

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

**Meeting Agenda**

**Wednesday, April 8th @ 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. PRESENTATION- StreetsLA
4. CITY REPORTS
5. APPROVAL OF BOARD MINUTES **ACTION**
  - a. The Board will decide whether to approve the minutes of its meeting on 3/11/26
6. FINANCIAL REPORT (A. Aulenta) **ACTION**
  - a. The Board will review and decide whether to accept the current financial report
  - b. Delinquent parcel report
7. MARKETING REPORT (N. Bianconi)
  - a. Marketing update
8. OPERATIONS REPORT (A. Aulenta)
  - a. Clean/Safe updates
9. CLOSED SESSION **ACTION**
  - a. Legal Matter: Board Eligibility
10. NEW BUSINESS
11. 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*

*March 11, 2026 @ 11:00 a.m.  
5026 Lankershim Blvd, North Hollywood*

<b>BOARD OF DIRECTORS</b>	<b>PRESENT</b>	<b>ABSENT</b>
Bob Akhavan	X	
Linda Fulton	X	
Carl Mancuso		X
Gabrielle Almon		X
Nigol Manoukian	X	
James McIntyre	X	
Jessica Dabney		X
Christina Rodrigo	X	
Ronnie Girgis	X	
<b>STAFF MEMBERS</b>		
Steve Gibson, President, Urban Place Consulting Group		X
Aaron Aulenta, Urban Place Consulting Group	X	
<b>GUESTS</b>		
Juan Arana, Securitas	X	
Ernesto Ramirez, Chrysalis	X	
Adrian Grigorian, CD2	X	
Nancy Bianconi, NoHo Communication Group	X	
Carlos Rubalcava, L+O Apartments	X	
Glen Hoiby, property owner	X	
Loren Miles, property owner	X	
Bureau of Streetlighting team	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. Miles provided comment on when the letter would be expected. G. Hoiby provided comment asking about the board resolution.

## **3. Presentation- Bureau of Streetlighting**

J. Oleta, Bureau of Streetlighting, gave a presentation on the current state of City of LA's streetlights, current funding and an initiative for a new City of LA streetlighting assessment.

## **4. City Reports**

A. Grigorian, CD2 gave updates on the Chandler protected bike lane project and North Hollywood to Pasadena Bus Rapid Transit project open house. A. Grigorian also discussed CD2 applying for federal grant funding for an affordable housing component of District NoHo and a Lankershim transit project in the Arts District.

## **5. Approval of Minutes**

**MOTION:** To approve the 2/11/26 board minutes.

Moved by: J. McIntyre

Seconded by: L. Fulton

**PASSED: Yes**

## **6. Financial Report**

A. Aulenta explained the financials for the month of February. On the income side, received \$418 in interest income. On the expense side, administration expenses finished under for the month and under year-to-date. Communication expenses finished under for the month and under year-to-date. Office expenses finished under for the month and under 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 February, current assets at \$161,952, total liabilities/accounts payable at \$55,304, total equity at \$106,648, and total liability and equity \$161,952. A. Aulenta presented the estimated cash flow to the end of 2026 and presented an updated report on delinquent parcels for prior years.

**MOTION:** To approve current financial report.

Moved by: J. McIntyre

Seconded by: C. Rodrigo

**PASSED: Yes**

A. Aulenta presented quotes for the annual financial review and tax return.

**MOTION:** To approve Fabio Vasco, CPA, Inc. to conduct the annual financial review and tax return.

Moved by: L. Fulton

Seconded by: N. Manoukian

**PASSED: Yes**

## **7. Marketing Report**

N. Bianconi discussed and presented the business feature report for February and discussed what was planned for March.

## **8. Operations Report**

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

A. Aulenta discussed quotes received from vendors for the Lankershim lighting project.

**MOTION:** To approve the quote from Dekra-Lite for the Lankershim lighting project.

Moved by: N. Manoukian

Seconded by: L. Fulton

**PASSED: Yes**

## **9. New Business**

None.

