NOMINATION APPLICATION
DUE FRIDAY, AUGUST 19, 2022 BY 5:00PM**



2210 Columbia Street
San Diego, CA 92101



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San Diego, CA 92101

**LITTLE ITALY ASSOCIATION
BOARD OF DIRECTORS' NOMINATION APPLICATION
DUE FRIDAY, AUGUST 19, 2022 BY 5:00PM**

**LITTLE ITALY ASSOCIATION
BOARD OF DIRECTORS' NOMINATION APPLICATION
DUE FRIDAY, AUGUST 19, 2022 BY 5:00PM**

Little Italy Association of San Diego
Board of Directors' Nomination Application



DUE: Friday, August 19, 2022 by 5:00pm

Note: Application may answer questions by simply attaching a resume.

Applicant Name: _____

Mailing Address: _____ City, ST Zip: _____

Email: _____ Phone: Landline / Cell _____

I am applying for the following Little Italy Association (LIA) Board Seat:

- Property Owner
- Business Owner
- Residential/Tenant
- Community-at-Large

CURRENT / PAST BOARD OR COMMITTEE POSITIONS

Organization	From/To	Organization	From-To
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

FUNDRAISING EXPERIENCE

Organization	Amount raised?	What was your role?
_____	_____	_____
_____	_____	_____
_____	_____	_____

VOLUNTEER EXPERIENCE

Organization	What was your role?
_____	_____
_____	_____
_____	_____

CURRENT OR PAST RELATION(S) WITH LIA

Contact	Please describe.
_____	_____
_____	_____
_____	_____

LIA Board of Directors' Nomination Application

SKILLS & AVAILABILITY

Please describe the area(s) of expertise and/or contribution you feel you can make to further the mission of the LIA?

What other volunteer commitments do you currently have?

OUR ORGANIZATION

Why are you interested in joining the LIA?

What Committee are you interested in serving on? (Please select at least one.)

For a list of the Committees and their duties, visit www.LittleItalySDMeetings.com.

- Finance
 District Identity & Placemaking
 Neighborhood Advisory
 Parking & Mobility
 Project Review
 Sidewalk Operations, Beautification & Operations
 Legacy

The LIA Board of Directors meets on the first Tuesday of every month at 8:30am. The meeting generally lasts about one and a half (1.5) hours. Do you have any standing commitments that create a scheduling conflict for you? Yes No

The LIA Board of Directors are required to participate in our Get-or-Give program and raise a minimum of \$1,500 (annually) or donate time for special projects or events. Will you be able to support and fulfill this obligation? Yes No

The LIA Board of Directors and staff are required, based on our contractual obligations, to go through anti-harassment, inclusivity and equity training annually. Do you agree to go through these trainings at the expense of the LIA? Yes No

I certify that the statements made on this application are true and correct to the best of my knowledge. It is understood that this application will be reviewed by the Nominations Task Force of The Little Italy Association. I also understand that the Nomination Task Force reserves the right to decline applications moving forward to the Board without explanation.

Signature

Date



FY22 New City America, Inc. (NCA) Performance Review Timeline

- Jun. 24, 2022** **Org Committee Meeting**
Review FY22 NCA Performance Review format and select next Org Committee meeting to do actual review.
- Between Meetings** **Org Committee & NCA Tasks**
Org Committee to use Word document (FY22 NCA Performance Review Template) sent to them by Chris to write their personal notes/review of each item in every category and return to Jeri one (1) week before the next Org Committee meeting.
- NCA to use the FY22 NCA Performance Review Template to draft self-evaluation and compensation range request for consideration by Org and Finance Committees.
- Jul. 25, 2022** **Org Committee Meeting (All Officers must be present)**
Conduct review with NCA staff. Review all the Officers' comments submitted to Jeri and conduct final evaluation and suggest compensation range for Finance Committee's consideration.
- Aug. 4, 2022** **Finance Committee Meeting**
Review Org Committee's final performance review and compensation range. Accept performance review and make recommendation to Board for compensation.
- Sep. 13, 2022** **Board of Directors' Meeting (Closed Session)**
Review Org Committee's final performance review and Finance Committee's recommendation on compensation. Discuss, accept performance review and approve compensation, if any.

LITTLE ITALY ASSOCIATION OF SAN DIEGO

GOALS AND FOCUS FOR NEW CITY AMERICA FOR FY 2021-2022

NCA FOCUS:	DISCUSSION
1. MAINTENANCE	
a. Prioritize general maintenance for community	ALWAYS A PRIORITY FOR NCA. BETTER COMMUNICATION WITH THE MAINTENANCE SUPERVISOR TO ENSURE DIRECTIONS ARE CARRIED OUT.
b. Improve scheduled cleaning of Piazza della Famiglia	MONDAY MORNING WASH DOWN. ON-GOING RESEARCH TO FIGURE OUT BEST WAY TO KEEP PIAZZA CLEAN.
2. FINANCES	
a. Budget process completed and reviewed as early as possible.	DEADLINE - JULY 1
b. Fund raising for new public spaces.	
c. Other resources – tile sales, new grants, etc.	ON GOING EFFORTS TO SELL TILES BY NCA AND BOARD. "EDUCATE" BOARD ON HOW TO RAISE FUNDS.
d. Fund raising for cultural events	DISCUSS OPPORTUNITIES FOR EVENTS WITH DISI. MINIMALLY ALL EVENTS NEED TO BREAK EVEN.
e. Insurance covered by City	ON GOING EFFORT BY NCA. KEEP FINANCE/BOARD INFORMED OF EFFORTS.
f. Receive more general benefit services from the City	MARCO IS WOKING WITH THE CITY TO RE-WRITE APPLICABLE PORTIONS OF CONTRACT DURING 2021-2022
g. Support Mercato expansion	PRIORTITY FOR LIA AND NCA
h. Make savings a priority (accomplished by insuring surplus net income for each year)	DEVELOP BUDGET THAT PROVIDES NET EXCESS INCOME TO PERMANENTLY INCREASE SAVINGS. BUDGET DEADLINE JULY 1.
i. Determine future of legacy committee	ACCOMPLISH EARLY 2021-2022
j. Long term financing for major infrastructure requirements	RESERVE STUDY TO BE DONE. WORK WITH FINANCE ON HOW TO FUND CAPITAL REQUIREMENTS
k. Funding for replacement of Little Italy flags on a regular basis	PROVIDE IN BUDGET.
3. PROGRAMS AND EVENTS	
a. Add back cultural events	SEE ABOVE

