

City Heights Business Association  
Board of Directors Meeting  
4305 University Avenue, San Diego, CA 92105  
October 9, 2023  
12 – 1 pm

Board members present: Au-Co Mai (Vice-President), Tom Vu, Julian Villegas, Maxine Zepeda.

Board members absent: Andrew Benavides, Marsha Ruether, Adriana Enloe (President).

Staff present: Enrique Gandarilla, Jose Cervantes.

Others present: Viridiana Quintana (Economic Development Department), Evan Scheingross (Minimal Chaos), Mary Joseph (MFJ Systems), Fernando Garcia.

Meeting started at 12:05 pm. Au-Co Mai, CHBA Vice-President, chaired the meeting.

- Welcome and Introductions.
- Public Comment:
  - Viridiana Quintana provide some updates from Economic Development Department. She stated that ED created postcards for businesses with city contact information.
  - Mr. Fernando Garcia addressed the board on his candidacy for D9 city council.
- Action Items:
  - Vote to approve August 2023 board minutes: Tom made a motion to approve. Julian seconded the motion. The board voted unanimously approve the minutes.
  - Vote to approve August 2023 financial statements. Julian asked a question about the impact of the worker's compensation increase to the budget. Mary explained that we will need to revise the FY24 budget to reflect the increase. Enrique explained that the addition of a new employee last fiscal year caused the increase. Julian moved to approve. Tom seconded. The board voted unanimously to approve the August 2023 minutes.
  - Vote to elect Adriana Enloe as CHBA President of the Board. Tom made a motion to approve. Maxine seconded the motion. The board voted unanimously to elect Adriana Enloe as CHBA Board President.
  - Vote to elect Au-Co Mai as CHBA Vice-President of the Board. Au-Co self-nominated. Julian seconded the nomination. The board voted unanimously to elect Au-Co Mai as CHBA Board Vice-President.
  - Vote to elect Marsha Ruether CHBA Board Secretary. Tom made a motion. Tom seconded the motion. The board voted unanimously to elect Marsha Ruether as CHBA Board Secretary.

- Vote to elect Julian Villegas as Treasurer of the Board. Tom made a motion. Au-Co seconded the motion. The board voted unanimously to elect Julian as CHBA Board Vice-President.
- Staff Reports:
  - Enrique updated the board on the I15 Transit Plaza architectural improvements.
  - Enrique updated the board on the construction taking place on University Ave. He mentioned that many businesses are upset because of the lack of communication from the city and that their businesses are suffering financially due to the construction.
  - Au-Co asked if the city had asked us to coordinate the transfer of the BID contract with the CHCDC. Enrique stated that CHBA did not receive any request. Viridiana updated the board on the CHCDC's progress regarding the BID contract.
  - Jose updated the board on the maintenance issues. In particular, he spoke on how the city is starting to enforce the new camping ordinance. There are many hotspots in the district with illegal camping issues, the worst one on Menlo and University. The construction on University Ave. is making things worse and businesses are getting angry. There was a shooting recently in that area near Menlo. PD reports that criminal activity has also increase in this area.
  - Jose reported that we lost another 6 streetlights in this problem area. This makes 30 the total number of lights out in the district.
  - Jose reported several instances where some transients are harassing CHBA maintenance staff. CHBA is asking for PD support to allow the crew to provide maintenance services in problem areas. Au-Co recommended that we write a letter to the mayor expressing our safety concerns and requesting police support.
  - Enrique informed the board that we had received a letter from the City Attorney's Office informing us the CHBA had been added to a "trip and fall" lawsuit within the CHMAD. Enrique explained the details of the letter and the lawsuit. We will be scheduling a meeting with the city's attorney to get more information.
- The meeting was adjourned at 1:00 PM.