## **10. Adjourn**

Meeting adjourned at 12:05 p.m.

**North Hollywood Business Improvement District**  
**Budget vs. Actuals: NOHO 2026 - FY26 P&L**  
**As of March 31, 2026**

	Mar 2026			Year-to-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
<b>Assessment Interest &amp; Penalties</b>	\$ 66.20	\$ 166.67	\$ (100.47)	\$ 1,248.98	\$ 500.01	\$ 748.97	\$ 2,000.00
<b>Assessment Revenue</b>	\$ 61,815.16	\$ -	\$ 61,815.16	\$ 309,112.66	\$ 304,796.00	\$ 4,316.66	\$ 914,390.07
<b>Assessment Revenue Prior Years</b>		\$ 416.67	\$ (416.67)	\$ 2,269.23	\$ 1,250.01	\$ 1,019.22	\$ 5,000.00
<b>General Benefit Income City</b>		\$ 2,356.67	\$ (2,356.67)	\$ -	\$ 7,070.01	\$ (7,070.01)	\$ 28,280.10
<b>Interest Income</b>	\$ 348.32	\$ 500.00	\$ (151.68)	\$ 841.50	\$ 1,500.00	\$ (658.50)	\$ 6,000.00
<b>Reserve for Non/Slow Payment</b>		\$ (6,825.00)	\$ 6,825.00	\$ -	\$ (20,475.00)	\$ 20,475.00	\$ (81,900.00)
<b>Total Income</b>	<b>\$ 62,229.68</b>	<b>\$ (3,384.99)</b>	<b>\$ 65,614.67</b>	<b>\$ 313,472.37</b>	<b>\$ 294,641.03</b>	<b>\$ 18,831.34</b>	<b>\$ 873,770.17</b>
<b>Expenses</b>							
<b>Administration</b>							
<b>City Fee</b>		\$ -	\$ -	\$ 18,287.80	\$ 18,287.80	\$ -	\$ 18,287.80
<b>Legal &amp; Professional Fees</b>	\$ 1,700.00	\$ 875.00	\$ 825.00	\$ 2,700.00	\$ 2,625.00	\$ 75.00	\$ 10,500.00
<b>Management</b>	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 48,000.00
<b>Total Administration</b>	<b>\$ 5,700.00</b>	<b>\$ 4,875.00</b>	<b>\$ 825.00</b>	<b>\$ 32,987.80</b>	<b>\$ 32,912.80</b>	<b>\$ 75.00</b>	<b>\$ 76,787.80</b>
<b>Communication</b>							
<b>Events/Destination Marketing</b>	\$ 1,000.00	\$ 1,041.67	\$ (41.67)	\$ 2,850.00	\$ 3,125.01	\$ (275.01)	\$ 12,500.00
<b>Management</b>	\$ 834.00	\$ 834.00	\$ -	\$ 2,500.00	\$ 2,500.00	\$ -	\$ 10,000.00
<b>Website</b>		\$ 27.08	\$ (27.08)	\$ -	\$ 81.24	\$ (81.24)	\$ 325.00
<b>Total Communication</b>	<b>\$ 1,834.00</b>	<b>\$ 1,902.75</b>	<b>\$ (68.75)</b>	<b>\$ 5,350.00</b>	<b>\$ 5,706.25</b>	<b>\$ (356.25)</b>	<b>\$ 22,825.00</b>

