

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

Meeting Agenda

**Wednesday, November 12th @ 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 (CD2/LAPD)
4. APPROVAL OF BOARD MINUTES **ACTION**
 - a. The Board will decide whether to approve the minutes of its meeting on 10/22/25
5. FINANCIAL REPORT (A. Aulenta) **ACTION**
 - a. The Board will review and decide whether to accept the current financial report
 - b. The Board will review and decide whether to accept the 2026 budget
6. MARKETING REPORT (N. Bianconi)
 - a. Marketing update
7. OPERATIONS REPORT (A. Aulenta) **ACTION**
 - a. Board participation
 - b. Clean/Safe updates
 - c. The Board will review and decide whether to receive funds to re-light the NoHo Gateway
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

*October 22, 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	
Nancy Bianconi, NoHo Communications Group	X	
Pam Chau/Shawn Spishak, 5200 Lankershim	X	
Laura Castenada/C. Rubalcava, L+O Apts	X	
Ronnie Gergis, AMP	X	
Glen Hoiby, property owner	X	
Loren Miles, property owner	X	

1. Call to Order

A. Aulenta called the meeting to order at 11:03 a.m.

2. Public Comment on Agenda/Non-Agenda Items

L. Miles brought up board member eligibility and the September minutes being inaccurate in regards to board attendance. R. Gergis brought up concerns with issues around the unhoused population, issues with the District Attorney prosecuting individuals, graffiti behind this building, and a new dispensary that has opened.

3. City Reports

A. Grigorian, CD2, gave an update on the Metro Station improvements (mobile restrooms, TAP entry/exit), Metro's work securing the vacant lot behind the Chandler apartments, and plaza umbrella repair funding, and a walk-thru with AT&T to improve security around its property.

4. Approval of Minutes

MOTION: To approve the 8/13/25 & 9/10/25 board minutes.

Moved by: L. Fulton

Seconded by: C. Mancuso

PASSED: Yes

5. Financial Report

A. Aulenta explained the financials for month September 2025. On the income side, received \$15,540 in assessment income, \$864 in prior year assessment income, \$1,039 in assessment interest and \$834 in interest income. On the expense side, administration expenses finished under for the month and over for year-to-date. Communication expenses finished under for the month and year-to-date. Office expenses finished under for the month and over year-to-date. Public Space Management expenses finished over for the month and under for the year-to-date. And total expenses finished under for the month and year-to-date. Balance sheet as of end of September, current assets at \$255,227, total liabilities/accounts payable at \$56,704, total equity at \$198,524, and total liability and equity \$255,227. 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: L. Fulton

Seconded by: J. McIntyre

PASSED: Yes

6. Marketing Report

N. Bianconi discussed creating a marketing plan for apartments and residents in the District.

N. Bianconi also discussed social media and e-blast audience statistics.

7. Operations Report

J. Arana (Securitas) discussed safety statistics and trends in the District.

E. Ramirez (Chrysalis) discussed the monthly maintenance statistics and trends.

8. New Business

G. Almon discussed the idea of the BID creating an advocacy plan to work with CD2 on District issues.

9. Adjourn

Meeting adjourned at 12:14 p.m.

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

	Oct 2025			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
Assessment Interest & Penalties		\$ 166.67	\$ (166.67)	\$ 1,780.90	\$ 1,666.70	\$ 114.20	\$ 2,000.00
Assessment Revenue	\$ 5,733.98	\$ -	\$ 5,733.98	\$ 767,385.76	\$ 854,570.10	\$ (87,184.34)	\$ 854,570.00
Assessment Revenue Prior Years		\$ 416.67	\$ (416.67)	\$ 5,193.20	\$ 4,166.70	\$ 1,026.50	\$ 5,000.00
General Benefit Income City		\$ 2,202.50	\$ (2,202.50)	\$ 26,430.00	\$ 22,025.00	\$ 4,405.00	\$ 26,430.00
Interest Income	\$ 638.87	\$ 125.00	\$ 513.87	\$ 5,467.76	\$ 1,250.00	\$ 4,217.76	\$ 1,500.00
Reserve for Non/Slow Payment		\$ (6,379.92)	\$ 6,379.92	\$ -	\$ (63,799.20)	\$ 63,799.20	\$ (76,559.00)
Total Income	\$ 6,372.85	\$ (3,469.08)	\$ 9,841.93	\$ 806,257.62	\$ 819,879.30	\$ (13,621.68)	\$ 812,941.00
Expenses							
Administration							
City Fee		\$ -	\$ -	\$ 17,091.40	\$ 17,091.40	\$ -	\$ 17,091.40
Legal & Professional Fees		\$ 583.33	\$ (583.33)	\$ 7,028.00	\$ 5,833.30	\$ 1,194.70	\$ 7,000.00
Management	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ 48,000.00
Total Administration	\$ 4,000.00	\$ 4,583.33	\$ (583.33)	\$ 64,119.40	\$ 62,924.70	\$ 1,194.70	\$ 72,091.40
Communication							
Events/Destination Marketing	\$ 850.00	\$ 1,264.58	\$ (414.58)	\$ 11,637.87	\$ 12,645.80	\$ (1,007.93)	\$ 15,175.00
Management	\$ 833.00	\$ 833.00	\$ -	\$ 8,333.00	\$ 8,333.00	\$ -	\$ 10,000.00
Website		\$ 27.08	\$ (27.08)	\$ 305.98	\$ 270.80	\$ 35.18	\$ 325.00
Total Communication	\$ 1,683.00	\$ 2,124.66	\$ (441.66)	\$ 20,276.85	\$ 21,249.60	\$ (972.75)	\$ 25,500.00

