



Little Italy Association of San Diego – Organization Committee
Monday, July 25, 2022 at 9:30am

In-Person: Little Italy Association's Conference Room (2210 Columbia Street)

Zoom Virtual Meeting: <https://us02web.zoom.us/j/81021630978>

or call 1-669-900-6833 / Meeting ID: 810 2163 0978 / Password: 3898

**CLOSED SESSION TO CONDUCT FY22 PERFORMANCE REVIEW OF
MANAGEMENT TEAM ON ITEM 6**

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. **Continuing Virtual Meetings Pursuant to AB 361** *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. **Next Meeting:** _____
4. **Non-Agenda: Public Comment & Announcements**
5. **Review of June 24, 2022 Minutes** *Action Item* P. 4-6
6. **Annual Bylaws Review – Next Meeting**
7. **San Diego Rescue Mission Unhoused Citizens Program – Update** P. 7
8. **Union Street Driveway Use & Access by Pizza Oven & Book Vendor** P. 8-18
9. **CLOSED SESSION: COMMITTEE MEMBERS AND STAFF TO GO INTO CLOSED SESSION TO CONDUCT FY22 PERFORMANCE REVIEW OF MANAGEMENT TEAM. GENERAL PUBLIC WILL BE EXCUSED FOR THE DURATION OF CLOSED SESSION. ANY DECISIONS MADE WILL BE REPORTED ONCE CLOSED SESSION HAS ENDED.**
 - a. **New City America, Inc.'s FY22 Performance Review** *Action Item*
10. **REOPEN MEETING & REPORT TO PUBLIC: Update on Little Italy Association's decision, if any, on Closed Session items.**
11. **Chief Executive Administrator Report**
12. **Old Business – Add or Remove Items** *Action Item*
13. **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. State Street Water Leak & Meter Transfer

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

Facebook: Little Italy San Diego ▪ Twitter / Instagram: @LittleItalySD ▪ #LittleItalySD

2. Amici Park Redesign
3. Piazzas & Quasi-Public/Public Spaces

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 – Organization Committee

Friday, June 24, 2022, at 9:00am

In-Person: Little Italy Association’s Conference Room (2210 Columbia Street)

Zoom Virtual Meeting <https://us02web.zoom.us/j/81021630978> or

Call 1-669-900-6833 /Meeting ID:810 2163 0978/ Password: 3898

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

GUEST Jeri Keiller, Jack Pecoraro, Davis Newton, David Rogers

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. Continuing Virtual Meetings Pursuant to AB 361	2. Chris shared that the Board and Committee need to ratify a vote during each meeting that states that they will continue to meet via Zoom until the Board and Committee are comfortable with resuming in-person meetings.	2. Bryan Thompson moved to accept the vote to continue meeting via Zoom. Luke Vinci seconded the motion. Unanimously approved.
3. Next Meeting	3. Next Meeting will take place on Friday, July 25, 2022, at 9:30am	3. No action taken
4. Non-Agenda: Public Comments & Announcements	4. Nothing to report	4. No action taken
5. Review of Org Minutes from May 27, 2022	5. The minutes from May 27, 2022, we reviewed.	5. Luke Vinci moved to approve the minutes. Bryan Thompson seconded the motion.

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		Unanimously approved.
6. NCA Annual Performance Review Format & Date	6. Chris shared that the committee needs to agree on a format and date for NCA's Annual Performance review. Pages 7-12.	6. Danny Mocerri moved to accept the format and date as presented. Bryan Thompson seconded the motion. Unanimously approved.
7. Consulado de Mexico Yucatan Street Spanning Banner (7/15-24)	7. Chris shared that the Consulado de Mexico would like support from LIA. They will be setting up an info booth at the Mercato and would like to display a street spanning banner from July 15-24, 2022.	7. Danny Mocerri moved to support the Consulado de Mexico. Bryan Thompson seconded the motion. Luke Vinci abstained. Motion passes.
8. Get-or-Give Compliance	8. Chris reminded the committee that the Get-or-Give compliance sheet is on page13. Please make sure members are in compliance.	8. No action taken
9. Board Attendance Compliance	9. Chris reminded the committee to comply with their Board attendance requirements.	9. No action taken
10. Board Member Seat Changes-Update	Chris gave an update on Board member seat changes.	10. No action taken
a. Jocelyn Marcus	10.a. Jocelyn Marcus' requirements were waived for this year.	10.a. No action taken
b. Lee Scrivner	10.b. Lee Scrivner's requirements were waived for this year.	10.b. No action taken
11. State of the Neighborhood Format	11. Jeri suggested that we change the dialogue of State of the Neighborhood Format. She suggests that we focus more on what's to come and future projects. This event is scheduled for September 22, 2022, at 7:00pm	11. No action taken
12. Type of Entertainment in the Piazza	12. The committee stated that they would like to hear more live entertainment at the Piazza della Famiglia rather than a DJ.	12. No action taken

