NORTH HOLLYWOOD BUSINESS IMPROVEMENT DISTRICT CORPORATION (NOHO BID)

Meeting Agenda
Wednesday, November 11th @ 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 meetings on 8/12/26

5. FINANCIAL REPORT (A. Aulenta) **ACTION**
   a. The Board will review and decide whether to accept the current financial report
   b. Delinquent parcel report
   c. The Board will review and decide whether to accept the 2027 budget

6. MARKETING REPORT (S. Simmonds)
   a. Marketing update

7. OPERATIONS REPORT (A. Aulenta) **ACTION**
   a. Clean/Safe updates
   b. New street tree watering
   c. Trash receptacle quotes

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 con*tacting (562)773-5852.

North Hollywood Business Improvement District Corporation
(NoHo BID)
Board of Director's Meeting

August 12, 2026 @ 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	
Jessica Dabney	X	
Christina Rodrigo		X
Ronnie Girgis	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	
Samantha Simmonds, NoHo Communication Group	X	
Carlos Rubalcava, L+O Apartments	X	
Pam Chau/Sean Spishak, 5200 Lankershim	X	
Rick Shaw, property owner	X	
Kurtis Delbar/Jonathan Ojeda, LAPD	X	

1. Call to Order

B. Akhavan called the meeting to order at 11:02 a.m.

2. Public Comment on Agenda/Non-Agenda Items

3. City Reports

K. Delbar and J. Ojeda, LAPD provided updates for on crime trends for District areas they cover.

4. Approval of Minutes

MOTION: To approve the 7/8/26 & 7/21/26 board minutes.
Moved by: J. Dabney
Seconded by: R. Girgis
PASSED: Yes

5. Financial Report

A. Aulenta explained the financials for the month of July. On the income side, received $260,767 in assessment revenue, $8,153 in assessment interest/penalties, assessment revenue prior years, $16,851, general benefit income, $14,140 and $995 in interest income. On the expense side, administration expenses finished under for the month and over year-to-date. Communication expenses finished under 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 over for the month and under year-to-date. And total expenses finished over for the month and under year-to-date. Balance sheet as of end of July, current assets at $447,192, total liabilities/accounts payable at $62,127, total equity at $385,064, and total liability and equity $447,192.
A. Aulenta presented the estimated cash flow to the end of 2026 and provided an updated report on delinquent assessments for prior years.

MOTION: To approve current financial report.
Moved by: L. Fulton
Seconded by: G. Almon
PASSED: Yes

6. Marketing Report

S. Simmonds presented the business feature report for the month of July and related metrics. S. Simmonds also discussed the upcoming KCRW event and NoHo Market starting up at the Metro Station in September.

7. Operations Report

E. Ramirez (Chrysalis) discussed the monthly maintenance statistics and trends for July.
J. Arana (Securitas) discussed current safety trends for July and team hours.

8. New Business

None.

9. Adjourn

Meeting adjourned at 11:46 a.m.

