



Board of Governors Special Meeting

Tuesday, November 25, 2025

3:00 PM

Los Angeles City College Foundation

3rd Floor Conference Room

Student Union Building (Off Monroe Street)

855 N. Vermont Avenue, Los Angeles, CA 90029

Parking on Monroe Street or 770 North Heliotrope Drive Parking Garage

For help with Directions, please call Jeff Zarrinam – Mobile 323-208-2267

Zoom Link - Meeting URL:

<https://us06web.zoom.us/j/84203295087?pwd=vbtmaPFnu2FOMTgQji0IUQ75QAqmbR.1&from=addon>

Telephone: +1 669 444 9171

Meeting ID: 842 0329 5087

Passcode: 651322

Board of Governors

[Jeff Zarrinam](#), Chair – Hollywood Hotel

[Berj Tashjian](#), Vice Chair – Royal Square Shopping Center

[Martha Esparza](#), Secretary – LA City College Foundation

[Brad Nourafshan](#), Treasurer – Reliable Properties

[Kyle Horne](#) – CHLA - Children's Hospital of Los Angeles

[Thomas Baumann](#) – CHA Medical Center

[Jacques Massachi](#) – The Vermont

[Susanna Furios](#) – Scientology

[Elias Garcia](#) – Kaiser Medical Center

[Justin Baker](#) – Westcoast University

SPECIAL MEETING AGENDA

Supporting Documentation Link

<https://www.dropbox.com/scl/fo/3dkob1eywr9i52ca3nr68/ACTfokPyQmLxYkA2gX05jME?rlkey=vjsyxpv3rkwtf5cd03xvprp3u&dl=0>

1. Call to Order and Self-Introductions/Roll CallJeff Zarrinam
2. Public Comment – 1 Minute Speaking Limit
3. Community Reports (Report and Q&A)
 - A. CD 13 Report, Office of Councilmember Hugo Soto-Martinez - [Karla Martinez Field Rep.](#)
 - B. Neighborhood Prosecutor - [Kurt Knecht](#)
 - C. LAPD Report
 - i. Senior Lead Officer - LAPD Rampart Division - [Ryan Nguyen](#)
 - ii. Senior Lead Officer - LAPD NorthEast Division - [Antonio Hernandez](#), [Marco Rolon](#), [Hector Ramirez](#)
 - D. City of LA Report, Office of Mayor Karen Bass - [David C. Nguyen](#) - East Hollywood Field Rep.
 - E. CA Assembly District 52, Office of Assemblymember Jessica Caloza - [Catherine Delrosario](#) – District Director - [Nico Padron](#) - Field Representative



- F. LA County Supervisor Lindsey Horwath SD1 - [Mandy Laflen](#) - Field Deputy, Metro West
- G. LAFD - Operations West Bureau - [Kory Jackson](#), Captain I/Paramedic
- H. CA State Senator - District 24, Maria Elena Durazo – [Baydsar Tomasian](#)
- I. East Hollywood Neighborhood Council – [Colter Carlisle](#)
- J. CHLA - Project Manager for Community Relations – [Ana Castro](#)
- K. CA Assembly District 51, Office of Assemblymember Rick Chavez Zbur - [Joshua Marin-Mora](#) Field Representative
- L. Office of Congressmember Laura Friedman – [Maria Sosyan](#) - Director of Community Engagement

4. Discussion and Possible Motion to approve appointment to the EHBID board.....Jeff Zarrinam

a. Kyle Horne – Representative for CHLA – Children’s Hospital of Los Angeles

With over 15 years leading an international public health arts organization and nine years of experience at Children's Hospital Los Angeles (CHLA), Kyle is a passionate and creative leader who applies public health strategy to develop and grow innovative programs that enhance the quality of life for patients, families, and communities. He has successfully increased funding, gifting, and staffing for a literacy program in clinical services, as well as developed a digital therapeutic library and a hospital-wide staff wellness program. He also founded the hospital's sustainability committee and its first staffed position, where he now leads the efforts to improve the environmental impact and social determinants of health within the organization.

Kyle is also the founder and Executive Director of Together! ACT Now, a nonprofit that aims to end the spread of HIV in rural Malawi through theatre, education, and access. For over 15 years, he has been using his skills in storytelling, public speaking, theatre, writing, and producing to educate and empower over 115,000 Malawians on HIV prevention and testing, and to support 210 team members across eleven community groups.

