Downtown Burbank Partnership
Meeting Agenda
November 5, 2026, 9:00 – 10:00 AM

City of Burbank, Community Services Building
150 North Third Street, Room 104, Burbank, CA 91502

A. ROLL CALL

B. ANNOUNCEMENTS

C. PUBLIC COMMENT
At this time, anyone may address the Board for up to five minutes on any matter not on the agenda and related to the PBID.

D. BOARD MEMBER COMMENT
At this time, any Board member may address any matter or share information not on the agenda or related to the PBID.

E. APPROVAL OF MINUTES **ACTION ITEM**
Minutes of September 10, 2026, Board meeting will be presented for review.

Staff Recommendation: Review and approve minutes for September 10, 2026.

F. TREASURER'S REPORT **ACTION ITEM**
The Treasurer's Report as of August 31, 2026, will be presented for review and approval.

Staff Recommendation: Review and approve the Treasurer's Report as of August 31, 2026.

G. GUEST PRESENTATION: CONGRESSWOMAN LAURA FRIEDMAN
The Board will receive an informational presentation from Congresswoman Laura Friedman regarding current priorities and issues relevant to the Burbank community.

Staff Recommendation: Note and File.

H. PUBLIC RELATIONS UPDATE AND 2027 PROPOSAL **ACTION ITEM**
Jessica Spaulding from Spaulding and Thompson will provide a summary of 2026 public relations contract and a request to renew for another year.

Staff Recommendation: Review and approve a contract for services from January – December 2027.

I. OUTDOOR DINING ON PRIVATE PROPERTY PROGRAM UPDATE

Amanda Lantry and Fatima Benitez from the City's Planning Division will provide an update and overview of the proposed Outdoor Dining on Private Property Program which would implement regulations and standards for businesses maintaining permanent outdoor dining on private property (such as in parking lots).

Recommendation: Note and File.

J. BOARD MEMBER TERM RENEWALS **ACTION ITEM**

Staff will provide a review of current Board positions that are slated for a two-year renewal from 2025 through the end 2027.

Board Member	Current Term Ends	Next Term Ends
Michael Cusumano	December 31, **2026**	December 31, **2028**
Dominick Scarola	December 31, **2026**	December 31, **2028**
Christine Deschaine	December 31, **2026**	December 31, **2028**
Parham Yedidsion	December 31, **2026**	December 31, **2028**

Staff Recommendation: Review and approve the renewal of Board seats for the 2027/28 term.

K. APPOINTMENT OF NEW BOARD MEMBER **ACTION ITEM**

Consideration and approval of the appointment of Wendy Rusnak of Onni Group, representing Burbank Town Center, to the Board.

Staff Recommendation: Approve Appointment of New Board Member.

L. PALM PASEO PROJECT & HOLIDAY DECOR UPDATE

Staff will provide an update on the latest construction developments of the Palm Paseo project.

Staff Recommendation: Note and File.

M. FUTURE AGENDA ITEMS

Board Members and staff may introduce new items for discussion, but no action may take place at this time, except to place the item on a future agenda.

N. ADJOURNMENT: December 3, 2026.

Downtown Burbank Partnership, Inc. Board Members	**Community Development Department Key Staff**
Michael Cusumano, Cusumano Real Estate Group, **Chair** James O'Neil, Crown Realty Group, **Vice Chair** Ted Slaught, The Village Walk, **Secretary** Dominick Scarola, Burbank Community Member, **Treasurer** Brett Warner, Lee and Associates Christine Deschaine, KWP Real Estate Courtney Padgett, Assistant City Manager Mary Ann Barroso-Castanon, IKEA Parham Yedidsion, Evoque Equity LLC Patrick Prescott, Community Development Director Vacant Board Member Position Brad Bucklin, Professional Literary Services *non-voting* Jamie Keyser, Burbank Chamber *non-voting* Mark Gangi, Gangi Architects *non-voting*	Mary Hamzoian, Acting Asst. Community Development Director Marissa Cardwell, Economic Development Analyst Aida Ofsepian, Economic Development Analyst Teresa Mackey, Partnership Bookkeeper

The PBID Board is comprised of eleven members originally appointed by the City Council. Regular meetings are held monthly on the first Thursday of the month unless otherwise agenized. The PBID Board's primary function is to conduct business for the revitalization, improvement and activities for Downtown Burbank. The agenda packet consisting of all documentation relating to agenda items are on file in the Economic Development Division of the Community Development Department located at 150 N. Third Street during normal business hours and will be posted on the Downtown Burbank Website: www.DTNBUR.com

This Downtown Burbank Partnership meeting is ADA accessible. In compliance with the Americans with Disabilities Act, if any special assistance is needed to participate in this meeting, please contact the ADA Coordinator at (818) 238-5021 voice or (818) 238-5035 TDD. Notification 48 hours in advance of this meeting will enable the City to make reasonable arrangements for special assistance.