	Mar 2026			Year-to-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Office Expenses</b>							
Bank Charges	\$ 15.00	\$ 2.08	\$ 12.92	\$ 15.00	\$ 6.24	\$ 8.76	\$ 25.00
Insurance		\$ 1,012.50	\$ (1,012.50)	\$ -	\$ 3,037.50	\$ (3,037.50)	\$ 12,150.00
Postage/Shipping		\$ 4.17	\$ (4.17)	\$ 7.80	\$ 12.51	\$ (4.71)	\$ 50.00
Rent	\$ 3,193.00	\$ 3,193.00	\$ -	\$ 9,579.00	\$ 9,579.00	\$ -	\$ 38,316.00
Supplies	\$ 77.83	\$ 83.33	\$ (5.50)	\$ 236.78	\$ 249.99	\$ (13.21)	\$ 1,000.00
Telecommunications/Internet	\$ 46.82	\$ 133.33	\$ (86.51)	\$ 365.04	\$ 399.99	\$ (34.95)	\$ 1,600.00
Utilities	\$ 349.06	\$ 375.00	\$ (25.94)	\$ 1,012.06	\$ 1,125.00	\$ (112.94)	\$ 4,500.00
<b>Total Office Expenses</b>	<b>\$ 3,681.71</b>	<b>\$ 4,803.41</b>	<b>\$ (1,121.70)</b>	<b>\$ 11,215.68</b>	<b>\$ 14,410.23</b>	<b>\$ (3,194.55)</b>	<b>\$ 57,641.00</b>
<b>Public Space Management</b>							
Landscape Maintenance	\$ 198.19	\$ 175.00	\$ 23.19	\$ 559.83	\$ 525.00	\$ 34.83	\$ 2,100.00
<b>Maintenance Expense</b>							
Maintenance Labor	\$ 19,630.00	\$ 21,947.58	\$ (2,317.58)	\$ 63,666.64	\$ 65,842.74	\$ (2,176.10)	\$ 263,371.00
Pressure-washing Expense	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 12,000.00
Supplies	\$ 230.38	\$ 230.42	\$ (0.04)	\$ 691.14	\$ 691.26	\$ (0.12)	\$ 2,765.00
Truck, Fuel & Dump	\$ 3,169.02	\$ 3,169.00	\$ 0.02	\$ 9,507.06	\$ 9,507.00	\$ 0.06	\$ 38,028.00
<b>Total Maintenance Expense</b>	<b>\$ 24,029.40</b>	<b>\$ 26,347.00</b>	<b>\$ (2,317.60)</b>	<b>\$ 76,864.84</b>	<b>\$ 79,041.00</b>	<b>\$ (2,176.16)</b>	<b>\$ 316,164.00</b>
Management	\$ 1,666.00	\$ 1,666.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 20,000.00
<b>Safety Expense</b>							
Safety Exp. Bike Uniform	\$ 269.42	\$ 458.33	\$ (188.91)	\$ 2,373.00	\$ 1,374.99	\$ 998.01	\$ 5,500.00
Safety Labor	\$ 28,306.29	\$ 31,062.69	\$ (2,756.40)	\$ 84,757.01	\$ 93,188.07	\$ (8,431.06)	\$ 372,752.37
<b>Total Safety Expense</b>	<b>\$ 28,575.71</b>	<b>\$ 31,521.02</b>	<b>\$ (2,945.31)</b>	<b>\$ 87,130.01</b>	<b>\$ 94,563.06</b>	<b>\$ (7,433.05)</b>	<b>\$ 378,252.37</b>
<b>Total Public Space Management</b>	<b>\$ 54,469.30</b>	<b>\$ 59,709.02</b>	<b>\$ (5,239.72)</b>	<b>\$ 169,554.68</b>	<b>\$ 179,129.06</b>	<b>\$ (9,574.38)</b>	<b>\$ 716,516.37</b>
<b>Total Expenses</b>	<b>\$ 65,685.01</b>	<b>\$ 71,290.18</b>	<b>\$ (5,605.17)</b>	<b>\$ 219,108.16</b>	<b>\$ 232,158.34</b>	<b>\$ (13,050.18)</b>	<b>\$ 873,770.17</b>
<b>Net Operating Income</b>	<b>\$ (3,455.33)</b>	<b>\$ (74,675.17)</b>	<b>\$ 71,219.84</b>	<b>\$ 94,364.21</b>	<b>\$ 62,482.69</b>	<b>\$ 31,881.52</b>	<b>\$ -</b>

