



Board of Directors Minutes  
November 9, 2020, 5pm

Board Members in attendance: Ryan Bedrosian, Cecelia Moreno, Paul Smith, Jerry Strayve, Glenn Younger, Kyle Matthews, Matt Ramon, Mike Burnett, Gary Wong, & Shanna Valencia.

Board Members absent: Carlos Franco, Pete Katz, Trent St. Louis, Patric Stillman.

Staff in attendance: Benjamin Nicholls, Mary Joseph, Christina Cameron

Public in attendance: Naya Valazco, Connor Maddox, Sean Karafin, Charles Kauffman.

Minutes

- P. Smith called the meeting to order and a roll call was conducted.
- P. Smith thanked everyone that came out to the 100th anniversary celebration last month. Over 220 people attended. It was a terrific celebration.
- Nightmare on Normal Street occurred a couple of weekends ago on 10/29. Events continue to come back strong. It had a record attendance with 1704 tickets sold.
- He briefed the group on how the new Conflict of Interest policy will work.
- B. Nicholls reported that tickets went on sale for the Holiday Promotion, Hillcrest Taste 'n Tinis.
- A compliance meeting with staff from EDD occurred this morning.
- *Staff statement on conflicts concerning the consent agenda: As part of the financials in September, Grah Security was paid \$344 for new locks for the HBA trash cans. A conflict was declared for G. Younger.*
  - Motion: approve minutes from September & October 2021 and financials for August & September 2021 (Younger/ Bedrosian). Motion carried with all in favor.
- *Staff statement on conflicts concerning ratification of board elections: Cecelia Moreno, Ryan Bedrosian, Matt Ramon, Shanna Valencia, Trent St. Louis and Jerry Strayve have conflicts on this item as they stand to be elected as a result of this action.*
- B. Nicholls reported on the election of the following candidates: Cecelia Moreno, Ryan Bedrosian, Matt Ramon, Carlos Franco, Mike Burnett, Shanna Valencia, Trent St. Louis, and Jerry Strayve. John Mulvihill / Pacific SW Realty wasn't present and did not receive over 50% of the votes cast.
- The bylaw changes were also approved.



# HILLCREST

## BUSINESS ASSOCIATION

- Motion to ratify the election results (Younger/ Bedrosian). Motion carried with all in favor.
  - *Staff statement on conflicts concerning election of officers: Current officers: Cecelia Moreno, Ryan Bedrosian, Paul Smith, and Glenn Younger may have conflicts should they choose to run.*
    - Motion to re-elect the current board officers (Strayve/ Valencia). Motion carried with all in favor.
  - S. Karafin introduced himself and gave a brief statement concerning increased participation at the board meetings by EDD staff. He stated that the GHCBP plan was being reviewed by EDD staff.
  - The group entered a closed session for a conference with legal counsel.
  - P. Smith stated that the board was briefed by an attorney from DPMC.
  - *Staff statement on conflicts concerning hiring HFM for legal council: Staff reported that as our general counsel could be called as a witness in a recent claim by a previous employee, new counsel is being considered. HFM was referred to HBA by our current attorney.*
    - Motion: approve contract as presented with Higgs Fletcher Mac. (Smith/ Bedrosian). Motion carried with all in favor.
  - *Staff report on conflicts concerning Fuller v. Fuller: B. Nicholls reported that he knows Mike Fuller, has engaged with him socially and used to work for him. HBA has worked with Fuller Lighting at HBA for about six years working on all street fair events.*
  - The group discussed the resolution of Fuller v. Fuller. B. Nicholls stated that the settlement agreement included no costs to HBA.
    - Motion: Approve the settlement agreement. (Younger/ Bedrosian). Motion carried with all in favor.
  - *Staff statement of conflict concerning proposed removal of parking spaces on University Ave: Parking changes will impact board members who have businesses on University between 1st and 6th including S. Valencia and M. Ramon.*
  - B. Nicholls reported that the City is proposing to repave University between 1st and 6th. Because the City's policy is to install bike lanes wherever they repave streets when it's part of their bike plan, this will result in the removal of 34 parking spaces and meters. Currently the Uptown Community parking district is planning to begin a promotional campaign to promote the private pay lots in this area.
  - A discussion occurred regarding the HBA's role in this project.
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## BUSINESS ASSOCIATION

- Motion: write a letter requesting the repaving project be pushed back. (Valencia/Bedrosian). Motion carried with all in favor.
- *Staff report on conflicts concerning approval of non-binary pride flag and Transgender Awareness Month month-long flag display. M. Ramon has a perceived conflict as he is a part owner at HBC. M. Burnett has one because he has an adjacent property owner, could benefit from improvements made on Normal Street.*
- Representatives from the Center wish to fly the Nonbinary awareness flag. They'd also like to fly the transgender flag for a month.
  - Motion: Approve the installation of the Transgender Awareness flag for the rest of november in recognition of Transgender Awareness Month. (Younger/Bedrosian). Motion carried with all in favor.
  - Motion: Approve the installation of the Non-binary Awareness Flag. (Younger/Smith). Motion carried 10/1/0 with Wong voting against.
- *Staff report on conflicts concerning the agreement with Edward Henning & Associates: Board members who have contributed to the formation of the MAD have an interest in seeing the MAD created. They could receive their contribution returned if the MAD is formed. These members are G. Wong, M. Ramon, R. Bedrosian, and P. Katz.*
- HBA has sent the final proposal for the Greater Hillcrest Community Benefit District to the Office of Economic Development and the Mayor's office so they can begin the process of reviewing it.
- One of the final parts of the plan is to create an independent assessment engineer report. Marco suggested Edward Henning & Associates and the proposal is in your packet.
  - Motion: approve the agreement. (Bedrosian/ Wong). Motion carried with all in favor.
- B. Nicholls briefly presented the financials for the Pride Block Party.

The meeting was adjourned.