

**NORTH HOLLYWOOD BUSINESS IMPROVEMENT DISTRICT CORPORATION
(NOHO BID)**

Meeting Agenda

**Wednesday, January 14th @ 11:00 a.m.
NoHo BID Office, 5026 Lankershim Blvd.
North Hollywood, CA 91601**

1. CALL THE MEETING TO ORDER (B. Akhavan)
2. PUBLIC COMMENT
 - a. Public comment on any agenda or non-agenda item is invited at this time.
Public comment is limited to two minutes per individual.
3. CITY REPORTS
4. APPROVAL OF BOARD MINUTES **ACTION**
 - a. The Board will decide whether to approve the minutes of its meeting on 12/10/25
5. FINANCIAL REPORT (A. Aulenta) **ACTION**
 - a. The Board will review and decide whether to accept the current financial report
 - b. Delinquent parcel report
6. MARKETING REPORT (N. Bianconi) **ACTION**
 - a. The Board will review and decide whether to accept the NoHo Communication Group 2026 workplan
7. OPERATIONS REPORT (A. Aulenta) **ACTION**
 - a. Discussion and possible action in response to Board eligibility complaint
 - b. Clean/Safe update
 - c. Board/Officer elections
8. NEW BUSINESS
9. ADJOURN

As a covered entity under Title II of the Americans with Disabilities Act, The North Hollywood Business Improvement District does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting (562)773.5852.

*North Hollywood Business Improvement District Corporation
(NoHo BID)*

Board of Director's Meeting

*December 10, 2025 @ 11:00 a.m.
5026 Lankershim Blvd, North Hollywood*

BOARD OF DIRECTORS	PRESENT	ABSENT
Bob Akhavan	X	
Linda Fulton	X	
Carl Mancuso	X	
Gabrielle Almon	X	
Nigol Manoukian		X
James McIntyre	X	
STAFF MEMBERS		
Steve Gibson, President, Urban Place Consulting Group		X
Aaron Aulenta, Urban Place Consulting Group	X	
GUESTS		
Juan Arana, Securitas	X	
Ernesto Ramirez, Chrysalis	X	
Adrian Grigorian, CD2	X	
Jessica Dabney, property owner	X	
Donell Repp, NoHo 14	X	
C. Rubalcava, L+O Apts	X	
Ronnie Gergis, AMP	X	
Glen Hoiby, property owner	X	
Loren Miles, property owner	X	
Pastor Jerrell Walls, property owner	X	

1. Call to Order

B. Ahkavan called the meeting to order at 11:01 a.m.

2. Public Comment on Agenda/Non-Agenda Items

L. Fulton announced 350 Degree BBQ would be opening next week on Magnolia. J. Dabney introduced herself and brought up the number of homeless and trash she had recently seen around her property. G. Hoiby brought up a fire around his property and concerns with the bylaws. L. Miles brought up board member eligibility and proxy concerns. A. Aulenta responded that the BID received a written demand letter from L. Miles and it was not received in time to place to put on the agenda for this meeting to discuss. For information purposes, that as reported at our last meeting, the BID's legal counsel has informed us that we do not have an eligibility issue under our bylaws or California law. In addition, the City Clerk, to whose attention L. Miles also directed his concerns, advised they are in the process of reviewing what was requested of the BID and so far had not flagged any concerns.

3. City Reports

A. Grigorian, CD2, gave an update on Metro recently implementing a tap to exit program at both the North Hollywood and Union Station Metro stations. Also discussed were streetlight repair in the Vineland area and the 41.18 area along Bakman. A. Grigorian brought up mental health outreach team from San Fernando Mental Health that CD2 can dispatch as a resource in the BID area when needed. CD2 is looking at the month of February for a public safety meeting/townhall meeting in the BID area. And funding for LAPD foot patrols that the Council Office had been advocating for in CD2 was pulled by the LAPD to address budget concerns.

4. Approval of Minutes

MOTION: To approve the 11/12/25 board minutes.