	Oct 2025			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Office Expenses							
Bank Charges		\$ 2.08	\$ (2.08)	\$ 15.00	\$ 20.80	\$ (5.80)	\$ 25.00
Insurance		\$ 1,012.50	\$ (1,012.50)	\$ 11,721.76	\$ 10,125.00	\$ 1,596.76	\$ 12,150.00
Postage/Shipping		\$ 4.17	\$ (4.17)	\$ 52.10	\$ 41.70	\$ 10.40	\$ 50.00
Rent	\$ 3,100.00	\$ 3,100.00	\$ -	\$ 31,000.00	\$ 31,000.00	\$ -	\$ 37,200.00
Supplies		\$ 83.33	\$ (83.33)	\$ 517.55	\$ 833.30	\$ (315.75)	\$ 1,000.00
Telecommunications/Internet	\$ 168.39	\$ 133.33	\$ 35.06	\$ 1,626.88	\$ 1,333.30	\$ 293.58	\$ 1,600.00
Utilities	\$ 565.65	\$ 375.00	\$ 190.65	\$ 3,919.94	\$ 3,750.00	\$ 169.94	\$ 4,500.00
Total Office Expenses	\$ 3,834.04	\$ 4,710.41	\$ (876.37)	\$ 48,853.23	\$ 47,104.10	\$ 1,749.13	\$ 56,525.00
Public Space Management							
Landscape Maintenance	\$ 201.63	\$ 175.00	\$ 26.63	\$ 1,560.95	\$ 1,750.00	\$ (189.05)	\$ 2,100.00
Maintenance Expense							
Maintenance Labor	\$ 20,000.00	\$ 21,287.25	\$ (1,287.25)	\$ 202,203.02	\$ 212,872.50	\$ (10,669.48)	\$ 255,447.00
Pressure-washing Expense	\$ 960.00	\$ 920.00	\$ 40.00	\$ 9,040.00	\$ 9,200.00	\$ (160.00)	\$ 11,040.00
Supplies	\$ 219.41	\$ 219.58	\$ (0.17)	\$ 2,194.10	\$ 2,195.80	\$ (1.70)	\$ 2,635.00
Truck, Fuel & Dump	\$ 2,951.10	\$ 3,152.25	\$ (201.15)	\$ 28,825.13	\$ 31,522.50	\$ (2,697.37)	\$ 37,827.00
Total Maintenance Expense	\$ 24,130.51	\$ 25,579.08	\$ (1,448.57)	\$ 242,262.25	\$ 255,790.80	\$ (13,528.55)	\$ 306,949.00
Management	\$ 1,667.00	\$ 1,667.00	\$ -	\$ 16,667.00	\$ 16,667.00	\$ -	\$ 20,000.00
Safety Expense							
Safety Exp. Bike Uniform	\$ 1,167.92	\$ 458.33	\$ 709.59	\$ 5,141.73	\$ 4,583.30	\$ 558.43	\$ 5,500.00
Safety Labor	\$ 24,765.34	\$ 27,022.97	\$ (2,257.63)	\$ 268,737.43	\$ 270,229.70	\$ (1,492.27)	\$ 324,275.60
Total Safety Expense	\$ 25,933.26	\$ 27,481.30	\$ (1,548.04)	\$ 273,879.16	\$ 274,813.00	\$ (933.84)	\$ 329,775.60
Total Public Space Management	\$ 51,932.40	\$ 54,902.38	\$ (2,969.98)	\$ 534,369.36	\$ 549,020.80	\$ (14,651.44)	\$ 658,824.60
Total Expenses	\$ 61,449.44	\$ 66,320.78	\$ (4,871.34)	\$ 667,618.84	\$ 680,299.20	\$ (12,680.36)	\$ 812,941.00
Net Income	\$ (55,076.59)	\$ (69,789.86)	\$ 14,713.27	\$ 138,638.78	\$ 139,580.10	\$ (941.32)	\$ -