4. COMMUNICATION	
a. Transition plan for retirement of Marco-discuss with Org and Board	NO PLANS TO RETIRE FOR 5 YEARS. WORK WITH CHRIS AND DOMINIC FOR A SMOOTH TRANSITION.
b. Community Newsletter on monthly or quarterly basis	JULY 1 NEWSLETTER WILL BEGIN AGAIN. QUARTERLY OR MONTHLY DEPENDING ON CONTENT.
5. OPERATIONS	
a. Secure location for LIA – short and long term	CONTACT IN JUNE - YEAR TO YEAR LEASE AT CURRENT LOCATION. INVESTIGATING ALL OPTIONS FOR RENT AND PURCHASE.
b. Complete Bollard project	PLAN IN PLACE FOR COMPLETION DURING 2021-2022
c. Complete securing funds and resolve open issues to remodel Amici Park	EXPECT DECISION ON FUNDING JUNE 15TH. AUGUST FUNDING.
d. Install Fat City sign	NO LOCATION DECIDED YET.
6. COMMUNITY/CITY-COUNTY RELATIONS	
a. Busker and sidewalk vendor ordinances	MARCO IS WORKING ON RE-WRITES OF CITY RULES FOR EACH.
b. Secure sites for historic homes	VERY DIFFICULT. NO PROPERTY AVAILABLE AT THIS TIME. WHEN SOMETHING IS AVAILABLE, WORK WITH PROJECT REVIEW COMMITTEE.
c. Work with MTS on possible Airport link site	ON GOING COMMUNICATION WITH MTS FOR STATION LOCATED AT AIRPORT.
d. Support development of Neighborhood Advisory Committee	CHRIS TO WORK WITH 'JERI - VOTING STRUCTURE, MEMBERSHIP, DEFINITION OF RESPONSIBILITIES. "QUALITY OF LIFE" ISSUES.
e. Improve relationships with community and neighborhood organizations	
f. Support permanent outdoor seating – parkletts	CITY ANNOUNCEMENT OF PLANS
g. More public art by individuals and tuna fishing industry	PUBLIC ARTS TASK FORCE
h. Congestion on India Street.	
i. Parking conversions to maximize spots	
HOMELESS	
a. Security and safety	ON-GOING. REDEVELOPMENT OF AMICI PARK. RESOURCES FROM CITY/COUNTY-GRANTS AND CURRENT CONTRACTS
b. Find resources and develop a relations with an organization to work with the homeless	PATH AND SAN DIEGO RESCUE MISSION

The board adopts these focus/goals.

Determine priorities.

Staff establishes method of implementation.

Little Italy Board of Directors Get-or-Give & Staff Fundraising Summary

Term: 2021-2022

GOALS MET

LAST NAME	FIRST NAME	FY21 C/F	JUL'21	AUG. '21	SEP. '21	OCT. '21	NOV. '21	DEC. '21	JAN. '22	FEB. '22	MAR. '22	APR. '22	MAY '22	JUN. '22	FY22 TOTAL	GoRG RQMTS	VARIANCE	
Galasso	Steven		\$300		\$40					\$2,500					\$2,840	\$1,500	\$1,340	Jul. MBSD Concert, Soccer Banners / Sep. Vici Casino / Feb. MBSD Sponsor
Moceri	Danny							\$10,000							\$10,000	\$1,500	\$8,500	Dec. Sysco Sponsor
Palestini	Lou		\$200	\$50		\$270		\$1,000							\$1,520	\$1,500	\$20	Jul. MBSD Concert / Aug. General's Dinner / Oct. Columbus Banner / Dec. Torrey Pines Sponsor
Thompson	Bryan		\$200		\$350			\$350						\$400	\$1,300	\$1,500	-\$200	Jul. MBSD Concert / Sep. Fall Display / Dec. Winter Display / Jun. Doantion
Vinci	Luke													\$1,500	\$1,500	\$1,500	\$0	Jun. Fr. Grancini
Blum	Ryan				\$350			\$1,200							\$1,550	\$1,500	\$50	Sep. Fall Display / Dec. Tree Sponsor
Brunetto	Domenic		\$200										\$284		\$484	\$1,500	-\$1,016	Jul. MBSD Concert / May WES Food
Busalacchi	Joey		\$890					\$1,000							\$1,890	\$1,500	\$390	Jul. Soccer Banners / Dec. Tree Sponsor
Casemero	Annette	\$77	\$100										\$1,500		\$1,600	\$1,500	\$177	Jul. MBSD Concert / May Taste Sponsor
Cordileone	Joe	\$13	\$150				\$100			\$200					\$450	\$1,500	-\$1,037	Jul. MBSD Concert, Soccer Banners / Nov. Donation / Feb. Donation
DeSpenza	Jim		\$250		\$350		\$350					\$300		\$300	\$1,550	\$1,500	\$50	Jul. MBSD Concert, Soccer Banners / Sep. Fall Display / Nov. Winter Display / Apr. Donation / Jun.
Gustafson	Rich												\$1,500		\$1,500	\$1,500	\$0	May Taste Sponsor
loeie	Pasquale		\$250										\$1,500		\$1,750	\$1,500	\$250	Jul. MBSD Concert, Soccer Banners / May Taste Sponsor
Keiller	Jeri	\$30	\$100		\$350			\$350						\$820	\$1,620	\$1,500	\$150	Jul. MBSD Concert / Sep. Fall Display / Dec. Winter Display / Jun. Taste & Donation
Marcus	Jocelyn		\$100												\$100	\$1,500	-\$1,400	Jul. MBSD Concert
Newton	Davis					\$5,000									\$5,000	\$1,500	\$3,500	Oct. Vici Casino Night
Núñez	Juan														\$0	\$1,500	-\$1,500	
Pecoraro	Jack		\$1,000											\$500	\$1,500	\$1,500	\$0	Jul. Soccer Banners / Jun. Paint
Scrivner	Lee		\$50												\$50	\$1,500	-\$1,450	Jul. MBSD Concert
Strauss Casey	Diana	\$51,200	\$100												\$100	\$1,500	\$49,800	Jul. MBSD Concert
Tabigue	Father Joseph		\$250												\$250	\$1,500	-\$1,250	Jul. MBSD Concert
White	Catt							\$700						\$460	\$1,160	\$1,500	-\$340	Dec. Winter Displays / Jun. Taste Tix
Zolezzi	Tom									\$5,000					\$5,000	\$1,500	\$3,500	Feb. Tree Sponsor
		\$51,320	\$4,140	\$50	\$1,440	\$5,270	\$450	\$14,600	\$0	\$7,700	\$0	\$300	\$4,784	\$3,980	\$42,714	\$34,500		