13. Chief Executive Administrator Report	13. No Update	13. No action taken
14. Old Business- Add or Remove Items	14. Nothing to report	14. No action taken
15. Adjournment	15. Meeting Adjourned	15. Danny Mocerì moved to adjourn the meeting. Bryan Thompson seconded the motion. Unanimously approved.

Minutes taken by Dianne T. Serna De Leon, Staff

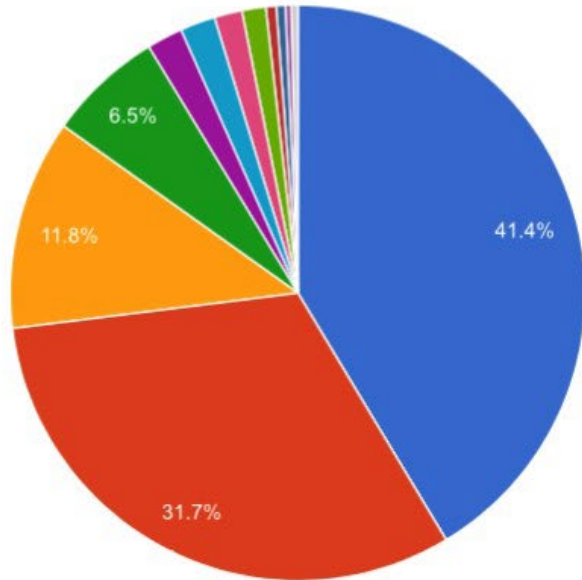
LITTLE ITALY EXECUTIVE REPORT

3134 logs

REPORT CRITERIA:

Date Range: 10/1/2021 to 7/20/2022

Log Type: Little Italy : ALL SUB TYPES



Basic Needs (Food, Clothes)	1297	
Refused Shelter	992	
Case Management (See N...)	370	
Refused Services	203	
Shelter	63	
Transportation	62	
Relocate	49	
Vital Documents (ID)	42	
Health Appointment (Ment...)	18	
Emergency Services (PER...)	16	
Mission Academy Referral	10	
Phone Assistance	4	
Nueva Vida Haven Referral	3	
Benefits (Insurance)	2	
Income (SSI)	2	
Animal Services	1	
LOGS	3134	

Christopher M. Gomez

From: Catt Fields White <cattfieldswhite@gmail.com>
Sent: Saturday, July 16, 2022 10:56 AM
To: Catt White; Christopher M. Gomez
Subject: Convivio pizza and book booths
Attachments: IMG_3540.heic

Hi Chris,

It's problematic for Convivio to be renting booth spaces next to the Mercato, including a pizza booth and a bookseller today. Those folks don't have health dept permits listed under our organizer permit, or insurance on file with the market, city and LIA listed as additional insured as do all other vendors.

Of course they're also not paying the fees that the booths 10 feet from them are, which funds operation of the market, but they appear to be part of the Mercato. This is intentional, no doubt, to take advantage of the foot traffic that we spend a lot of money and effort to generate.

Is there something we can do about this?