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

	Oct 2026			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
Assessment Interest & Penalties		$ 166.67	$ (166.67)	$ 11,130.09	$ 1,666.70	$ 9,463.39	$ 2,000.00
Assessment Revenue		$ -	$ -	$ 820,836.83	$ 914,390.00	$ (93,553.17)	$ 914,390.07
Assessment Revenue Prior Years		$ 416.67	$ (416.67)	$ 20,748.45	$ 4,166.70	$ 16,581.75	$ 5,000.00
General Benefit Income City		$ 2,356.67	$ (2,356.67)	$ 28,280.10	$ 23,566.70	$ 4,713.40	$ 28,280.10
Grant Income							
NoHo Lighting Project	$ 24,086.30	$ 24,086.30	$ -	$ 48,172.59	$ 48,172.59	$ -	$ 48,172.59
Total Grant Income	**$ 24,086.30**	**$ 24,086.30**	**$ -**	**$ 48,172.59**	**$ 48,172.59**	**$ -**	**$ 48,172.59**
Interest Income		$ 500.00	$ (500.00)	$ 5,029.55	$ 5,000.00	$ 29.55	$ 6,000.00
Reserve for Non/Slow Payment		$ (6,825.00)	$ 6,825.00	$ -	$ (68,250.00)	$ 68,250.00	$ (81,900.00)
Total Income	**$ 24,086.30**	**$ 20,701.31**	**$ 3,384.99**	**$ 934,197.61**	**$ 928,712.69**	**$ 5,484.92**	**$ 921,942.76**
Expenses							
Administration							
City Fee		$ -	$ -	$ 18,287.80	$ 18,287.80	$ -	$ 18,287.80
Legal & Professional Fees	$ 1,562.00	$ 875.00	$ 687.00	$ 10,058.00	$ 8,750.00	$ 1,308.00	$ 10,500.00
Management	$ 4,000.00	$ 4,000.00	$ -	$ 40,000.00	$ 40,000.00	$ -	$ 48,000.00
Total Administration	**$ 5,562.00**	**$ 4,875.00**	**$ 687.00**	**$ 68,345.80**	**$ 67,037.80**	**$ 1,308.00**	**$ 76,787.80**
Communication							
Events/Destination Marketing	$ 1,000.00	$ 1,041.67	$ (41.67)	$ 9,850.00	$ 10,416.70	$ (566.70)	$ 12,500.00
Management	$ 833.00	$ 833.00	$ -	$ 8,333.00	$ 8,333.00	$ -	$ 10,000.00
NoHo Lighting Project	$ 22,059.66	$ 22,059.66	$ -	$ 46,582.35	$ 46,582.35	$ -	$ 48,172.59
Website		$ 27.08	$ (27.08)	$ 329.98	$ 270.80	$ 59.18	$ 325.00
Total Communication	**$ 23,892.66**	**$ 23,961.41**	**$ (68.75)**	**$ 65,095.33**	**$ 65,602.85**	**$ (507.52)**	**$ 70,997.59**

	Oct 2026			Year-To-Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Office Expenses							
Bank Charges		$ 2.08	$ (2.08)	$ -	$ 20.80	$ (20.80)	$ 25.00
Insurance		$ 1,012.50	$ (1,012.50)	$ 13,543.33	$ 10,125.00	$ 3,418.33	$ 12,150.00
Postage/Shipping		$ 4.17	$ (4.17)	$ 23.40	$ 41.70	$ (18.30)	$ 50.00
Rent	$ 3,193.00	$ 3,193.00	$ -	$ 31,930.00	$ 31,930.00	$ -	$ 38,316.00
Supplies	$ 116.78	$ 83.33	$ 33.45	$ 668.07	$ 833.30	$ (165.23)	$ 1,000.00
Telecommunications/Internet	$ (143.77)	$ 133.33	$ (277.10)	$ 1,166.84	$ 1,333.30	$ (166.46)	$ 1,600.00
Utilities	$ 562.37	$ 375.00	$ 187.37	$ 4,456.60	$ 3,750.00	$ 706.60	$ 4,500.00
Total Office Expenses	**$ 3,728.38**	**$ 4,803.41**	**$ (1,075.03)**	**$ 51,788.24**	**$ 48,034.10**	**$ 3,754.14**	**$ 57,641.00**
Public Space Management							
Landscape Maintenance	$ 120.77	$ 175.00	$ (54.23)	$ 1,693.34	$ 1,750.00	$ (56.66)	$ 2,100.00
Maintenance Expense							
Maintenance Labor	$ 20,000.00	$ 21,947.58	$ (1,947.58)	$ 206,847.89	$ 219,475.80	$ (12,627.91)	$ 263,371.00
Pressure-washing Expense	$ 1,000.00	$ 1,000.00	$ -	$ 10,000.00	$ 10,000.00	$ -	$ 12,000.00
Supplies	$ 230.38	$ 230.42	$ (0.04)	$ 2,303.80	$ 2,304.20	$ (0.40)	$ 2,765.00
Truck, Fuel & Dump	$ 3,169.02	$ 3,169.00	$ 0.02	$ 31,690.20	$ 31,690.00	$ 0.20	$ 38,028.00
Total Maintenance Expense	**$ 24,399.40**	**$ 26,347.00**	**$ (1,947.60)**	**$ 250,841.89**	**$ 263,470.00**	**$ (12,628.11)**	**$ 316,164.00**
Management	$ 1,667.00	$ 1,667.00	$ -	$ 16,667.00	$ 16,667.00	$ -	$ 20,000.00
Safety Expense							
Safety Exp. Bike Uniform	$ 269.42	$ 458.33	$ (188.91)	$ 5,015.57	$ 4,583.30	$ 432.27	$ 5,500.00
Safety Labor	$ 27,488.09	$ 31,062.69	$ (3,574.60)	$ 303,591.45	$ 310,626.90	$ (7,035.45)	$ 372,752.37
Total Safety Expense	**$ 27,757.51**	**$ 31,521.02**	**$ (3,763.51)**	**$ 308,607.02**	**$ 315,210.20**	**$ (6,603.18)**	**$ 378,252.37**
Total Public Space Management	**$ 53,944.68**	**$ 59,710.02**	**$ (5,765.34)**	**$ 577,809.25**	**$ 597,097.20**	**$ (19,287.95)**	**$ 716,516.37**
Total Expenses	**$ 87,127.72**	**$ 93,349.84**	**$ (6,222.12)**	**$ 763,038.62**	**$ 777,771.95**	**$ (14,733.33)**	**$ 921,942.76**
Net Operating Income	**$ (63,041.42)**	**$ (72,648.53)**	**$ 9,607.11**	**$ 171,158.99**	**$ 150,940.74**	**$ 20,218.25**	**$ (0.00)**