SECTION 16. VACANCIES AND REMOVAL

Any Board members with three (3) unexcused absences from a regularly scheduled Board meeting within a one-year term of the Board shall be automatically removed from the Board, and a vote of the Board is not required for this removal. Board members who miss six (6) regular Board meeting within a one (1) year Board term, whether excused or unexcused, shall be automatically removed from the Board. The Board has the ability to grant an exception to the above rule.

Vacancies on the Board of Directors shall exist: 1) on the death, resignation or removal of any Director, and 2) whenever the number of authorized Directors is increased.

The Board of Directors may declare vacant the office of a Director who has been declared of unsound mind by a final order of court, or convicted of a felony, or 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 Public Benefit Corporation Law.

If this Corporation has any members, then, if the Corporation has less than fifty (50) members, Directors may be removed without cause by a majority of all members, or, if the Corporation has fifty (50) or more members, by vote of a majority of the votes represented at a membership meeting at which a quorum is present.

If this Corporation has no members, Directors may be removed without cause by a majority of the Directors then in office.

Any Director may resign effective upon giving written notice to the Managing Administrator, the President, the Secretary, or the Board of Directors, unless the notice specifies a later time for the effectiveness of such resignation. No Director may resign if the Corporation would then be left without a duly elected Director or Directors in charge of its affairs, except upon notice to the Attorney General.

Vacancies on the Board may be filled by approval of the Board or, if the number of Directors then in office is less than a quorum, by (1) the unanimous written consent of the Directors then in office, (2) the affirmative vote of a majority of the Directors then in office at a meeting held pursuant to notice or waivers of notice complying with this Article of these Bylaws, or (3) a sole remaining Director.

If this Corporation has members, however, vacancies created by the removal of a Director may be filled only by the approval of the members. The members, if any, of this Corporation may elect a Director at any time to fill any vacancy not filled by the Directors.

A person elected to fill a vacancy as provided by this Section shall hold office until the next annual election of the Board of Directors or until his or her death, resignation or removal from office.

**LITTLE ITALY ASSOCIATION
FINANCIAL OVERVIEW
FY JULY 2021 - JUNE 2022**

BOARD MEETING DATE:		7/12/2022				
Accrual Basis Report through May 31, 2022						
				<u>DIFFERENCE</u>	<u>YTD BUDGET</u>	<u>REVISED</u>
		<u>INCOME YTD</u>	<u>EXPENSE YTD</u>	<u>YTD</u>	<u>(NET)</u>	<u>ANNUAL</u>
						<u>BUDGET</u>
						<u>(NET)</u>
SAN DIEGO CONTRACTS						
	BID	112,181	116,646	-4,465	119	0
	MAD₁	1,048,993	1,190,427	-141,434	-156,230	-172,370
	PARKING METER₂	571,652	663,855	-92,203	-7,829	2,000
	TOTAL	\$1,732,826	\$1,970,928	-238,102	-\$163,940	-\$170,370
1. Supplemental Maintenance program: YTD net gain \$130,401. (Budgeted net gain YTD \$96,266. Annual revised budget net income is \$107,639)						
2. Additional Parking Program operations: YTD net income \$97,715. (Budgeted net income \$-426. Annual revised net income \$440)						
Programs and Operations: YTD net income \$272,789. (Budgeted YTD Net income \$286,433. Annual budget net income is \$313,787)						
YTD 5/31/2022						
Total income for Little Italy Assn		\$3,299,948				
Total expense for Little Italy Assn		<u>\$3,037,147</u>				
Net expense over income		<u>\$262,801</u>				
Balance Sheet						
	5/31/2022	5/31/2021				
Checking	714,130	1,036,841				
Savings	276,549	172,833				
Accounts Receivable	212,127	66,771				
Other assets	109,508	133,578				
Total Assets	<u>1,312,314</u>	<u>1,410,023</u>				
Accounts Payable	100,923	37,377				
Advances	223,596	355,256				
Loans	148,476	432,755				
Equity	839,320	584,635				
Liabilities & Equity	<u>1,312,315</u>	<u>1,410,023</u>				

