



Lincoln Heights Benefit Association Board Meeting

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 2718 North Broadway, Los Angeles, CA 90031
 Security 800-350-1944, www.LHBALA.org

**September 24th, 2026, 10:00 a.m. Young Nak Church Conference Room
 1721 North Broadway and Avenue 18, Los Angeles**

AGENDA:

1. Call to order, President Steve Kasten, introductions and announcements
2. Approval of August 27th, 2026 Board minutes *Action Item*
3. Updates to the Board:
 - a. Update on work from DMS, maintenance provider
 - b. Any update on Night Market proposal and status of Farmers Market (Flavio)
 - c. Update on Parking lot transfer to Housing Dept. (Steve)
 - d. Meeting with Jose Rodriguez from District 1 (Marco)
 - e. Response from Mayor Bass' office on meeting
 - f. Consider promoting taste of Lincoln Heights, need data on restaurants
 - g. Change LHBA address to 2718 North Broadway, Flavio *Action Item*
4. Move to new office on Pasadena Avenue, budget to include current maint. Office (\$600), Farmers Mkt material (\$500), balance (TBD) from specific line item in the budget – see proposed lease from Ronie Rudolph *Action Item*
5. Financial rough draft report and update: *Action Item*
6. Review of logo responses, authorization to select one or reopen *Action Item*
7. Review of Security contract responses, selection of one or reopen *Action Item*
8. Next Board of Directors meeting:
9. Adjournment

MEETING MATERIALS (GOVERNMENT CODE §54957.5 AND AB 2647). Documents provided to members of a Brown Act body in the 72 hours before a meeting (i.e., after the agenda is typically posted) are available to the public at the same time they are provided to the board members.

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (US CODE TITLE 42). If you need accommodation to participate in the meeting, please call or email Monica Montes at New City America, 888 356-2726

PUBLIC COMMENT. The public may attend meetings in person or virtually and may raise items not listed on the agenda. However, the Board or committee cannot take action on such items at that meeting. If appropriate, the item may be scheduled for a future Board or committee agenda. Similarly, items brought forward by Board members or staff cannot be discussed at that time but may be placed on a future agenda if appropriate. Each speaker will be allotted up to three (3) minutes to address the Board or committee to ensure the orderly conduct of business.



**Lincoln Heights Benefit Association
Board of Directors Meeting
August 27th, 2026, 10 a.m., Young Nak Church
1721 N. Broadway and Avenue 18, Los Angeles, CA 90031**

MINUTES

Present: Flavio Olivas Sr., Steve Kasten, Ronnie Rudolph, Frank Son

Absent: David Mandela (excused), Eric Uribe (excused)

Guests: Nick Lemmo/District Maintenance Services

Interim Staff: Marco Li Mandri, New City America/New City Public Spaces, Flavio Olivas Jr.

<i>Item</i>	<i>Discussion held</i>	<i>Action Taken?</i>
1. Call to Order and Introductions	Steve Kasten, President, called the meeting to order at 10:05 a.m. pm. Quorum was met.	<i>No action taken</i>
2. Introductions and Announcements	There were no announcements,	<i>No action taken</i>
3. Approval of July 9th, 2026 Board minutes	The July 9 th , 2026, minutes were reviewed by the Board.	<i>Ronnie moved and Frank seconded approval of the July 9th, 2026 Board minutes. The motion was approved unanimously</i>
4. Updates to the Board -DMS starting services -Relocating office -Invitation to the Mayor -Logo Contest -Night Market -Parking lot transfer to Housing Dept -Meeting is Jose R. from Eunices' office	-DMS starting services: Nick Lemmo of DMS services was present to give the Board an update on the rolling out of services since they were awarded the maintenance contract at the last meeting. Nick stated that the current rented by the LHBA on Pasadena Avenue was left in less than acceptable condition and the cleanliness as not kept up. He stated that a new location to base the crew was needed as well as a parking space. Discussion followed. -Relocating office: Discussion was held on moving the LHBA office and crew to a new office at the Mortuary offices. Steve mentioned that such a move would be costly and not be prudent with the anticipated rent. Discussion followed. Ronnie stated that he might have a good location, also on Pasadena Avenue. Marco asked Ronnie to send him some information on the new spot. -Invitation to the Mayor: After 2 attempts to get the Mayor's campaign to hold a meeting in Lincoln Heights and hear	<i>No action taken on any of the updates.</i>

	concerns from the LHBA, Chinatown and the Industrial Zone BID, Marco had not gotten an acknowledgement of the request so it appears that the September meeting with the Mayor will not happen. Discussion followed. -Logo Contest: There have not been any submittals of the logo for the LHBA from the community. Marco asked Flavio to work with Vera Padilla to spread the word so we can review some proposals. -Night Market No update on the Night Market. Ronnie suggested that Flavio outreach to the guy doing the nearby night market and see if he would work on one being set up in Lincoln heights. It would replace the current low vendor turnout for the Farmers Market. Discussion followed. -Parking lot transfer to Housing Dept, meeting is Jose R. from Eunices' office: Marco reported that he was scheduled to meet with Jose Rodriguez to talk about a number of issues, including the loss of the parking lot near the clinic. Jose reached out to Marco that morning and cancelled the meeting. No word on when such a meeting might occur.	
5. Financial report and update	Marco presented the rough draft update on the budget through the end of July. The line items were reviewed.	<i>Ronnie moved and Frank seconded that rough draft financial report be approved. The motion was approved unanimously</i>
6. Authorization to send out an RFP for Security Services	Now that the Maintenance contract issue has been settled, the Board was now going to consider sending out an RFP for Security services. This was a follow up from the last Board meeting	<i>Ronnie moved and Frank seconded that the Security RFP go out. Marco will send it to everyone once it is distributed. The motion was approved unanimously .</i>
7. Board resolution on a number of items regarding the Farmers Market, SNAP, USDA FN No. 0520053.	Flavio Jr. had asked that a series of resolution, included in this packet, be considered by the Board which included USDA process changes, legacy contact person, StreetsLA SNAP program, Market Match program reimbursements and obligations, EBT operations, Hunger Action LA. Flavio Jr. went over the need for these actions to be taken. Discussion followed	<i>Ronnie moved and Frank seconded the recommendations from Flavio Jr. on the changes needed to keep the Farmers Mkt and SNAP/EBT program going. The motion was approved unanimously</i>

8. Next Board meeting and adjournment	The next Board meeting of the LHBA will be held on Thursday morning, 10:00 a.m. on Sept. 24th at Young Nak Church. The motion was also to adjourn the meeting.	<i>Ronnie moved and Frank seconded the meeting date and adjournment of the Board meeting. The motion was approved unanimously.</i>
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Minutes taken by Marco Li Mandri, Interim Administrator – New City Public Spaces