

**North Park Main Street
Board of Directors
September 12th, 2012
Minutes**

ATTENDANCE

Board Members Present

David Cohen (President), David Gamboa (Vice President), Jeff Horvitz (Treasurer), Trent Riley (Secretary), Steve Codraro, Sara Morrison, Jason Noble, Amy Paul, Cheryl Dye, and Alma Rodriguez

Board Members Absent

Christopher Bittner
Patrick Edwards (excused)
Matt Gordon
John Anderson
Mathew Cirello

Staff and Guests Present

Angela Landsberg (Executive Director), Kevin Clark (Assistant Director), Roni Kleinhen (Bookkeeper), Daniel Turek, Karen Linyan, John Perdue

CALL TO ORDER

Meeting called to order at 7:31 a.m.

INTRODUCTIONS AND AGENDA

****PROPOSED MOTION: APPROVE THE PROPOSED AGENDA
Matt Gordon/ Trent Riley (10/0/0)**

PUBLIC COMMENT FOR ITEMS NOT AGENDIZED

Karen Linyan reported that the Lions Club would be hosting a prescription drug drop off. In the past they have collected thousands of pounds of old prescription drugs.

Amy Paul reported that Pigment has a month long pop up shop in their space on Ray Street. Leather Artisan David Mckinney would be selling his Edison MFG Co. goods from the pop-up shop.

POLICE REPORT

John Perdue was filling in for Jenny Hall. He is patrolmen assigned to North Park. Officer Perdue reports that we have had some residential burglaries in the area as of late. The description of a suspect in one of these is thin, six feet tall, with a thin Mohawk. Additionally, on September 10th a burglary was reported on the 3200 block of North Park Way in which it appears the suspect entered through the doggie door. The officer reported that no arrests had been made in the stabbing outside of U-31

PRESIDENT'S REPORT

Info: San Diego Enterprise Tax Benefits

Daniel Turek of Hughes Marino spoke about the San Diego enterprise zone. The entire North Park Main Street district is located in the zone. He helps companies realize the benefit of credits that they may have earned. You can earn credits for hiring employees, buying equipment and other activities. These savings can be retroactively realized for up to three years. He has worked with companies that are as small as two people. All that he needs to find out if you need if you qualify for credits is basic HR and payroll information. He does not require upfront payment but is paid by taking a commission on the savings realized.

Info: Taste of North Park Saturday, October 6th 2012

Angela Landsberg reported that the Taste of North Park is scheduled for October 6th. We have just got a confirmation from the Lost Abbey brewery which gave us fourteen craft breweries. In addition, the Taste will feature 42 other locations this year. We will have trolley service provided by Old Town Trolley this year. We are currently searching for volunteers; we will need close to sixty volunteers this year.

(David Cohen Leaves the Meeting)

Info: Office of Historic Preservation Grant

Angela Landsberg reported that North Park Main Street has received a grant from the office of historic preservation to move forward with Sustainable North Park Main Street. The grant will allow us to have a sustainable program manager and to build a website that will be a virtual sustainability center. The grant will begin as soon as we receive the paperwork and will need to be completed by September 2013.

(David Cohen Returns)

Action: North Park Main Street Office Lease Negotiation

The North Park Office Space lease is up and needs to be renegotiated. Trent Riley has volunteered to lead this effort. Trent proposed the parameters of the lease he would negotiate. He suggested that he would attempt to obtain the same terms as the last lease over the next five years. He would be further looking for about \$5,000 in TI or rent abatement to fund needed improvements to the Main Street office space.

****PROPOSED MOTION: APPROVE TRENT RILEY TO NEGOTIATE A NEW LEASE FOR NORTH PARK MAIN STREET OFFICE SPACE THAT IS CONSISTENT WITH HIS PROPOSAL.**

Alma Rodriguez/Jason Noble (9/0/1) Trent Riley Abstained

Action: OHP Grant Program Manager RFP expense approval

North Park Main Street would need to prepare and release an RFP for the Sustainability program manager contingent on the final approval of the grant from the Office of Historic Preservation.

****PROPOSED MOTION: GRANT PERMISSION TO THE SUSTAINABLE NORTH PARK MAIN STREET WORKING GROUP TO RELEASE A REQUEST FOR PROPOSAL FOR A PROGRAM MANAGER IN THE AMOUNT NOT TO EXCEED \$13,080. TO BE RELEASED CONTINGENT UPON GRANT FUNDING FROM OFFICE OF HISTORIC PRESERVATION.**

Amy Paul/Matt Gordon (10/0/0)

Info: Holiday Bridge Lights

Angela Landsberg, Ex. Dir.

Angela Landsberg informed the board that NPMS is working in coordination with the Adams Ave, El Cajon and City Heights BID to obtain funds necessary to bring the holiday bridge lights and infrastructure up to par. Angela reported that she had obtained \$5,000 from Todd Gloria's office but the project was still short funds and sponsors are being sought.