Little Italy Association of San Diego
Profit & Loss
July 2021 through May 2022

	BID	MAD	Maintenance Non-...	Total Parking Dist...	Programs & Oper...	TOTAL
Income						
PPP income second round	0	0	0	0	274,105	274,105
SBEP - SBEP Management Grant	18,448	0	0	0	0	18,448
PROGRAM INCOME	0	0	16,374	24,875	938,122	979,372
BID INCOME	93,733	0	0	0	0	93,733
MAINTENANCE DISTRICT INCOME	0	1,048,993	0	0	0	1,048,993
MAINTENANCE NON-ASSESS INCOME	0	0	153,050	0	0	153,050
MERCATO INCOME	0	0	0	0	2,925	2,925
PARKING DISTRICT INCOME	0	0	0	621,404	0	621,404
PARKING DISTRICT REVENUES	0	0	0	107,920	0	107,920
Total Income	112,181	1,048,993	169,424	754,199	1,215,152	3,299,948
Gross Profit	112,181	1,048,993	169,424	754,199	1,215,152	3,299,948
Expense						
OFFICE OPERATIONS	31,216	181,823	154	0	26,651	239,844
LANDSCAPE OPERATIONS	0	61,848	0	0	0	61,848
ASSESS DIST OPERATIONAL EXP	180	133,673	711	0	6,260	140,825
PERSONNEL EXPENSE	0	758,797	-3,337	-7,956	34,373	781,877
ACCOUNTANT EXPENSE ENTRIES	0	0	22,331	0	14,761	37,092
PROGRAM EXPENSE	0	0	5,994	0	248,217	254,211
Maintenance Personnel	0	0	0	0	958	958
NCA Management	38,602	53,000	0	0	151,864	243,466
Office Operational	0	1,286	13,170	0	9,540	23,996
Consulting Services	30,250	0	0	0	0	30,250
SBEP EXPENSES	16,398	0	0	0	0	16,398
MERCATO EXPENSE	0	0	0	0	447,585	447,585
PARKING DISTRICT EXPENSE	0	0	0	756,643	2,154	758,797
Total Expense	116,646	1,190,427	39,023	748,687	942,364	3,037,147
Net Income	-4,465	-141,435	130,401	5,512	272,789	262,802



LIA Board Meeting

PR Agenda

Tuesday, July 12, 2022

PITCHING

Recap

- Taste of Little Italy (Short Leads)
- Summer Events Roundup - Summer ArtWalk Series, Marine Band Summer Concert, Italian Film Festival (Short Leads)
- Celebrating Father's Day in Little Italy (Short Leads)
- Top 10 Things to do in Little Italy This Summer (National)
- Little Italy Experiences and Tours (Local)

Upcoming Focus

- Little Italy Experiences and Tours (Local)
- Trick-or-Treat on India St Long Leads (Local)
- Little Italy Tree Lighting & Christmas Village Long Leads (National)
- Plan Your Winter Getaway | Enjoy San Diego's Year Round Warm Weather Long Leads (National)

BLOGS

Current

- Taste of Little Italy Returns!

Upcoming

- Little Italy Experiences and Tours

WRITING

Recap

- Taste of Little Italy (Short Leads)
- June Blog #1 | Highlighting Taste of Little Italy
- San Diego Downtown News June | Taste of Little Italy
- DISI Agenda for June
- Board Agenda for July

Upcoming

- Trick-or-Treat on India St Long Leads (Local)
- Little Italy Tree Lighting & Christmas Village Long Leads (National)
- Plan Your Winter Getaway | Enjoy San Diego's Year Round Warm Weather Long Leads (National)
- July Blog #1 | Little Italy Experiences and Tours
- San Diego Downtown News June | Summer in Little Italy

- DISI Agenda for July
- Board Agenda for August

Social Media Statistics: May 23-June 22

Highlights / Recap

- Gained 1,523 total new followers on all platforms
- Earned over 1.8M total impressions
- Garnered over 29K total engagements