Thanks,
Catt

Sent from my iPhone

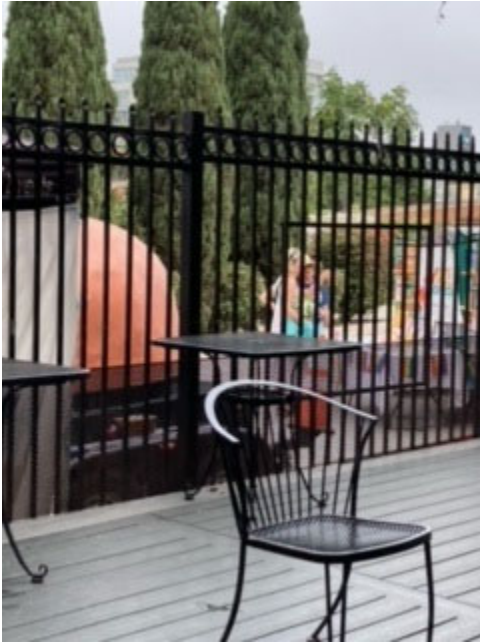
Christopher M. Gomez

From: Anne
Sent: Saturday, July 16, 2022 12:34 PM
To: Christopher M. Gomez
Subject: Little Italy Website Inquiry

Hi Chris,

Sharing feedback as neighborhood resident and dog park user. It looks like the pop up pizza truck may be parked a bit close to the little dog side, and as a result is blowing a ton of smoke into the park. Unfortunately this morning the little dog side was so smoky we and other dog parents had to move to the large dog side. Totally not urgent or a huge priority given everything in the neighborhood but I figured it might be worth asking if the truck could park further down the driveway? Attaching a few, not great, photos.
Net net the truck and oven were parallel, up against the fence.

Thanks so much and not trying to be a pain or nit



Annie

Sent from my iPhone



Little Italy Association of San Diego – Organization Committee

Friday May 27, 2022, at 9:00am

In-Person: Little Italy Association's Conference Room (2210 Columbia Street)

Zoom Virtual Meeting: <https://us02web.zoom.us/j/89484529697>

or call 1-669-900-6833 / Meeting ID:818 8598 9032 / Password: 3898

COMMITTEE Steve Galasso, Danny Mocerri, Lou Palestini, Luke Vinci, Bryan Thompson

GUEST Jeri Keiller, Jack Pecoraro

STAFF Marco Li Mandri, Chris Gomez, Dominic Li Mandri, 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. Continuing Virtual Meetings Pursuant to AB 361	2. Chris shared that the Board and Committee need to ratify a vote during each meeting that states that they will continue to meet via Zoom until the Board and Committee are comfortable with resuming in-person meetings.	2. Steve Galasso moved to accept the vote to continue meeting via Zoom. Danny Mocerri seconded the motion. Unanimously approved.
3. Next Meeting	3. Next Meeting will take place on Friday, June 24, 2022, at 9:00am	3. No Action Taken
4. Non-Agenda: Public Comments & Announcements	4. Nothing to report	4. No Action Taken
5. Review of Org Minutes from March 10, 2022	5. The minutes from March 10, 2022, we reviewed.	5. Danny Mocerri moved to approve the minutes. Lou Palestini seconded the motion.

LITTLE ITALY ASSOCIATION OF SAN DIEGO

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		Unanimously approved.
6. Columbia Conversion & Trip and Fall Press Conference	<p>6. Luke Vinci stated that after 13 years of waiting for the Columbia conversions to be completed, it may be time to hold a press conference.</p> <p>The Committee recommended that a press conference should take place if the conversion and trip & fall issues have not been addressed by September. This item will be tabled until then.</p>	6. No action taken
7. NCA Mid-Year Review Postponed	7. Steve Galasso asked to post one the NCA Mid-Year Review.	7. No action taken
8. Convivio Support for Upcoming Programming	<p>8. Lou Palestini asked the Committee to approve an increase from \$1,000 to \$2,000 for Convivio Special Events.</p> <p>Chris stated that we will add this to the Finance Agenda for approval.</p> <p>Chris added that Convivio needs to notify LIA, per the MOU, whenever they schedule an event or vendor at their location.</p>	8. No action taken
9. Convivio Godfather Event & Get or Give Credit	<p>9. Chris stated that Convivio's, Godfather event will bring 20% net to the Association.</p> <p>Luke suggested that full Get-or-Give credit should be given to those who bring in money for this event.</p>	9. Danny Mocerì moved to approved full credit. Steve Galasso seconded the motion. Unanimously approved.
10. Get-or-Give Compliance	10. Bryan Thompson suggested a Volunteer Clean-up Day to allow members to earn volunteer hours.	10. No action taken
11. Board Attendance Compliance	11. Chris stated that there are Board members with non-compliant attendance.	11. No action taken
12. Board Member Seat Changes a. Jocelyn Marcus b. Lee Scriver	12. The committee discussed possible seat changes. Chis will follow up with these Board members.	12. No action Taken
13. Chief Executive Administrator Report	13. Marco shared that the Chief of Staff at the mayor's office is working on taking out the verbiage that holds LIA responsible for trip and falls.	13. No action taken