North Hollywood Business Improvement District

Balance Sheet

As of October 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
First Foundation Checking	\$ 12,945.32
First Foundation Savings	\$ 154,924.71
Wells Fargo Checking	\$ 1,000.05
WF Business Market Rate	\$ 2,792.46
Total Bank Accounts	<u>\$ 171,662.54</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>\$ 194,482.36</u>
TOTAL ASSETS	<u>\$ 194,482.36</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	\$ 51,035.94
Total Accounts Payable	<u>\$ 51,035.94</u>
Other Current Liabilities	
Loan Payable	\$ -
Total Other Current Liabilities	<u>\$ -</u>
Total Current Liabilities	<u>\$ 51,035.94</u>
Total Liabilities	<u>\$ 51,035.94</u>
Equity	
Retained Earnings	\$ 4,807.64
Net Income	\$ 138,638.78
Total Equity	<u>\$ 143,446.42</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 194,482.36</u>

2025 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	\$108,043.24
Assessment Received	\$15,539.93	\$5,733.98		\$2,000.00
Other Income	\$2,737.55	\$638.85	\$600.00	\$700.00
Total Monthly Expense	\$65,716.01	\$67,117.97	\$64,500.00	\$66,000.00
Ending Cash	\$232,688.38	\$171,943.24	\$108,043.24	\$44,743.24

outstanding collectable assessments prior yrs.

Prior Yrs- Private ownership	\$13,312
Current Year- Private/Public	\$10,490

Annual Ending Cash

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

As of 11/1/25 Outstanding BID assessments

APN	CY 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	\$885.14			<i>paid 23 and partial 24</i>
2353019009			\$613.56		paid current year
2350015037	\$662.17				paid half
2350017032	\$1,034.98				paid half
2350017031	\$425.63				paid half
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	\$10,490.21	\$5,016.38	\$4,548.08	\$3,747.16	

Total outstanding PY

\$13,311.62

Total outstanding CY

\$10,490.21

2026 Draft Budget

Income

Assessment Interest & Penalties	\$ 2,000.00	\$ 2,000.00	\$ -
Assessment Revenue	\$ 854,570.00	\$ 914,390.07	\$ 59,820.07
Assessment Revenue Prior Years	\$ 5,000.00	\$ 5,000.00	\$ -
General Benefit Income City	\$ 26,430.00	\$ 28,280.10	\$ 1,850.10
Interest Income	\$ 1,500.00	\$ 6,000.00	\$ 4,500.00
Reserve for Non/Slow Payment	\$ (76,559.00)	\$ (81,900.00)	\$ (5,341.00)
Total Income	\$ 812,941.00	\$ 873,770.17	\$ 60,829.17

Expenses

Administration			
City Fee	\$ 17,091.40	\$ 18,287.80	\$ 1,196.40
Legal & Professional Fees	\$ 7,000.00	\$ 10,500.00	\$ 3,500.00
Management	\$ 48,000.00	\$ 48,000.00	
Total Administration	\$ 72,091.40	\$ 76,787.80	\$ 4,696.40
Communication			
Events/Destination Marketing	\$ 15,175.00	\$ 12,500.00	\$ (2,675.00)
Management	\$ 10,000.00	\$ 10,000.00	
Website	\$ 325.00	\$ 325.00	
Total Communication	\$ 25,500.00	\$ 22,825.00	\$ (2,675.00)
Office Expenses			
Bank Charges	\$ 25.00	\$ 25.00	
Insurance	\$ 12,150.00	\$ 12,150.00	
Postage/Shipping	\$ 50.00	\$ 50.00	
Rent	\$ 37,200.00	\$ 38,316.00	\$ 1,116.00
Supplies	\$ 1,000.00	\$ 1,000.00	
Telecommunications/Internet	\$ 1,600.00	\$ 1,600.00	
Utilities	\$ 4,500.00	\$ 4,500.00	
Total Office Expenses	\$ 56,525.00	\$ 57,641.00	\$ 1,116.00
Public Space Management			
Landscape Maintenance	\$ 2,100.00	\$ 2,100.00	
Maintenance Expense			
Maintenance Labor	\$ 255,447.00	\$ 263,371.00	\$ 7,924.00
Pressure-washing Expense	\$ 11,040.00	\$ 12,000.00	\$ 960.00
Supplies	\$ 2,635.00	\$ 2,765.00	\$ 130.00
Truck, Fuel & Dump	\$ 37,827.00	\$ 38,028.00	\$ 201.00
Total Maintenance Expense	\$ 306,949.00	\$ 316,164.00	\$ 9,215.00
Management	\$20,000	\$20,000	
Safety Expense			
Safety Exp. Bike Uniform	\$ 5,500.00	\$ 5,500.00	
Safety Labor	\$ 324,275.60	\$ 372,752.37	\$ 48,476.77
Total Safety Expense	\$ 329,775.60	\$ 378,252.37	
Total Public Space Management	\$ 658,824.60	\$ 716,516.37	\$ 57,691.77
Total Expenses	\$ 812,941.00	\$ 873,770.17	\$ 60,829.17
Net Operating Income	\$ -	\$ -	