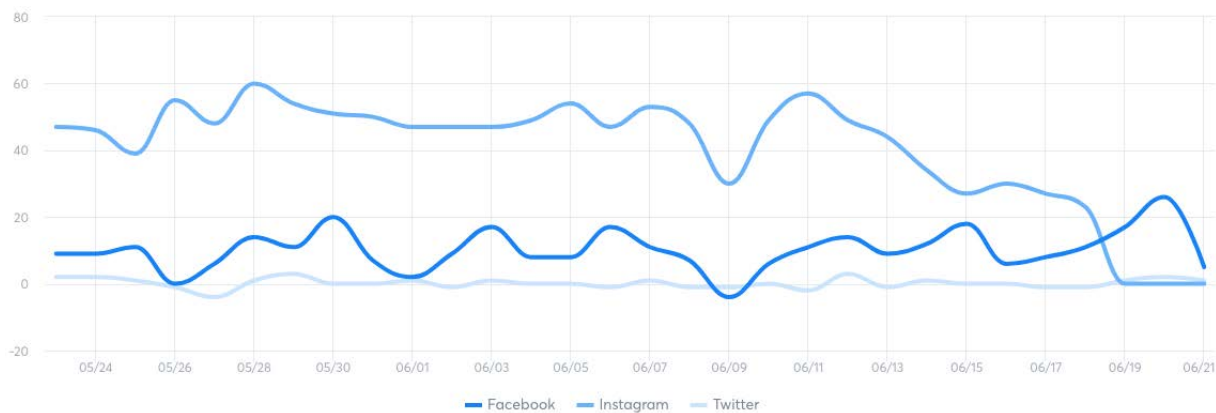
Upcoming

- Creating original Reels / TikTok videos
- Continuing to promote summer events

Analytics

Audience growth Aggregated

Number of fans/followers gained during the selected period

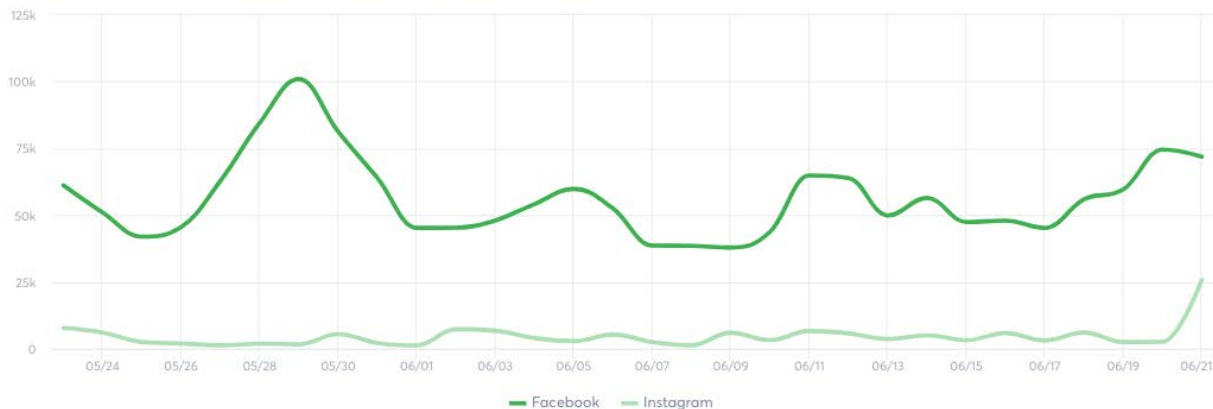


Facebook	305
Instagram	1,212
Twitter	6
New Fans/Followers	1,523

The total audience is
188,552 Fans
 representing a variation of **+0.4%**
 compared to Apr 23, 2022 - May 22, 2022

Impressions Aggregated

Number of times content of your social profiles has been viewed during the selected period

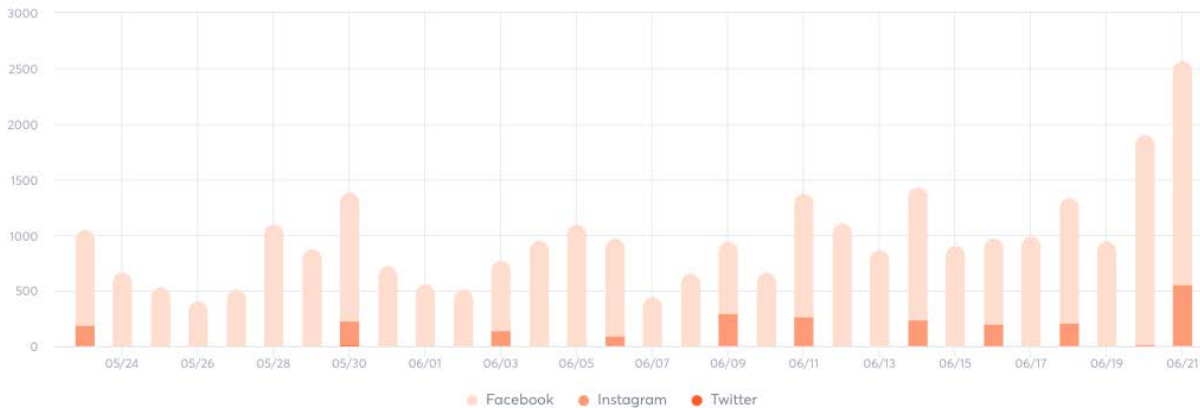


Facebook	1,695,375
Instagram	141,401
Total impressions	1,836,776

The total number of impressions are
1,836,776
 representing a variation of **-43.5%**
 compared to **Apr 23, 2022 - May 22, 2022**

Engagement Aggregated

Number of audience's interactions with your social profiles during the selected period



Facebook	26,965
Instagram	2,465
Twitter	55
Total interactions	29,485

The total engagement is
29,485 interactions
 representing a variation of **-20%**
 compared to **Apr 23, 2022 - May 22, 2022**

Top content - Instagram (Based on engagement)

Best performing content published during the selected period.



Jun 21, 2022 · Little Italy San Diego

Buongiorno! ☀️ Not only is today the First Day of Summer, but it's also th...

👁️ Reach	8,004
💬 Comments	16
❤️ Likes	526
📌 Saves	8
📊 Engagement	547



Jun 9, 2022 · Little Italy San Diego

Batter up! ⚾️ Join us for the San Diego Padres Italian Heritage Night...

👁️ Reach	8,145
💬 Comments	1
❤️ Likes	282
📌 Saves	7
📊 Engagement	290



Jun 11, 2022 · Little Italy San Diego

We ❤️ our furry friends! From the dog park to pet shops and the Amici Pet...

👁️ Reach	5,338
💬 Comments	6
❤️ Likes	259
📌 Saves	5
📊 Engagement	270

Top content - Facebook (Based on reach)

Best performing content published during the selected period.



May 23, 2022 · Little Italy

Don't miss out on your chance to enjoy bites and sips from your favori...

👁️ Reach	7,302
📊 Engaged users	256
👉 Clicks	65
👉 Other clicks	103



May 30, 2022 · Little Italy

Today we honor the brave men and women who have made the ultimate...

👁️ Reach	7,263
📊 Engaged users	228
👉 Clicks	9
👉 Other clicks	35



Jun 11, 2022 · Little Italy

We ❤️ our furry friends! From the dog park to pet shops and the Amici Pet...

👁️ Reach	7,082
📊 Engaged users	315
👉 Clicks	62
👉 Other clicks	104

Top content - Twitter (Based on engagement)

Best performing content published during the selected period.



May 30, 2022 · Little Italy SD

Today we honor the brave men and women who have made the ultimate...

❤️ Likes	18
🔄 Retweets	3
📊 Engagement	21



Jun 18, 2022 · Little Italy SD

Taste of Little Italy got us feeling like... 😊 Check back daily as tickets may...

❤️ Likes	11
🔄 Retweets	2
📊 Engagement	13



Jun 21, 2022 · Little Italy SD

Buongiorno! ☀️ Not only is today the First Day of Summer, but it's also th...

❤️ Likes	6
🔄 Retweets	0
📊 Engagement	6



Now, THIS is what we call ...



We could sip on these all ...



Have you ever played Boc...

