

GREATER GOLDEN HILL COMMUNITY DEVELOPMENT CORPORATION

Board of Directors Meeting

Minutes Date – May 21, 2015

The directors of the GREATER GOLDEN HILL COMMUNITY DEVELOPMENT CORPORATION, constituting the board of directors of this corporation, held a meeting at the time, on the day and the place set forth as follows:

TIME: 6:40 PM

DATE: May 21, 2015

PLACE: Golden Hill Recreation Center, 2600 Golf Course Drive, San Diego, CA 92102

PARTICIPANTS

Board Members Present: Blair Ward, Ethel Sims, Pastor Thomas Sims, Sherilin

Board Members Absent: Sue Zinda, Katie

Guests Attending: None

CALL TO ORDER

The meeting was called to order and Pastor Thomas Sims read the mission statement.

AGENDA ADDITIONS OR DELETIONS

No public comment, addition of issuing articles to new board members. The Treasurers Report and Centennial report were merged together as well.

APPROVAL OF MINUTES

April minutes were approved.

GENERAL BUSINESS

Housing Committee Report:

The duplexes are about to be rehabbed, and two men were hired to work with the property manager to start work on the modifications. However the rehabilitation of the duplexes is contingent on the loan modifications, which are still pending.

The Golden Villa duplexes have arrears because the property manager hasn't been paying the correct payment every month, which means a lot of money is owed. The GHCDC didn't know of these arrears until recently, which is bad because the state government compliance department expects the GHCDC to have some responsibility over managing the property payments. The property management has been behind on payments, meaning they have continually been paying it late or not to the full amount. This is a critical moment.

The rent from the duplexes feeds into the GHCDC and the San Diego Housing Committee, who each take 50%. The residuals owed on the housing are about \$1,300 and \$1,800, which is good because originally the residuals were about \$8900.

BOARD BUSINESS

Business Development:

Blair met the marketing coordinator at Zipcar to discuss the electric cars and the possibility of having them at the centennial festival & the history overlay.

Also, in July the board needs to come up with a strategy to make revenue after this event is over. They want to use their assets and start focusing on the business side of this organization. Ethel suggests looking at the board's assets and human capital. She recommends hiring an executive director to help manage everything.

Blair said there's a CDDA, a statewide association, that is in place to support local Community Development Corporations just like the GHCDC. Blair says we could utilize their resources to get help with generating revenue and managing these duplexes.

Update: Issuing articles to the new board members.

Farmer's Market Report:

More people are interested in reviving the farmer's market and want to help, which is good. Sherilin has been working at the farmer's market on Saturdays and wants to get a tent for the GHCDC booth for when it's raining. Also, she will get a stool to use at the booth (which will come out of the GHCDC budget). The board also talked about getting a sandwich board sign to display messages / newsletters at the farmer's market. All board members were in favor of setting a \$150 budget to purchase these items for the farmer's market.

June 20th Golden Hill/Balboa Park 1915 Expo Centennial Report / Treasurer's Report:

Ethel says we need a board resolution. The board needs to manage the grant process to file for the various expenses. Blair says some of the "various expenses" will include hiring Ethel to be an administrative "bookkeeper" for the event. Blair made a motion to pay Ethel to assume this position and be paid \$2500 out of the budget to be reimbursed. The \$2500 and another \$1250 were sent out to be reimbursed. The motion to pay Ethel for this work was approved by all, except Ethel who excused herself from voting.

Ethel sent in part one of the reimbursable. She sent \$11,857 payable to the city, and the second one was less than \$3000. The vendor sales have been deposited in the GHCDC account, which is a total of \$3190. That \$3190 is the price that four food vendors and some other vendors (henna, etc) collectively paid to be at the centennial festival. The four food vendors are Barbecue, B Food International, Kettle Corn, and Ice cream. Mike Spangler says there are a few other vendors that will be at the event but haven't sent in their checks yet, like Giorginos. The limited amount of food vendors is due to the fact that the vendors don't want a lot of competition. The board wants to try to get some food trucks to come to the event.

Also, Ethel says the board is over budget. \$63,000-\$65,000 is the target expenditure for the event, and the board thinks they will get back about \$25,000 from the beer garden alone. Ethel will send the reports electronically.

Ethel is opening a PayPal account for the GHCDC so the GHCDC can use Square on their phones the day of the event, where people can make purchases through the Square that will go into the PayPal account. Blair will be the main one making sales at the Beer Garden using the Square, but board members will be alternating how many hours they work at the event.

Blair says Todd Gloria will be giving out a lifetime achievement award at the centennial festival, and expects Todd Gloria to give the GHCDC an award for history preservation. The GHCDC has received several awards and certificates, and Blair wants to put them on the website for display.

Ethel says we need an MOA with Chris Caples. The board makes 20% of each ticket sold for the scavenger hunt, and each ticket is \$50. The board may make \$4000 getting 20% of the scavenger hunt sales, so Ethel wants to spell out an MOA to see if the board is putting any money down or investing in this. This is something to go over with Chris Caples to clear up the budget.

Also, the board came up with a volunteer liability form which will help close the loops for liability (since the volunteers aren't paid). The board needs an invoice and an MOA.

Website Report:

Emily updated the Youth & Family Village page with the performance schedule and moved the Main Stage schedule to the main Centennial Festival page. The partners/sponsors list was updated and the Deco Bike page was published as a rough draft on the website.

ADJOURNMENT

Meeting was adjourned at 7:44 PM.