



Little Italy Association of San Diego –Organization Committee
Thursday, July 15, 2021 at 9:00am
In-Person: Little Italy Association’s Conference Room (2210 Columbia Street)

- 1) Introductions – Steve Galasso, President
- 2) Next Meeting: _____
- 3) Non-Agenda: Public Comment & Announcements
- 4) Review of June 11, 2021 Org Minutes *Action Item*
- 5) Get-or-Give: Volunteer Hours / Lou Palestini *Action Item*
- 6) Board & Committee Attendance, Get-or-Give & Action for Non-Compliance
- 7) Maintenance Concerns / Lou Palestini
- 8) Piazza della Famiglia Fountain – Update
- 9) Current Office Negotiations – Update
- 10) Petition to the Governor re: CA Building Code & Temporary Structures
- 11) Old Business – Add or Remove Items *Action Item*
- 12) Adjournment *Action Item*

Old Business

It is the practice of the LIA 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.

- 1) Green Lot Fence & Claim
- 2) Piazza Natale
- 3) Piazzas & Quasi-Public/Public Spaces
- 4) Heritage Row
- 5) Amici Park Redesign
- 6) Little Italy Merchandise
- 7) Little Italy Tours

THE 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 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 at least 48-hours prior to the meeting.

LITTLE ITALY ASSOCIATION OF SAN DIEGO

2210 Columbia Street ▪ San Diego, CA 92101 ▪ Phone: 619-233-3898 ▪ Fax: 619-233-4866
 Email: mail@littleitalysd.com ▪ Website: www.littleitalysd.com
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**Little Italy Association of San Diego
Organization Committee Meeting
Friday, June 11, 2021 /09:00 am - LIA Office & Virtual**

PRESENT Danny Mocerri, Lou Palestini, Bryan Thompson, Luke Vinci

EXCUSED Steve Galasso

GUESTS Jeri Keiller, Catt White, Davis Newton, Jocelyn Marcus, Alice???

STAFF Marco Li Mandri, Chris Gomez, Dianne Serna De Leon

MINUTES:

ITEM	DISCUSSION	ACTION TAKEN
1. Zoom Meeting Instructions & Introductions Steve Galasso	The meeting was called to order by Chris Gomez at 9:00 a.m. Chris went over the Zoom meeting protocol.	No Action Taken
2. Next Meeting	Next meeting will be on Thursday, July 15, 2021 at 9:00am	Unanimously approved
3. Non-Agenda: Public Comments & Announcements	Nothing to report.	No Action Taken
4. Review of Org Minutes from May 14, 2021	Bryan Thompson moved to approve the minutes from May 14, 2021. Lou Palestini seconded the motion.	Unanimously approved
5. Current Office Negotiations- Update	Marco LiMandri reported that he sent a letter to the Wosk Sisters regarding the possibility of acquiring the Little Italy Association Office Building. He will report back when he receives a response.	No Action Taken
6. FY22 New City America, Inc. "Focus"	Chris Gomez reported on NCA's Focus for FY22. NCA's goals by focus, are listed on pages 4 and 5 of the packet.	Danny moved to accept NCA's Focus for FY22. Bryan Thompson seconded the motion.

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		Unanimously approved.
7. NCA FY21 Performance Review	The Committee went into closed session to discuss FY21 NCA Performance Review.	No Action Taken
8. Reopen Meeting and Report from Closed Session	Chris Gomez reported that comments were given and the review was completed. Org will make recommendations to Finance and the Board moving forward.	No Action Taken
10. Adjournment	Meeting Adjourned	Danny Moved to adjourn the meeting. Lou Palestini seconded the motion. Unanimously Approved.

Minutes taken by Dianne T. Serna De Leon, Staff



GIVE-OR-GET FUNDRAISING BOARD POLICY

Adopted on February 2, 2016 / Effective on July 1, 2016 / Amended May 4, 2021

On May 4, 2021, the Little Italy Association Board of Directors amended the Little Italy Association's "Give-or-Get" (GoG) Policy. The expectation of each Member will be to:

- 1) "Get" monies via donations to the Association for specific projects/programs; and/or
- 2) Volunteer for special events with a max number of hours set forth by this Board; and
or
- 3) "Give" monies that have not been fulfilled by the above methods.

The Board's goal is to have every Member meet a minimum of \$1,500 in cash and/or in-kind donations. This amount may be reviewed and adjusted at the end of each fiscal year for the next fiscal year to help the Association meet fundraising goals.

The ways that the GoG obligations can be met are by the following methods:

- 1) Raise \$1,500 cash; and/or
- 2) Contribute \$1,500 in-kind; and/or
- 3) Purchase mandatory tickets for Little Italy events and/or
- 4) Volunteer hours for Little Italy sanctioned events at a max of 10 hours per Member (Value: \$75 per hour worked).

Members must self-report contributions they have made or secured and hours volunteered so that staff can validate and add to their GoG Summary. The GoG Summary will be maintained for each Member by staff. Members will be provided a quarterly report for review or upon request. If there are any discrepancies, it is the responsibility of the Member to provide staff with additional information.