ACTUAL 2022 TOLI ACTIVITY BREAKDOWN:Event Revenue:

Online Ticket Sales, Purple Pass	\$	78,215.60
Ticket Sales, Square	\$	612.50

Total Revenue	\$	78,828.10
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Cost of Production:

Production Staff, Wages	\$	14,000.00
Banner Patch & Posters - T's & Signs	\$	554.63
Passports - T's & Signs	\$	382.80
Event Signage - My Printer	\$	224.46
Adhesive Putty - Amazon	\$	14.59
Paper & Plastic Supplies, Webstaurant	\$	1,766.75
Boxes, Lids - Amazon	\$	291.02
Ziploc Bags - 7-11	\$	6.12
Performers	\$	200.00
Public Relations	\$	-

Total Cost of Production	\$	17,440.37
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Gross Profit:	\$	61,387.73
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Profit Split:

FUSE	\$	30,693.86
LIA	\$	30,693.87

Google Maps 1565 India St



Google Maps 1699 India St



Image capture: Apr 2019 © 2019 Google

San Diego, California

Google

Street View - Apr 2019



Google Maps 1699 India St



Google

Google Maps 1845 India St



Google

Image capture: Apr 2019 © 2019 Google

San Diego, California

Google

Street View - Apr 2019



PRODUCT: **PLANTER**

WEIGHT: 2,332 lbs.
(CUSTOMER TO OFFLOAD IF OVER 6000 Lbs.)

QUANTITY: **24**

- CONCRETE COLOR:**
- QUAIL HILL RED
 - NATURAL
 - MISSION WHITE
 - LATTE
 - HARVEST
 - FRENCH GREY
 - BUNGALOW
 - ADOBE TAUPE
 - CUSTOM W/ FAUX FINISH

- CONCRETE TEXTURE:**
- CRAFTSMANS ETCH
 - STRATA
 - SMOOTH

SEALER: PERMASHIELD 4200 SEALER

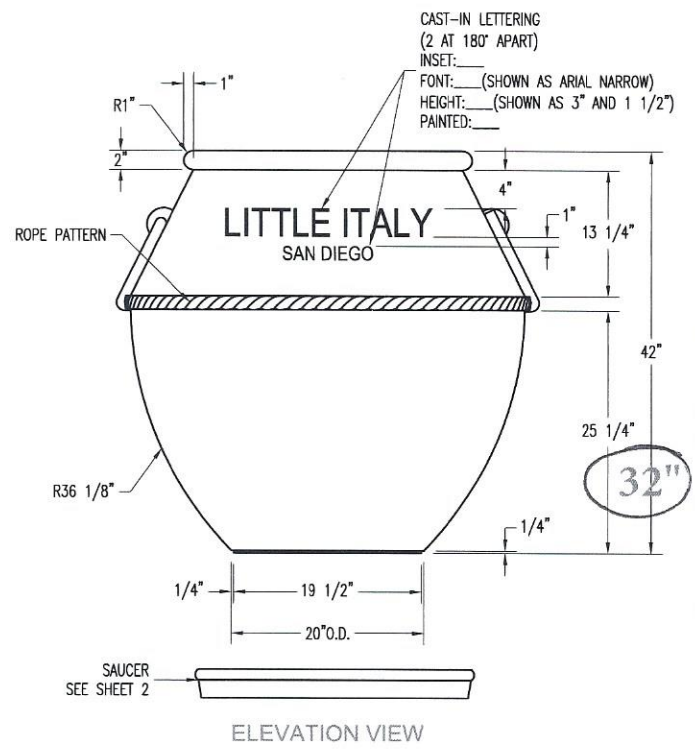
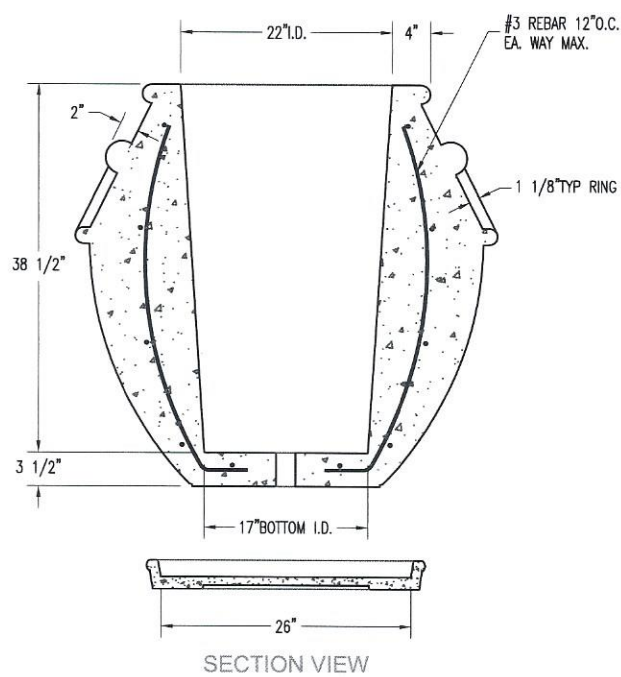
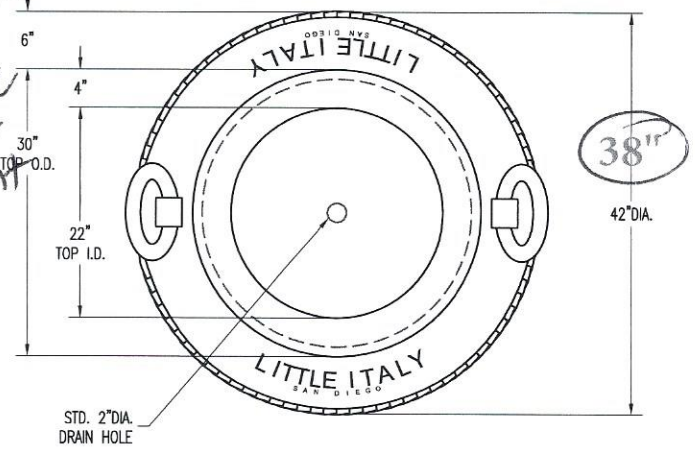
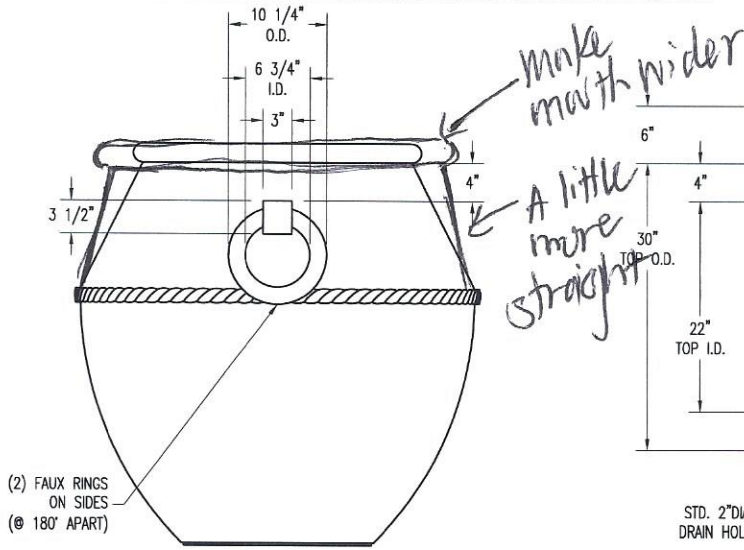
Authorized Signature