North Hollywood Business Improvement District
Balance Sheet
As of October 31, 2026

	Total	
ASSETS		
Current Assets		
Bank Accounts		
Sunflower Bank (formerly FFB) Checking	$	7,271.00
Sunflower Bank (formerly FFB) Savings	$	201,865.15
Wells Fargo Checking	$	2,016.72
WF Business Market Rate	$	792.61
Total Bank Accounts	**$**	**211,945.48**
Accounts Receivable		
Accounts Receivable	$	7,535.29
Other Receivables	$	15,284.53
Total Accounts Receivable	**$**	**22,819.82**
Total Accounts Receivable	**$**	**22,819.82**
Other Current Assets		
Prepaid Expense	$	-
Undeposited Funds	$	-
Total Other Current Assets	**$**	**-**
Total Current Assets	**$**	**234,765.30**
TOTAL ASSETS	**$**	**234,765.30**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	$	53,908.16
Total Accounts Payable	**$**	**53,908.16**
Other Current Liabilities		
Loan Payable	$	-
Total Other Current Liabilities	**$**	**-**
Total Current Liabilities	**$**	**53,908.16**
Total Liabilities	**$**	**53,908.16**
Equity		
Retained Earnings	$	9,698.14
Net Income	$	171,159.00
Total Equity	**$**	**180,857.14**
TOTAL LIABILITIES AND EQUITY	**$**	**234,765.30**

Cash Flow Estimate

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26
Beginning Cash	**$43,186.00**	**$210,519.57**	**$139,942.56**	**$136,293.67**	**$104,888.55**	**$59,144.91**	**$188,400.33**	**$424,286.65**
Assessment Received	*$228,294.86*	*$0.00*	*$61,815.16*	*$33,057.82*	*$0.00*	$212,972.10	$260,766.90	*$0.00*
Other Income	$3,701.80	*$418.21*	*$414.52*	$2,133.95	$24,335.28	$1,324.09	$40,139.42	$1,079.18
Total Monthly Expense	*$64,663.09*	*$70,995.22*	*$65,878.57*	*$66,596.89*	*$70,078.92*	*$85,040.77*	*$65,020.00*	*$98,867.29*
Ending Cash	**$210,519.57**	**$139,942.56**	**$136,293.67**	**$104,888.55**	**$59,144.91**	**$188,400.33**	**$424,286.65**	**$326,498.54**

	Sep-26	Oct-26	Nov-26	Dec-26
Beginning Cash	**$326,498.54**	**$280,601.45**	**$211,105.35**	**$149,004.23**
Assessment Received	$4,927.35	$0.00	$6,135.00	$2,000.00
Other Income	$15,902.93	$24,273.55	*$1,353.88*	$200.00
Total Monthly Expense	*$66,727.37*	*$93,769.65*	*$69,590.00*	*$72,000.00*
Ending Cash	**$280,601.45**	**$211,105.35**	**$149,004.23**	***$79,204.23***

outstanding collectable assessments prior yrs.	
Prior Years	$3,053
Current Year	$11,023