Moved by: L. Fulton

Seconded by: G. Almon

PASSED: Yes

5. Financial Report

A. Aulenta explained the financials for the month of November 2025. On the income side, received \$425 in interest income. On the expense side, administration expenses finished over for the month and over for year-to-date. Communication expenses finished over for the month and under year-to-date. Office expenses finished under for the month and over year-to-date. Public Space Management expenses finished under for the month and under year-to-date. And total expenses finished under for the month and under year-to-date. Balance sheet as of end of November, current assets at \$127,217, total liabilities/accounts payable at \$49,674, total equity at \$77,543, and total liability and equity \$127,217. A. Aulenta also presented the estimated cash flow to the end of 2025 and presented an updated report on delinquent parcels for both the current year and prior years.

MOTION: To approve current financial report.

Moved by: J. McIntyre

Seconded by: L. Fulton

PASSED: Yes

6. Marketing Report

No report.

7. Operations Report

A. Aulenta presented a BID recap deck covering 2024/2025 accomplishments.

J. Arana (Securitas) discussed safety trends and statistics in the District. E. Ramirez (Chrysalis) discussed the monthly maintenance statistics and trends.

The board discussed receiving funds from Council District 2 to re-light the NoHo Gateway on Lankershim at Huston. The funds would cover one-year of electricity cost to re-light the Gateway.

MOTION: To approve receiving funds from Council District 2 to re-light the NoHo Gateway.

Moved by: C. Mancuso

Seconded by: G. Almon

PASSED: Yes

A. Aulenta discussed the BID Clean Team watering 3 new street trees during the tree establishment period. The trees are scheduled to be planted along Magnolia and near additional street trees the team is watering.

MOTION: To approve watering 3 new street trees in the BID.

Moved by: G. Almon

Seconded by: L. Fulton

PASSED: Yes

The board discussed holiday bonuses for the Clean and Safe team.

MOTION: To approve Clean and Safe team holiday bonuses totaling \$3,050.

Moved by: L. Fulton

Seconded by: C. Mancuso

PASSED: Yes

8. New Business

None.

9. Adjourn

Meeting adjourned at 12:06 p.m.

North Hollywood Business Improvement District
Budget vs. Actuals: NOHO 2025 - FY25 P&L
As of December 31, 2025

	Dec 2025			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
Assessment Interest & Penalties		\$ 166.63	\$ (166.63)	\$ 1,780.90	\$ 2,000.00	\$ (219.10)	\$ 2,000.00
Assessment Revenue		\$ -	\$ -	\$ 767,385.76	\$ 854,570.10	\$ (87,184.34)	\$ 854,570.00
Assessment Revenue Prior Years		\$ 416.63	\$ (416.63)	\$ 5,193.20	\$ 5,000.00	\$ 193.20	\$ 5,000.00
General Benefit Income City		\$ 2,202.50	\$ (2,202.50)	\$ 26,430.00	\$ 26,430.00	\$ -	\$ 26,430.00
Interest Income	\$ 217.90	\$ 125.00	\$ 92.90	\$ 6,111.29	\$ 1,500.00	\$ 4,611.29	\$ 1,500.00
Reserve for Non/Slow Payment		\$ (6,379.88)	\$ 6,379.88	\$ -	\$ (76,559.00)	\$ 76,559.00	\$ (76,559.00)
Total Income	\$ 217.90	\$ (3,469.12)	\$ 3,687.02	\$ 806,901.15	\$ 812,941.10	\$ (6,039.95)	\$ 812,941.00
Expenses							
Administration							
City Fee		\$ -	\$ -	\$ 17,091.40	\$ 17,091.40	\$ -	\$ 17,091.40
Legal & Professional Fees		\$ 583.37	\$ (583.37)	\$ 8,228.00	\$ 7,000.00	\$ 1,228.00	\$ 7,000.00
Management	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 48,000.00	\$ 48,000.00	\$ -	\$ 48,000.00
Total Administration	\$ 4,000.00	\$ 4,583.37	\$ (583.37)	\$ 73,319.40	\$ 72,091.40	\$ 1,228.00	\$ 72,091.40
Communication							
Events/Destination Marketing	\$ 850.00	\$ 1,264.62	\$ (414.62)	\$ 13,837.87	\$ 15,175.00	\$ (1,337.13)	\$ 15,175.00
Management	\$ 834.00	\$ 834.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00
Website		\$ 27.12	\$ (27.12)	\$ 305.98	\$ 325.00	\$ (19.02)	\$ 325.00
Total Communication	\$ 1,684.00	\$ 2,125.74	\$ (441.74)	\$ 24,143.85	\$ 25,500.00	\$ (1,356.15)	\$ 25,500.00