Date

By signing above or stamping this drawing "approved" or "no exception taken" authorization is given to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:

- E = EXPOSED FINISHED SURFACE
- INSTALLATION IS REQUIRED BY OTHERS.
- ALL EDGES TO BE EASED
- MANUFACTURING TOLERANCE ±1/4"
- STD. 2" DIA. DRAIN HOLE
- INTERIOR WATER SEALANT



PLAN TYPE	CONSTRUCTION PLAN	DATE	6/24/22	FILE NO.	161748-1	SHEET	1
PRODUCT	PLANTER CUSTOM	SCALE	5/8" = 1'	DRAWN BY	---	OF	2
PROJECT NAME	LITTLE ITALY CUSTOM PLANTER	P.C. NO.	LL1	QC ITEM NO.	1		

New city hall for S.D. part of plan offered Developer proposes to redo two downtown blocks owned by state BY JENNIFER VAN GROVE The San Diego municipal complex often referred to as City Hall will be rebuilt a block away from its current location should the winning proposal for the state of California's land at 1350 Front St. — as pitched by residential real estate development firm The Michaels Organization — come to fruition. Earlier this month, the Camden, N.J.-based development firm was selected through a state-run competitive bidding process to lease and redevelop the state's two-block property.

① * The 3.2-acre site is bordered by West Ash Street to the north, West A Street to the south, State Street to the west and Front Street to the east. California's Department of General Services, or DGS, which manages the state's real estate portfolio, is working on an exclusive negotiation agreement and intends to execute a 99-year ground lease at a rate of \$1 per year. The Michaels Organization is proposing 1,007 residential units at varying levels of affordability that are split between two 500-foot towers. The units would accompany 413,151 square feet of office space reserved for the city of San Diego. The plan, which is not final and will likely evolve, also calls for a new City Council chambers, a civic plaza and a fire station. ② *

“We’re excited to see this progress and work with the city and the surrounding community to really make this an exemplar project for the area — and show what’s doable under the (governor’s) executive order,” said Jason Kenney, who is the deputy director of DGS’s real estate services division. A best-case scenario could see the developer break ground in 2024 and complete the project in 2027, he said. The Michaels Organization did not respond to a request for comment. Partners on the project include The Plenary Group, an investment firm that specializes in public-private partnerships, architectural firm Carrier Johnson + Culture, and Suffolk Construction.

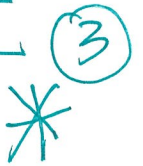
San Diego participated in the state’s solicitation process and helped to evaluate team responses, but it has not made any formal commitment to the selected developer, said Penny Maus, who heads the city’s real estate department. “The city will be meeting with the state in the coming weeks to explore what level of participation, if any, it will have with The Michaels Organization’s proposed project,” she said. California’s land at 1350 Front St. is home to a 1960s-era,

seven-story state office building that has historically been 50 percent occupied. Efforts to vacate the building along with a pandemic-forced shift to remote work have significantly reduced occupancy levels in recent years, Kenney said. The site also includes two quasi-condemned, single-story structures, including a former state garage, that the state says are not historically significant. The real estate holdings are being offered for lease under Gov. Gavin Newsom's 2019 Excess Land for Affordable Housing Executive Order. The order directs DGS and the Department of Housing and Community Development, or HCD, to identify excess state-owned property and enter into low-cost, long-term leases with housing developers to create affordable housing on an expedited basis.

In November, DGS issued a request for qualifications for the downtown San Diego site at 1350 Front St. The land is not subject to the Surplus Land Act, as the statute only applies to local governments. However, respondents were required to reserve at least 20 percent of housing units for low- and middle-income families. The solicitation document also identifies the city as a potential "long-term tenant at market rates" for contemplated office uses on the site. The state received six statements of qualifications and based its decision on team experience, site vision and community outreach plan. "Michaels presented a hell of an overall team. They really did a great job with who they picked as partners (and) their experience with the type of development in question. Their professionalism in their approach really stood out," Kenney said. "It was a hard-fought race, but Michaels did a great job. ... Their vision for the site was definitely attractive." The Michaels Organization plan envisions high-rise residential towers on the east and west side of the site. Per the proposal, the eastern tower is devoted to middle-income housing with 501 units deed-restricted for families making between 80 percent and 120 percent of the area median income.

The western tower includes 101 units reserved for families earning 50 percent of the area median income and 405 market-rate units. The median annual income for a family of four in San Diego is \$106,900, according to the state's 2022 list of income limits for affordable housing units. The proposed facilities for city of San Diego workers are largely contained in a midrise tower extending along the site's northern edge, backing up to Ash Street. New City Council chambers appear, at least as depicted in renderings and graphics included in the developer's response, contained in an egg-shaped architectural structure that anchors a civic plaza.

