



**Adams Avenue Business Association
Minutes - Board of Directors Meeting
May 3, 2022 @ 8:00am**

Members Present: Ryan Altman, Dave McPheeters, David Harding, Nicky McGreevy, Dave Dennis, LT Lanham, Mick Ward, Derith Mason

Staff: Scott Kessler, Executive Director, Julia Sanchez, Assistant Director

Guests: Jenny Hall, Kim Moore, Sean Karafin, Mike Magers, Devon Jina, Adrian Arancibia, Meredith Walton, Rachel Strueber, Denise Jackson, Steve Kader, Gary Weber

A. Call to order: 8:05am by Ryan Altman

B. Introductions:

C. Additions/Deletions to Agenda:

**D. Announcements/Public Comment –
Public Comment:**

E. Guest Speakers: Jenny Hall- Break-in at Pappalecco restaurant, items taken from business. Security video helped to identify the Suspect and he was arrested on University Ave. All County Fire has been vandalized many times, apparently by the same person each time by an older white male, possibly driving a Prius. The Department is currently hiring for positions across the board. **Scott-** mentioned the issues we have had on Adams with a homeless man who has been defecating and throwing trash all over the Avenue. **Adrian** (owner of Twiggs Coffeehouse) said that his employees have had physical confrontations with the man. A number of other board members spoke up relaying stories of this individual exposing himself, masturbating and urinating in public. **Jenny-** He assaulted a woman in a North Park and a report was taken.

F. Action Items

1. **Approval of March Financial Reports M/S/P** –Harding/Ward – 9 members present, 9 yes
2. **Approve March Minutes M/S/P** –Altman/Generoli – 9 members present, 9 yes
3. **Nominate & Vote to fill two BOD vacancies N/S/V** –McPheeters/LT Lanham – 9 members present, 9 yes
 - **Rachel Strueber**, owner of Salon Bordeaux and **Dr. Meredith Walton**, owner of Heights Optometry, have been elected as new BOD members.

G. Discussion Items

1. **Civic San Diego Presentation, Michael Lengyel** – The Civic Communities “Building Success Business Program” – Focuses on helping Minority Owned Businesses (MBEs) and Disadvantaged Businesses (DBEs). Participation grants access to Procurement opportunities, project management, requirements for insurance, HR & contract compliance, financial management, and more. There are 2 loans now available to qualifying business owners, the Building Business Success (BBS) Loan helps to procure contracts awarded from anchor institutions or public agencies. To be eligible for this type of loan the business would have to either be Low-income census tracts or 51% minority or disadvantaged owned small business. The Community Impact Loan Program provides financing for housing or community facility projects in SD County, focusing on low-income communities. For more information on these programs contact, Michael Lengyel at lengyl@civiccommunities.com (Community Impact Loan program) or Gustavo Bidart at bidart@civiccommunities.com (BBS Loan/ Building Success Business Prog.)
2. **Mars project – Ryan-** no new material to discuss. The AABA has not taken a stand yet. **Mike Magers** – The new owners are looking for workarounds for the project. The infrastructure does not support the project as proposed. The NHPG is sending out a letter, handing out fliers and a petition. **Ryan** – The BOD voted in April not to take a side, yet. **Mike Magers** – We would love for the AABA to take a vote today. **Meredith** – There is already

too much density in the neighborhood, and it affects my business. **Ryan** – Right now there are still only concepts. We are in favor of more residents living in the area. We can't oppose until we know what they are actually doing. **Scott** – The City has changed the rules as to what is allowed. **Ryan** – We can write a letter to target how the City of San Diego has made these changes possible. **LT** – Through the years there have been many iterations of these changes. We have fought them every time. This is no different. **Mike Magers** – Parking is a keen part of making the neighborhood livable. **Mick** – I can see both sides, I am not ready to vote on that. **Gary Weber** – 175 units is way too dense for our community. El Cajon Blvd is better equipped for these projects. This project will turn Normal Heights from community to commodity. Ryan suggested a straw vote the results were 7 in favor of writing a letter and 3 abstentions, no opposed. - The Board directed Scott to draft a letter citing the concerns raised in the meeting to be voted on at the next Board meeting.

3. **Adams Avenue Unplugged wrap-up** – **Scott** – Unplugged had a great turnout! We had a few musician no-shows, despite that, businesses were crowded! **Nicki** – It was Street Fair crowds! The Ould Sod was way busier than anyone anticipated. We were at capacity all day! **Dave McPheeters** – the online schedule needs to be bigger for viewing on a cell phone. **Steve Kader** – There was great news coverage.

H. Committee Reports

1. Promotions/Business Planning & Development Committee (Ryan)– Ryan reported that everything discussed at committee has already been discussed at this meeting already or will be mentioned in Scott's staff report.
2. Finance/Executive Committee – (Doug G./ David H.) – Doug reported finances looked good and David reported on the decreases in our investment account.
3. Executive Committee – (Ryan) - Refer to Scott's staff report.

I. Staff Report Scott – Adams Avenue Summer Market - Scott discussed the cancellation of the proposed Summer Market we only received 17 vendor registrations and needed 50, and none of the registered vendors were growers/farmers. Idea discussed on concentrating on the music portion of the proposed market with weekly or monthly concerts. Dave mentioned jurying the exhibitors, also discussed revisiting the market at a future date. – **Street Fair update** - Scott reported on rising Street Fair costs, which could slash AABA's gross profit by 80%. Stage and sound costs have risen by \$15,000 than what we contracted for in 2021. – **Valet update** – Scott reported the 30th Street valet program now runs Wednesday through Saturday and is parking 300 cars a month.

J. Adjournment at 9:29am__. **M/S/P** –Generoli/Mason – 9 members present, 9 yes

Next meeting: July 5th, 2022 - 8:00am

Respectfully submitted, Julia Sanchez