	Dec 2025			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Office Expenses							
Bank Charges		\$ 2.12	\$ (2.12)	\$ 15.00	\$ 25.00	\$ (10.00)	\$ 25.00
Insurance		\$ 1,012.50	\$ (1,012.50)	\$ 11,721.76	\$ 12,150.00	\$ (428.24)	\$ 12,150.00
Postage/Shipping		\$ 4.13	\$ (4.13)	\$ 52.10	\$ 50.00	\$ 2.10	\$ 50.00
Rent	\$ 3,100.00	\$ 3,100.00	\$ -	\$ 37,200.00	\$ 37,200.00	\$ -	\$ 37,200.00
Supplies	\$ 230.42	\$ 83.37	\$ 147.05	\$ 858.44	\$ 1,000.00	\$ (141.56)	\$ 1,000.00
Telecommunications/Internet	\$ 92.34	\$ 133.37	\$ (41.03)	\$ 1,887.73	\$ 1,600.00	\$ 287.73	\$ 1,600.00
Utilities	\$ 341.24	\$ 375.00	\$ (33.76)	\$ 4,647.17	\$ 4,500.00	\$ 147.17	\$ 4,500.00
Total Office Expenses	\$ 3,764.00	\$ 4,710.49	\$ (946.49)	\$ 56,382.20	\$ 56,525.00	\$ (142.80)	\$ 56,525.00
Public Space Management							
Landscape Maintenance	\$ 225.28	\$ 175.00	\$ 50.28	\$ 1,971.38	\$ 2,100.00	\$ (128.62)	\$ 2,100.00
Maintenance Expense							
Maintenance Labor	\$ 21,749.65	\$ 21,287.25	\$ 462.40	\$ 248,786.41	\$ 255,447.00	\$ (6,660.59)	\$ 255,447.00
Pressure-washing Expense	\$ 960.00	\$ 920.00	\$ 40.00	\$ 10,960.00	\$ 11,040.00	\$ (80.00)	\$ 11,040.00
Supplies	\$ 219.41	\$ 219.62	\$ (0.21)	\$ 2,632.92	\$ 2,635.00	\$ (2.08)	\$ 2,635.00
Truck, Fuel & Dump	\$ 2,951.10	\$ 3,152.25	\$ (201.15)	\$ 34,727.33	\$ 37,827.00	\$ (3,099.67)	\$ 37,827.00
Total Maintenance Expense	\$ 25,880.16	\$ 25,579.12	\$ 301.04	\$ 297,106.66	\$ 306,949.00	\$ (9,842.34)	\$ 306,949.00
Management	\$ 1,666.00	\$ 1,666.00	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00
Safety Expense							
Safety Exp. Bike Uniform	\$ 269.42	\$ 458.37	\$ (188.95)	\$ 5,680.57	\$ 5,500.00	\$ 180.57	\$ 5,500.00
Safety Labor	\$ 30,538.60	\$ 27,022.93	\$ 3,515.67	\$ 323,406.59	\$ 324,275.60	\$ (869.01)	\$ 324,275.60
Total Safety Expense	\$ 30,808.02	\$ 27,481.30	\$ 3,326.72	\$ 329,087.16	\$ 329,775.60	\$ (688.44)	\$ 329,775.60
Total Public Space Management	\$ 58,579.46	\$ 54,901.42	\$ 3,678.04	\$ 648,165.20	\$ 658,824.60	\$ (10,659.40)	\$ 658,824.60
Total Expenses	\$ 68,027.46	\$ 66,321.02	\$ 1,706.44	\$ 802,010.65	\$ 812,941.00	\$ (10,930.35)	\$ 812,941.00
Net Income	\$ (67,809.56)	\$ (69,790.14)	\$ 1,980.58	\$ 4,890.50	\$ 0.10	\$ 4,890.40	\$ -