The open-space plaza also takes over Union Street, which bisects the property but would be closed and incorporated into the public realm and overall development footprint. Other proposed elements include 1,203 parking spaces and a 26,000-square-foot fire station that would replace the existing Fire Station 1 at the City Operation Building. The state, as a sovereign entity, has land-use authority and permitting power over the parcels, meaning local zoning laws do not apply. San Diego will have a say in some matters, including whether Union Street can be vacated and absorbed into the development footprint. The City Council would, of course, also need to approve a lease agreement with the developer. Although the prospect of a new City Hall is not a done deal, San Diego officials have often expressed a pressing need for modern workspaces to house roughly 3,000 office workers, as its current facilities are either in poor condition or legally encumbered.



The city owns around 400,000 square feet of office space in the downtown core, with properties located between A and C streets, and First and Third avenues. It is also entangled in a complex legal scandal related to lease-to-own deals for the Civic Center Plaza and 101 Ash St. buildings. Mayor Todd Gloria has communicated a desire to combine the city-owned sites with the state land for an all-encompassing Civic Center-meets-Grand Central Station complex in partnership with the San Diego Association of Governments. It's unclear how that vision aligns with The Michaels Organization's proposal. The blocks at 1350 Front St. are in an area dominated by office towers, government buildings and parking lots, with redevelopment efforts stymied by employment-specific zoning restrictions that date to the 2006 Downtown Community Plan.

The Civic Core employment overlay zone, as it's known, was initially adopted to prevent a residential chokehold over downtown parcels during a period of rapid growth. It is still in effect, although it was greatly relaxed this year and now allows residential-focused projects if certain criteria are met. With a mixed-use project of this scale, the developer will get to define the character of what's historically been a soulless cross-section of downtown San Diego, said real estate analyst Gary London, who is a principal of local firm London Moeder Advisors.

"This is downtown no man's land. It has always been an under-developed, in-between site between (the Marina District) and Little Italy," he said. "This is one

of the last areas (of downtown) that really needs to be paid attention to. From that standpoint, the state's efforts to move forward are incredibly welcome."
jennifer.vangrove@sduniontribune.com



Contract Review

Original Intent outlined in the contract:

The San Diego Rescue Mission (SDRM) will provide outreach-oriented activities to invite people experiencing homelessness to engage in services or go to shelter. The intent is to assist the Little Italy Association of San Diego (LIA) in compassionately addressing homelessness while also enabling businesses to operate and maintain the vibrant atmosphere of Little Italy.

Current Statement of Work

- SDRM will provide at least one (1) staff person daily to cover the boundaries known as Little Italy.
- SDRM's Outreach worker will check-in with designated staff from the LIA each day.
- SDRM will engage with people experiencing homelessness in a compassionate and trauma informed manner.
- SDRM will determine the person's level of interest in going to a shelter or enrolling in a program.
- SDRM will provide information and resources to the person.
- In situations where the person is interfering with a business, SDRM will engage and encourage the person to transition to a location that is less disruptive.
- SDRM will provide transportation to individuals willing to go to shelter.
- SDRM will provide reporting on number of encounters and the outcomes of those encounters monthly.

Lessons learned

This was an experiment for both organizations. The original intent and statement of work provided enough guidelines to enable a strong partnership to form. Provided are some lessons learned.

- **Staffing is key.** Carla and Kim have been outstanding in their commitment and dedication. Carla has demonstrated her professional acumen in navigating the system and helping people get off the street.
- **Street case management.** This was an area anticipated but not fully vetted. As SDRM's team engaged the population, the value of providing street case management for those experiencing chronic homelessness has been critical.
- **Transportation.** The ability to transport for both shelter placement and appointments has been critical.
- **Availability.** SDRM's team has been accessible beyond the statement of work with SDRM's full support as the ability to connect has been one of the key reasons for success.
- **Eponic App.** This tool has enabled quality weekly reports that combined with stories have provided visibility on the work being accomplished.

As a result of these lessons learned and with the current level of service being beyond the current statement of work, the following revised statement of work and budget are proposed for contract renewal.

Revised Statement of Work

- SDRM will provide 1.75 FTE of support. This will include an Outreach Coordinator available to receive calls when needed and an Outreach Worker. This team will provide seven-day coverage.
- SDRM's Outreach Team will check-in with designated staff from the LIA each day.
- SDRM will engage with people experiencing homelessness in a compassionate and trauma informed manner.
- SDRM will determine the person's level of interest in going to a shelter or enrolling in a program.
- SDRM will provide information and resources to the person.
- SDRM will provide street case management for those who are chronically homeless or otherwise unable to get into a shelter or program but are willing to end their homelessness.
- In situations where the person is interfering with a business, SDRM will engage and encourage the person to transition to a location that is less disruptive.
- SDRM will provide transportation to help people access a program or shelter and to make appointments to end their homelessness.
- SDRM will provide reporting on number of encounters and the outcomes of those encounters weekly.

Budget

Cost	Item	Information
\$60,336	Outreach Coordinator	75% time commitment. This accounts for the higher level of availability and the increases in compensation in keeping with current market conditions.
\$59,180	Outreach Worker	Dedicated to Little Italy. Also reflects increased compensation
\$1,200	Vehicle Maintenance	To cover the cost of maintaining outreach vans.
\$9,600	Fuel	For vans
\$6,000	Supplies	This covers both general supplies and items used in outreach
\$3,600	Eponic	Data app used to provide reporting and track engagement
\$139,916	Subtotal	
\$13,991	Admin Fee	10% for management and oversight
\$153,907	Total	

Little Italy Board of Directors Get-or-Give Self-Reporting Form

Term: 2022-2023

Board Member: _____

Month: _____

Date	Activity	Cash	In-Kind (Value)	Volunteer (Max 10/Hrs)

Staff Review: _____

Date: _____