Info: 805 Gateway Project

Angela Landsberg, Ex. Dir.

The project is nearing completion; it will be finished by the end of September. We will be having an unveiling news conference with councilmember Todd Gloria.

Action: Board of Directors Elections

Kevin Clark reported that we received six candidate applications for eight available spots. The Election committee felt that all of the candidates were qualified and good candidates for the NPMS board of directors.

****PROPOSED MOTION: THE LIST OF CANDIDATES SUBMITTED BY THE NOMINATING COMMITTEE WILL BE ADOPTED FOR THE 2012 NORTH PARK MAIN STREET BOARD OF DIRECTORS ELECTION.**

Jason Noble, CityBeat

Sara Morrison, Classics 4 Kids

Steve Codraro, Generation 3 Development

Amy Paul, Pigment

Patrick Eckstrom, My Social Marketing Network

Jeff Horvitz, Pacific Real Estate Services Inc.

Cheryl Dye/Trent Riley (10/0/0)

(Angela Landsberg leaves the meeting)

Action: Executive Director's Contract

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David stated that the Executive Directors contract was up for renewal. The changes made from last year are in compensation from \$50,000 to \$55,000 a year. Additionally the contract would provide health care for the Executive Director's dependents. It was suggested that the review date on the contract should be changed and that the contact cap the amount to be paid monthly towards the Executive directors health care.

****PROPOSED MOTION: APPROVE A ONE YEAR RENEWAL OF THE EXECUTIVE DIRECTORS CONTRACT WITH CHANGES THE PAYMENT SCHEDULE TO 24 EQUAL BI-WEEKLY PAYMENTS AND CAP ON HEALTH INSURANCE MONTHLY PAYMENT AT \$850 MONTHLY.**
Cheryl Dye/Steve Codraro (10/0/0)

(Angela Landsberg returns to the meeting)

Info: Farmers Market Budget Update

Angela Landsberg reported that the CVS Corporation has attempted to raise the rental rate at the lot to a level that would make the farmers market unsustainable. The board advised her to not give in and get political representatives involved.

Financial Reports / Budget & Finance Committee Update

Jeff Horvitz reported that NPMS has \$14,000 in checking, with about \$9,300 in accounts receivable. Additionally, we are expecting our SBEP payment for the year of about \$16,000. Jeff reported that expenses for the month of August were \$15,010 and that is very close to our budget for the year which allocates \$14,000 to \$15,000 a month.

****PROPOSED MOTION: APPROVE THE TREASURE'S REPORT.**
Sara Morrison/Dave Gamboa (10/0/0)

A. CONSENT ITEMS (3 Min. Time Limit)

****PROPOSED MOTION: APPROVE THE FOLLOWING MOTIONS LISTED UNDER THIS SECTION EXCEPT THOSE PULLED FOR DISCUSSION BY A BOARD MEMBER AT THIS MEETING.**

Approval of Minutes

****PROPOSED MOTION: APPROVE THE MINUTES FROM THE AUGUST 8TH MEETING OF THE BOARD OF DIRECTORS OF NORTH PARK MAIN STREET.**
(Amy Paul/Trent Riley) 9/0/1 Matt Gordon abstained

REPORTS (5 Min. Time Limit for Each Report)

Assembly District 76 (Lindsey Masukawa)
No Report

Senate District 39
No report

County District 4
No report

Council District 3 (Anthony Bernal)
No Report

BID Council (Angela Landsberg)
No Report

North Park Planning Committee (David Cohen)

Cheryl Dye reported that the North Park Planning Committee would be working on the economic prosperity portion of the community plan and they would like NPMS input. The committee would also be receiving recommendations from community groups on CIP projects to attempt to get funded.

North Park Maintenance Assessment District (MAD): (Kevin Clark)

Kevin Clark reported that the MAD would be having an election to fill a vacant resident home owner seat on the MAD. The MAD will also have a new maintenance contractor probably starting next month.

Design Committee (Steve Codraro)

Steve reported that the Design Committee has been working on the I-805 Gateway project. The site has been prepared for the installation. The Bike corral has been seen through from concept to completion. We are currently working on plaques for these facilities.

Economic Restructuring Committee (Trent Riley)

The ER committee discussed the promotion of businesses realizing the enterprise tax zone benefits. It discussed possible solutions to dirty and abandoned property in the district.

Organization Committee (Patrick Edwards)

No report.

Promotion Committee (David Gamboa)

The promotion committee discussed the Taste of North Park and the promotion of the Green Business Program.

EXECUTIVE DIRECTOR'S REPORT

See August Executive Director's Report.

OLD BUSINESS

None

NEW BUSINESS/OPEN DISCUSSION

ADJOURNMENT

*****PROPOSED MOTION: APPROVAL TO ADJORN
Dave Gamboa/ Trent Riley (10/0/0)***

Meeting adjourned at 9:05 a.m.

Next meeting is October 10, 2012
Respectfully submitted, Kevin Clark, Assistant Director