# North Hollywood Business Improvement District

## Balance Sheet

As of March 31, 2026

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
First Foundation Checking	\$ 13,118.99
First Foundation Savings	\$ 118,909.63
Wells Fargo Checking	\$ 1,047.12
WF Business Market Rate	\$ 2,792.57
<b>Total Bank Accounts</b>	<b>\$ 135,868.31</b>
<b>Accounts Receivable</b>	
Accounts Receivable	\$ 7,535.29
Other Receivables	\$ 15,284.53
<b>Total Accounts Receivable</b>	<b>\$ 22,819.82</b>
<b>Total Accounts Receivable</b>	<b>\$ 22,819.82</b>
<b>Other Current Assets</b>	
Prepaid Expense	\$ -
Undeposited Funds	\$ -
<b>Total Other Current Assets</b>	<b>\$ -</b>
<b>Total Current Assets</b>	<b>\$ 158,688.13</b>
<b>TOTAL ASSETS</b>	<b>\$ 158,688.13</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	\$ 54,625.78
<b>Total Accounts Payable</b>	<b>\$ 54,625.78</b>
<b>Other Current Liabilities</b>	
Loan Payable	\$ -
<b>Total Other Current Liabilities</b>	<b>\$ -</b>
<b>Total Current Liabilities</b>	<b>\$ 54,625.78</b>
<b>Total Liabilities</b>	<b>\$ 54,625.78</b>
<b>Equity</b>	
Retained Earnings	\$ 9,698.14
Net Income	\$ 94,364.21
<b>Total Equity</b>	<b>\$ 104,062.35</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 158,688.13</b>

**Cash Flow Estimate**

	<b>Jan-26</b>	<b>Feb-26</b>	<b>Mar-26</b>	<b>Apr-26</b>	<b>May-26</b>	<b>Jun-26</b>	<b>Jul-26</b>	<b>Aug-26</b>
<b>Beginning Cash</b>	<b>\$43,186.00</b>	<b>\$210,519.57</b>	<b>\$139,942.56</b>	<b>\$136,293.67</b>	<b>\$101,471.85</b>	<b>\$275,271.85</b>	<b>\$282,971.85</b>	<b>\$370,171.85</b>
Assessment Received	\$228,294.86		\$61,815.16	\$33,057.82	\$215,000.00	\$77,000.00	\$170,000.00	\$6,300.00
Other Income	\$3,701.80	\$418.21	\$414.52	\$2,120.36	\$28,800.00	\$700.00	\$700.00	\$1,000.00
<b>Total Monthly Expense</b>	<b>\$64,663.09</b>	<b>\$70,995.22</b>	<b>\$65,878.57</b>	<b>\$70,000.00</b>	<b>\$70,000.00</b>	<b>\$70,000.00</b>	<b>\$83,500.00</b>	<b>\$71,000.00</b>
<b>Ending Cash</b>	<b>\$210,519.57</b>	<b>\$139,942.56</b>	<b>\$136,293.67</b>	<b>\$101,471.85</b>	<b>\$275,271.85</b>	<b>\$282,971.85</b>	<b>\$370,171.85</b>	<b>\$306,471.85</b>

	<b>Sep-26</b>	<b>Oct-26</b>	<b>Nov-26</b>	<b>Dec-26</b>
<b>Beginning Cash</b>	<b>\$306,471.85</b>	<b>\$255,401.85</b>	<b>\$185,001.85</b>	<b>\$114,401.85</b>
Assessment Received	\$16,630.00			\$2,000.00
Other Income	\$3,300.00	\$600.00	\$400.00	\$300.00
<b>Total Monthly Expense</b>	<b>\$71,000.00</b>	<b>\$71,000.00</b>	<b>\$71,000.00</b>	<b>\$71,000.00</b>
<b>Ending Cash</b>	<b>\$255,401.85</b>	<b>\$185,001.85</b>	<b>\$114,401.85</b>	<b>\$45,701.85</b>

**outstanding collectable assessments prior yrs.**

Prior Yrs- Private ownership	\$19,904
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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

