

Civic Community Partners for the benefit of San Ysidro BID Advisory Working Group

**March 26, 2025
The Formation of New San Ysidro
Economic Development Entity**

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**CIVIC
COMMUNITY
PARTNERS**

CIVIC-MINDED, COMMUNITY-FOCUSED

Requested Action

That the San Ysidro BID Advisory Working Group receives a presentation on the formation of a new San Ysidro Economic Development Entity entity 501 (C) 3 to promote the growth and success of the vibrant San Ysidro Area Business Community.

This new economic entity will be able to contract with the City of San Diego to manage the SY BID in the future and any other public or private contracts that benefit the San Ysidro Business Community.

Legal Assistance Decision – Procopio, Kevin M. Davis, Partner

Kevin advises nonprofits, tax-exempt organizations and public agencies on day-to-day governance, operational and reporting matters; on life-cycle matters, including forming and organizing new organizations, reorganizations and restructuring, obtaining federal and state tax exemptions, and wind ups and dissolutions; and on land use and real estate matters, such as leases, purchases and sales, landlord-tenant issues, and permitting and entitlement. Kevin works with charter schools, private schools, preschools, educational organizations, health care organizations, social service providers, environmental and legislative advocacy groups, business and trade associations, religious and cultural organizations, and other charities and foundations, as well as with public agencies.

Kevin helps charter schools build and restructure their organizations and governance, navigate corporate compliance regulations and tax-exemption requirements, and protect their rights to facilities through Proposition 39 and private lease negotiations. Kevin also helps schools with charter petitions and renewals, as well as special education and other student matters.

Kevin also represents public agencies, Native American tribes, developers, businesses and individuals in a variety of land use and environmental matters, including permitting and entitlements, compliance and enforcement matters, as well implementing land use restrictions, easements and conservation easements, encroachments, and takings or condemnation of private property for water projects and other public uses through the exercise of eminent domain.

Legal Assistance Decision – San Diego Volunteer Lawyers Program,

Susan Dalati- Pro Bono Manager and Supervising Attorney

Matt Velasquez- Nonprofit Staff Attorney

Since 1983, San Diego Volunteer Lawyer Program (SDVLP) has empowered thousands of low-income women, children, and men throughout San Diego County. A private, non-profit organization, SDVLP is the county's oldest pro bono legal services program.

For more than 35 years, SDVLP has continued to grow, adapting to meet the legal needs of the most vulnerable San Diegans throughout periods of tremendous change. This past year was no exception. We added new programs, including the Microbusiness and Nonprofit Support Project, and we continued providing vital community services through our numerous other longstanding programs.

Entity Definitions

- A **Community Development Corporation (CDC)** is a not-for-profit, organization incorporated to provide programs, offer services and engage in other activities that promote and support community development. CDCs usually serve a geographic location such as a neighborhood or a town. They often focus on serving lower-income residents or struggling neighborhoods. They can be ***involved in a variety of activities including economic development, education, community organizing and real estate development.***
- An **Economic Development Corporation (EDC)** is an organization common in the United States, usually a non-profit, whose mission is to promote economic development within a specific geographical area. Whereas a Chamber of Commerce promotes the interests of businesses in a particular geographic area, an EDC typically ***focus on longer-term economic growth by attracting new businesses and retention of viable existing businesses.***
- ***501 (c) 3 v. 501 (c) 6 (Philanthropic vs. Membership)***
- ***Donors: City of San Diego, Civic Community Partners, Western Alliance Bank, and US Bank***
- **Interim Contracting Entity???**

Entity Offering

- What the San Ysidro _____ Does
- Public Contracts and Responsibilities (Business Improvement District, Parking District and Maintenance Assessment District)
- Economic Development (Promote Business in the Community)
 - Real Estate Development
 - Transportation and Planning

Entity Mission + Vision

- San Ysidro _____.

- **Mission**

Example: To advocate and promote for the vitality and the economic prosperity of the San Ysidro business community .

- **Vision.**

- *Example:* “Make commerce better for everyone, so businesses can focus on what they do best: building and selling their products.”

Board Representation (13-15 Odd)

*Interim Co-Chair: Sunny Lee

*Interim Co-Chair: Donna Deberry

*Treasurer: Vacant

*Secretary: Vacant

*Board Member: Carol Kang

*Board Member: Jose Alfredo Ripa

*Board Member: Miguel Aguirre

*Board Member: Silvana Alaniz

*Board Member: Marni Levy Wilton

*Board Member: Vicky Sharma

Associate Board Member Banker

Associate Board Member Commercial Anchor Institution

Associate Board Member Attorney

Associate Board Member Accountant

Associate Board Member NGO

* Assessed Board Member

Potential Committees: Executive Board, Finance; Business Development, Marketing, Capital Raising