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 11/6/26 Outstanding BID assessments

APN	CY 2026-2025	PY 2025-2024	Comments
2353010007	*$1,147.23*	*$1,072.18*	repeat
2353010008	*$998.81*	*$933.47*	repeat
2353010009	*$1,120.99*	*$1,047.65*	repeat
2353009015	$513.04		1/2 paid
2350017032	$1,107.43		1/2 paid
2350016902	$6,135.36		Paid should receive in November
Total	**$11,022.86**	**$3,053.30**	

Total outstanding PY
$3,053.30
Total outstanding CY
$11,022.86

Total Received PY
$16,850.67
Total Penalty received PY
$8,153.33

2027 Draft Budget	2026 Budget		2027 Budget	$ Difference
Income				
Assessment Interest & Penalties	$ 2,000.00		$ 2,000.00	
Assessment Revenue	$ 914,390.07		$ 960,109.74	$ 45,719.67
Assessment Revenue Prior Years	$ 5,000.00		$ 5,000.00	
General Benefit Income City	$ 28,280.10		*$ 29,694.00*	$ 1,413.90
Interest Income	$ 6,000.00		$ 6,000.00	
Reserve for Non/Slow Payment	$ (81,900.00)		$ (85,995.00)	$ (4,095.00)
Total Income	**$ 873,770.17**		**$ 916,808.74**	$ 43,038.57
Expenses				
Administration				
City Fee	$ 18,287.80		$ 19,202.19	$ 914.39
Legal & Professional Fees	$ 10,500.00		$ 8,500.00	$ (2,000.00)
Management	$ 48,000.00		$ 48,000.00	
Total Administration	**$ 76,787.80**		**$ 75,702.19**	$ (1,085.61)
Communication				
Events/Destination Marketing	$ 12,500.00		$ 12,500.00	
Lighting Initiative	$ -		$ 4,800.00	$ 4,800.00
Management	$ 10,000.00		$ 10,000.00	
Website	$ 325.00		$ 325.00	
Total Communication	**$ 22,825.00**		**$ 27,625.00**	$ 4,800.00
Office Expenses				
Bank Charges	$ 25.00		$ 25.00	
Insurance	$ 12,150.00		$ 14,000.00	$ 1,850.00
Postage/Shipping	$ 50.00		$ 50.00	
Rent	$ 38,316.00		$ 39,465.48	$ 1,149.48
Supplies	$ 1,000.00		$ 1,000.00	
Telecommunications/Internet	$ 1,600.00		$ 1,400.00	$ (200.00)
Utilities	$ 4,500.00		$ 5,000.00	$ 500.00
Total Office Expenses	**$ 57,641.00**		**$ 60,940.48**	$ 3,299.48
Public Space Management				
Landscape Maintenance	$ 2,100.00		$ 6,000.00	$ 3,900.00
Maintenance Expense				
Maintenance Labor	$ 263,371.00		$ 268,740.00	$ 5,369.00
Pressure-washing Expense	$ 12,000.00		$ 12,480.00	$ 480.00
Supplies	$ 2,765.00		$ 3,041.04	$ 276.04
Truck, Fuel & Dump	$ 38,028.00		$ 48,168.48	$ 10,140.48
Total Maintenance Expense	**$ 316,164.00**		**$ 332,429.52**	
Management	$ 20,000.00		$20,000.00	
Safety Expense				
Safety Exp. Bike Uniform	$ 5,500.00		$ 5,500.00	
Radios (one-time)			$ 7,175.00	$ 7,175.00
Safety Labor	$ 372,752.37		$ 390,000.00	$ 17,247.63
Total Safety Expense	**$ 378,252.37**		**$ 402,675.00**	
Total Public Space Management	**$ 716,516.37**		**$ 761,104.52**	$ 44,588.15
Total Expenses	**$ 873,770.17**		**$ 925,372.19**	$ 51,602.02
Net Operating Income	$ -		$ (8,563.45)	