14. Old Business- Add or Remove Items	14. Chris reported that Washington Elementary school is reactivating their valet serviced and they have chosen to continue with Blue Water.	14. No action taken
15. Adjournment	15. Meeting Adjourned at 10:15am	15. Bryan Thompson moved to adjourn the meeting. Luke Vinci seconded the motion. Unanimously approved.

Minutes taken by Dianne T. Serna De Leon, Staff



**AMENDED MEMORANDUM OF UNDERSTANDING BETWEEN
THE LITTLE ITALY ASSOCIATION (LIA) AND CONVIVIO SOCIETY (CS)
AMENDED MAY 2022**

This memorandum addresses the month-to-month and temporary-use of the LIA's Amici House located at 250 W. Date Street in Amici Park. The space has been occupied by CS since October 2017 and includes use of the main room, shared ADA accessible restrooms, outdoor porch, outdoor patio, base utilities, and water*. The space has been in use by CS since Sunday, October 1, 2017.

If notice of vacation needs to be issued, the LIA agrees to give CS 60-day notice in writing unless the San Diego Unified School District gives LIA 30-day notice, as per lease agreement between LIA and SDUSD, then LIA will give CS 30-day notice to mirror joint vacation of property. If CS finds an alternative home or are otherwise ready to vacate the Amici House, they agree to give the LIA 30-day notice in writing. CS is responsible for completely vacating the space and ensuring that the property and grounds are returned to their original condition, not including reasonable wear-and-tear. All equipment and supplies are to be removed upon vacation. If this is not accomplished, CS will be responsible for any expenditures associated with moving of equipment, conducting repairs, if any, supplies, and cleaning of the space.

As a part of this MOU, the LIA agrees to maintain the property, landscaping, and clean/stock the restrooms**. CS rental fee is \$708.25 a month due on the first of the month, starting July 1, 2022, with the understanding that there is an annual 3% increase at the beginning of every fiscal year (July 1st). There is a 10-day grace period before a \$25 late fee will be assessed on the next month's rent. In the future, if LIA requires the rent to be increased or annual percentage to be adjusted, LIA will give CS 90-day notice before implementing new fee.

LIA permits CS to use the Amici House and the grounds, permitted in this MOU, for the following:

- Heritage/history museum with programing that is in-line with the mission of CS.
- Intimate venue rental for 125 guests or less (*Subject to restrictions based upon State and County directives*).
- Retail of merchandise pertaining to the mission of CS.
- Food & beverage*** via coffee cart with minimal food sales (*Owned and operated by CS or a 3rd party with approval by LIA*).

LITTLE ITALY ASSOCIATION OF SAN DIEGO

- Office of the Italian Honorary Consulate in San Diego providing consular services to Italian co-nationals.

Any new or expanding activities outside the ones stated above must be approved by LIA before new or expanding activities are allowed to commence.

If at any time CS wishes to do improvements inside or outside of the property, they must submit a rendering and request to the LIA Staff for review, consideration and approval before CS is allowed to move forward with said improvements. If there is ever damage or need for repair to the Amici House due to standard wear-and-tear, CS agrees to notify the LIA immediately. CS agrees to maintain the spaces in a moderate manner and agrees to ensure weekly standard maintenance of the spaces (i.e., Light bulb changes, trash removal, sweeping, etc.).