Contributions, larger than the minimum GoG obligation, can be rolled over for a max of one (1) fiscal year.

Amended by the Organization Committee: Steve Galasso, Danny Mocerì, Louis Palestini and Luke Vinci

I, _____, hereby agree to support the GoG Policy as stated and will fulfill my obligation.

Signature

Date

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ARTICLE 4 ELECTION OF DIRECTORS

SECTION 1. NOMINATION AND ELECTION

Not less than forty five (45) days before the date set forth for the annual meeting of the Directors, the President, shall request that the Board appoint at least three (3) members as the Nominating Committee which shall include the President and at least two of the Directors exclusive of the Officers of the Corporation, to solicit nominees for consideration and election as Directors. The names so proposed shall be presented to the Board of Directors at its annual meeting; any Director may, at such meeting, nominate any other qualified person(s) as candidates for such office. The Nominees which have been deemed to be qualified, consistent with Article 4, Section 2, shall be presented to the Board for consideration of appointment to the Board at its Annual elections meeting. The Board shall vote to accept all or some of the nominees based upon the seats allocated consistent with Article V, Section 1 (a) in the bylaws.

SECTION 2. QUALIFICATION

- A) Members of the Little Italy community shall be eligible for nomination to the Board of Directors based upon active participation with the Corporation including its committees, task forces or otherwise for a period of not less than one (1) year, and support for the policies, goals of the Corporation. In addition, nominees shall only be eligible for election to those positions for which they qualify as a property owner, current business license certificate holder, residential tenant or community-at-large member under Article 4, Section 2 (B);
- B) Eligibility shall be determined by:
1. full payment of assessments into the Little Italy Maintenance Assessment District for the previous and current fiscal years that such assessments were due; or
 2. full payment of assessments into the Little Italy Business Improvement District for the previous and current fiscal years that such assessments were due; or
 3. residential tenants living within the boundaries of the Little Italy Maintenance Assessment District; (a tenant is one who rents and occupies property and is called the "lessee". Or the person whose name is on the lease and is the guarantor of the lease); or

a community member that the Board deems important and whose appointment shall allow the Corporation to fulfill its goals as a public benefit Corporation.

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.

CASEYREALESTATE
GROUP

July 13, 2021
Marco LiMandri
Little Italy Association
Sent via email

Dear Marco,

Shela has forwarded me your letter dated June 7th ,2021 and asked me to respond to you.

We have talked before about your desire to purchase the building under some format. At this time, they have no interest in selling but are very happy to keep you as a tenant. We applaud what you have done for the Little Italy community and are proud to be the home of the Little Italy Association.

At this time, we are pleased to offer you a two-year lease expiring the July 31 2023. All other terms and conditions will carry forward.

I have done a search for space in the immediate Little Italy area and there is very little available. What is available shows the top floor should rent for :\$3.00/sf/mo NNN and the lower floor at \$1.30/sf/mo NNN. This is a blended rate of \$2.32/sf/mo NNN or \$11,705.00/mo NNN.

If this is acceptable, please let either Shela or me know and we will draft an extension letter reflecting these terms.

Thanks again for all you do for Little Italy and being a great part of the India & Ivy experience. Please call me should you have any questions.

John

John Casey
john@caseyrealestategroup.com
mobile: 619-994-2907



July 8, 2021

To: Honorable Governor Gavin Newsom

SUBJECT: Request for COVID Mitigation Relief for Restaurants/Outdoor Dining

Dear Governor Newsom:

This morning, the Little Italy Association held a meeting with over 30 restaurants in San Diego’s Little Italy district to discuss the pending changes to outdoor dining in the public right-of-way. The allowances that your Administration and the City of San Diego, coupled with the liberalization of ABC rules for serving alcohol, have allowed hundreds of businesses and restaurants to survive during the mandated shutdowns over the past year. For this, we are grateful.

We are now facing a situation that, due to California Building Code (CBC), we are once again being put in a place of hardship as we are all trying to stabilize our businesses and lives. Based on the CBC, temporary structures are allowed for a max 180-days in the public right-of-way. San Diego businesses have been informed that in the coming month, we will be required to alter our outdoor structures, that have been allowed to operate over the past year with flooring/deck, railings, and fire-resistant roofs, and remove everything over 45” including the roofs and support framing. To remove the roofs at this time will create great financial hardship to our businesses based upon the cost of removal and disposal, as well as the inconvenience this will have on restaurants as we head into the Fall and Winter months.

Therefore, we strongly urge you to use your emergency powers, under your COVID mandate, to extend the CBC temporary structures allowable timeframe for up to one-year after you re-opened California or June 15, 2022. Of course, public health and safety regulations will remain in place.

We understand that 100% of indoor seating is now allowable in the state, but we also realize that this is the time for restaurants, bars, and cafes to recover lost revenue due to the mandated shutdowns throughout 2020 and 2021. Your immediate consideration of this relief to loosen the CBC, public health, and safety regulations, that will allow for rooftops on the temporary structures through next June, will greatly help in the effort to get this industry back on track. We request that you consider this request with all due speed.

Restaurant Name: _____

Owner/Authorized Rep: _____

Address: _____

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