North Hollywood Business Improvement District

Balance Sheet

As of December 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
First Foundation Checking	\$ 2,244.29
First Foundation Savings	\$ 36,068.19
Wells Fargo Checking	\$ 1,000.05
WF Business Market Rate	\$ 2,792.51
Total Bank Accounts	<u>\$ 42,105.04</u>
Accounts Receivable	
Accounts Receivable	\$ 7,535.29
Other Receivables	\$ 15,284.53
Total Accounts Receivable	<u>\$ 22,819.82</u>
Total Accounts Receivable	<u>\$ 22,819.82</u>
Other Current Assets	
Prepaid Expense	\$ -
Undeposited Funds	\$ -
Total Other Current Assets	<u>\$ -</u>
Total Current Assets	<u>\$ 64,924.86</u>
TOTAL ASSETS	<u>\$ 64,924.86</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	\$ 55,226.72
Total Accounts Payable	<u>\$ 55,226.72</u>
Other Current Liabilities	
Loan Payable	\$ -
Total Other Current Liabilities	<u>\$ -</u>
Total Current Liabilities	<u>\$ 55,226.72</u>
Total Liabilities	<u>\$ 55,226.72</u>
Equity	
Retained Earnings	\$ 4,807.64
Net Income	\$ 4,890.50
Total Equity	<u>\$ 9,698.14</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 64,924.86</u>

Cash Flow Estimate

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Beginning Cash	\$38,843.58	\$194,500.70	\$129,318.47	\$159,293.83	\$122,811.18	\$259,515.47	\$264,301.08	\$341,551.43
Assessment Received	\$213,855.30		\$87,518.64	\$27,737.42	\$172,451.65	\$69,455.80	\$158,001.22	
Other Income	\$4,329.38	\$403.60	\$684.72	\$460.90	\$27,363.35	\$590.22	\$730.77	\$932.31
Total Monthly Expense	\$62,527.56	\$65,585.83	\$58,228.00	\$64,680.97	\$63,110.71	\$65,260.41	\$81,481.64	\$62,356.83
Ending Cash	\$194,500.70	\$129,318.47	\$159,293.83	\$122,811.18	\$259,515.47	\$264,301.08	\$341,551.43	\$280,126.91

	Sep-25	Oct-25	Nov-25	Dec-25
Beginning Cash	\$280,126.91	\$232,688.38	\$171,943.24	\$105,177.99
Assessment Received	\$15,539.93	\$5,733.98		
Other Income	\$2,737.55	\$638.85	\$425.63	\$217.90
Total Monthly Expense	\$65,716.01	\$67,117.97	\$67,190.88	\$62,209.83
Ending Cash	\$232,688.38	\$171,943.24	\$105,177.99	\$43,186.06

outstanding collectable assessments prior yrs.

Prior Yrs- Private ownership	\$21,533
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Annual Ending Cash

2025	\$43,186
2024	\$38,844
2023	\$35,242
2022	\$70,755
2021	\$53,617
2020	\$39,975
2019	\$37,357
2018	\$36,120

As of 1/2/26 Outstanding BID assessments

APN	PY 2025-2024	PY 2024-2023	PY 2023-2022	PY 2022-2021	Comments
2350014019	\$1,093.91	\$1,032.81	\$983.63	\$936.79	Prudential, tax defaulted
2350014020	\$1,093.91	\$1,032.81	\$983.63	\$936.79	Prudential, tax defaulted, subject to power to sell
2350014021	\$1,093.91	\$1,032.81	\$983.63	\$936.79	Prudential, tax defaulted, subject to power to sell
2350014022	\$1,093.91	\$1,032.81	\$983.63	\$936.79	Prudential, tax defaulted
2353007020	\$938.49	\$76.50			<i>paying down 24</i>
2353019009			\$613.56		paid current year
2350015037	\$662.17				paid half
2350017032					paid remainder- receive Jan 26
2350017031					paid remainder- receive Jan 26
2353010007	\$1,072.18				returned to list after paying delinquent years
2353010008	\$933.47				returned to list after paying delinquent years
2353010009	\$1,047.65				returned to list after paying delinquent years
Total	\$9,029.60	\$4,207.74	\$4,548.08	\$3,747.16	

Total outstanding PY

\$21,532.58