In addition:

- This MOU does not provide any parking provisions for CS and/or its guests.
- CS agrees to notify LIA of any events (CS or 3rd Party) to be held at the Amici House over 75 people.
- If CS wishes to activate the Batta | Fulkerson Small Dog Park or the expansion paver area, CS must get prior written permission from LIA and CS agrees to pay \$100 per event or agreed upon financial arrangement.
- CS will provide proof of permission if activating school grounds outside the MOU footprint.
- CS will provide the following items to fulfill insurance requirements:
 - List the Little Italy Association of San Diego (LIA), the City of San Diego (CofSD), New City America, Inc. (NCA) and the San Diego Unified School District (SDUSD) as Additional Insured on General Liability with limits of at least \$2M Each Occurrence and \$4M Aggregate.
 - Provide a Certificate showing Additional Insured status and include actual policy endorsements.
 - Proof of Worker's Comp Insurance.
 - Agree to indemnify and hold harmless the LIA, CofSD, NCA, and SDUSD from any loss, costs, or damages as a result of harm to third parties due to actions, activities, operations of CS.
 - Proof of Liquor Liability based on all events that will have alcohol service.****

The attached drawing provides a floor plan of the temporary use for Amici House.

*Base utilities were based on an average use before coffee cart was integrated into CS's operations and the space. Average use included in this MOU under CS's rent is \$162 for gas & electric and \$85 for water. Additional monthly charges will apply if the bills exceed the above stated threshold. Payment for those excess fees are to be paid with the monthly rent.

**Restrooms are cleaned and stocked for basic use of the facilities and do not cover any kind of event attendee (small or large). CS is required to clean and stock the restrooms for their events where restrooms are open for their guests use.

***Food sold by CS or its coffee cart are not permitted to be sold in the Little Italy Dog Park (LIDP). CS agrees to notify patrons they are not permitted to take food in the LIDP.

****Proof of Liquor Liability must be submitted a minimum of two (2) days before event takes place or LIA will not allow alcohol service at said event.

By signing below, both parties agree to uphold their parts of this MOU.