He holds a Master of Public Health from UCLA Fielding School of Public Health (Health Policy & Management), where he was awarded the Levin-Gordon Executive MPH Leadership Fellowship, and a BA (Hons) from The Royal Central School of Speech and Drama; University of London. He is a certified nonprofit professional and a speaking professional who strives to make a positive difference in the world through his work.

b. Justin Baker – Representative for Westcoast University – Facilities Manager

5. Los Angeles Beautification Team LABT/HBT Report.....[Sharyn Romano/Cathy Roberts](#)

- a. June 2025 report
- b. July 2025 report
- c. August 2025 report
- d. September 2025 Report
- e. October 2025 Report

6. Discussion and Possible Motion to Approve Minutes from 07/22/2025.....Martha Esparza

7. Update on LA City BID Portal Compliance.....Jeff Zarrinam

- a. New receivables –
- b. East Hollywood Ownership Change Admin Contract 2025 - City signed

8. Discussion and Possible Motion to Approve Financial Statements.....Jeff Zarrinam/Brad Nourafshan

- a. Copies of Bank Statements and Cancelled Checks – July-October 2025
 - i. Chase Bank
 - ii. Wells Fargo Bank
- b. Income Statement as of November 23, 2025
- c. Balance Sheet as of November 23, 2025
- d. Independent Accountants Review Report – 12/31/2024
- e. Approve Independent Accountant GTL,LLP Review Budget \$9K for Y/E 2025

9. Discussion and Possible Motion to Approve Additional funding for Street String Lights

.....[Frankie Morales](#)



- a. Melrose to Monroe \$13,195
- b. Monroe to Burns \$8,320
- c. Burns to Willowbrook \$14,755
- d. Willowbrook to Santa Monica \$5,330
- e. Santa Monica to Lexington \$14,235
- f. Barnsdall to Hollywood \$12,025
- g. 23 Photocells \$8,050
- h. Boom Truck \$6,000

- 10. Update on Projects previously approved..... Jeff Zarrinam
 - a. Update on New 43 Trash Cans project installation
 - b. Update on new Trees project/installation
 - c. Update on placement of new Vehicle Prevention Devices in Medians
 - d. Update on irrigation and plants repair on median between Lexington and Fountain
 - e. Update on parkway project on Vermont Place
 - f. Update on parkway project on Vermont below Melrose
- 11. Presentation, Discussion and Possible Motion to Approve Kaiser Medical Center Masterplan.....Elias Garcia
- 12. Discussion and Possible Motion to Approve Moore Business Results to maintain mailchimp and create email newslettersWendy Moore
- 13. Email communication from Robert Schwartz, LACCF Chairman – RE: Street Vendors....Martha Esparza
- 14. New Business/Old Business - Jeff Zarrinam
- 15. Proposed Next Meeting Date – Tuesday January 20th, 2026, 3:00 PM – Location: LACCF Boardroom.....Jeff Zarrinam
- 16. Adjourn.....Jeff Zarrinam

IN CONFORMITY WITH THE OCTOBER 6, 2023 ENACTMENT OF CALIFORNIA SENATE BILL 411 (PORTANTINO) AND LA CITY COUNCIL APPROVAL ON NOVEMBER 1, 2023, THE EAST HOLLYWOOD BUSINESS IMPROVEMENT DISTRICT BOARD OF GOVERNORS MEETING MAY BE CONDUCTED VIRTUALLY.

SB 411 Updates:

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph

(D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

VIEWING MEETING: The public may join the meeting by [1] Going to www.ehbid.org and joining via Zoom meeting. When prompted by the presiding officer, to provide public input at the EHBID meeting the public will be requested to dial *9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.



PUBLIC COMMENT: Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of a disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Commission Executive Assistant at (213) 485-1360 OR toll-free at 3-1-1.

Public Posting of Agendas – East Hollywood Business Improvement District (EBID) agendas are posted for public review as follows:

- Hollywood Hotel – 1160 North Vermont Avenue, Los Angeles, CA 90029
- www.EHBID.org
- You can also receive our agendas via email by subscribing to ehbidchair@gmail.com

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records - In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at EHBID Office Space Address (if applicable), at our website: www.EHBID.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Lisa Nashua, Secretary, email at: secretary@ehbid.org.

Reconsideration and Grievance Process - For information on the EHBID's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to the EHBID, please consult the EHBID Bylaws. The Bylaws are available at our Board meetings and our website www.EHBID.org

EHBID Board Members in "Good Standing" defined in EHBID Bylaws - SECTION 3.2 ELIGIBILITY TO BE A MEMBER - Each member shall be a natural person who either is a Parcel Owner in Good Standing or is an authorized representative of a Parcel Owner in Good Standing. A member need not be a resident of the State of California. A "Parcel Owner" means the owner of one or more parcels of real property that is included in and assessed under the business improvement districts managed by the corporation (each such parcel shall be referred to hereinafter as a "Parcel"). As used in these Bylaws a Parcel Owner is in "Good Standing" only if such Parcel Owner is not delinquent with respect to any such assessments relating to such Parcel Owner's Parcel(s). Any determination required under these Bylaws as to the identity of the Parcel Owners or the Parcels, and as to whether a Parcel Owner is in Good Standing, shall be based solely upon the applicable records of the County of Los Angeles.