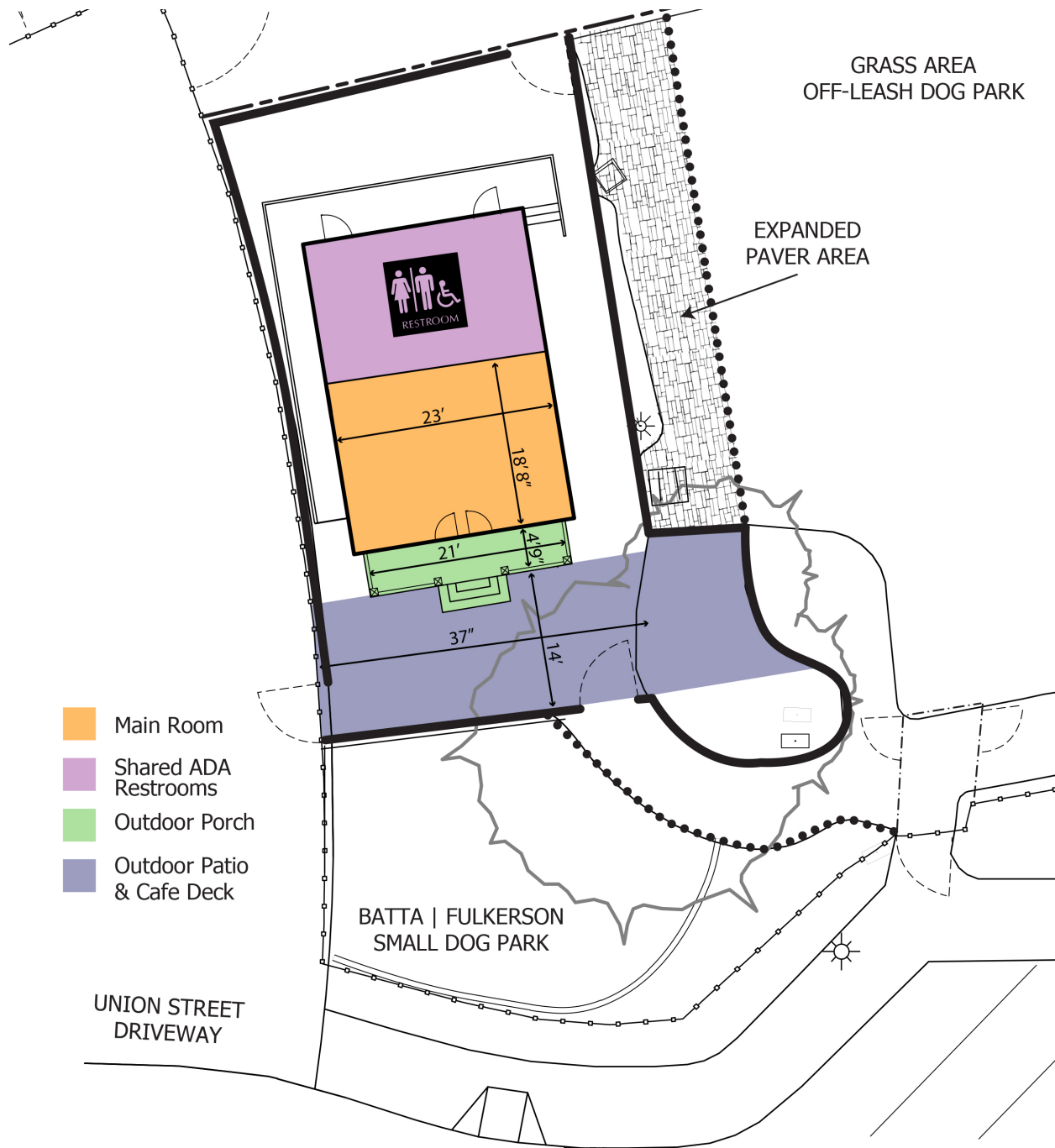
Steven J. Galasso, President, LIA

Date: 5/5/2022



Tom Cesarini, Executive Director, CS

Date: 5/24/2022



AMICI HOUSE
250 W. DATE STREET
SAN DIEGO, CA 92101

W. DATE STREET

GD-14-0776-64

17 H. 2.
1/14/14

LICENSE AGREEMENT

SAN DIEGO UNIFIED SCHOOL DISTRICT

and

LITTLE ITALY ASSOCIATION

THIS AGREEMENT is dated Feb. 1, 2014, ("Effective Date"), by and between THE SAN DIEGO UNIFIED SCHOOL DISTRICT, a public school district organized and existing under the laws of the State of California ("District" or "Licensor") and Little Italy Association, a 501 (c)(3) California public benefit corporation ("LIA" or "Licensee").

WHEREAS, District owns property located at 350 W. Date Street, San Diego, CA ("Property") on which the District operates a school on a portion of the Property; and,

WHEREAS, Licensee seeks to acquire the right to enter upon and use a portion of Licensor's property (the "Premises"), more particularly described in the attached Exhibit "A", which is incorporated by reference, for the purpose specified in Paragraph 1 below; and,

WHEREAS, the Property is divided into two (2) parts consisting of the school grounds ("Grounds") and the Premises as depicted in Exhibit A; and,

WHEREAS, Licensee currently uses a portion of the Property for community recreation and special events pursuant to a Special Use Permit granted by the City of San Diego ("City"); and,

WHEREAS, Licensee has historically contributed approximately \$48,000 annually to Washington Elementary and intends to continue to make its best efforts to support of the school; and,

WHEREAS, approval of this License is exempt from further environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures) 15311(c) (Accessory Structures), 15323 (Normal Operations of Facilities for Public Gatherings) and section 15332 (In-Fill Development Project); and,

WHEREAS, the District has determined that Licensee's use of the Premises is consistent with the District's goal to provide community facilities in the vicinity of District schools; and,

WHEREAS, this License is intended to serve as an interim measure pending negotiation and approval of a long term lease with the Licensee of the Premises.

Exhibit A
Pg. 4 of 4

