

**DOWNTOWN INDUSTRIAL DISTRICT  
BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
JANUARY 26, 2016  
MINUTES**

**BOARD MEMBERS**

**Present:** Dilip Bhavnani, Ernie Doizaki, Sylvia Kavoukjian, Howard Klein, Matt Klein, Larry Rauch, Mark Shinbane.

**Absent:** Andy Bales, Jim Barich, Richard Gardner, Bob Smiland.

**Staff:** Raquel Beard, Ed Camarillo

**Consultant(s):** Ken Coelho (Armanino LLP); Greg Fischer, Don Steier (Guzin Steier);

**Guests:** Noel Flemming (Alameda Square), SLO Mark Hyland, Anika Ostin (CD14), Martin Schlageter (CD14).

**I. CALL TO ORDER**

Shinbane called the meeting to order at 10:06am.

**II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS**

None.

**III. APPROVAL OF MINUTES**

**H. Klein made a motion to approve the October 19 and 28, 2015 minutes, and Rauch seconded. The Board unanimously approved.**

**IV. CITY UPDATES**

Schlageter provided an update on the City and County's homelessness strategic plans, announcing that both had been released and that both entities are looking at several funding options. Schlageter also provided an update on the revised LAMC 56.11.

LAPD Newton Area SLO Hyland introduced Officer John Boverie, the new footbeat officer in the district.

## **V. ALAMEDA SQUARE- 767 S. ALAMEDA**

**Flemming of Liner Law, representing Alameda Square ownership presented the plans for ROW DTLA. The location is historically known as LA Terminal Market (distribution of produce and goods). The project intertwines a curated retail mix featuring renowned brands, creative office space, public art, Brooklyn Flea market, restaurants and event space. Entitlements: CUP for alcohol and live entertainment is required, and Flemming asked the Board for support of the application and project.**

**Rauch made a motion to for the BID to support the Alameda Square project by providing a letter of support, and M. Klein seconded. The Board unanimously approved.**

## **VI. FINANCIAL REPORT**

**Coelho reviewed the 2015 year-to-date financials through December 31<sup>st</sup>:**

- a. Ended year in the black- Received \$33k in November.**
- b. Delinquent assessment totaled 1%, budgeted 4%.**
- c. Year-end- \$38k after receivables are paid.**

## **VII. GOVERNMENT RELATIONS UPDATE**

**CCE Planning Study:**

**Fischer reported that CCE is largely unknown to City Planning. The study was presented to City Planning staff, in which they seemed very interested stating that the plan is a base to move forward.**

**813 E. 5<sup>TH</sup> Street:**

**Representatives shared the following project plans for the proposed Efficient City Apartments:**

- a. Adaptive Reuse project- 132 entry level units**
- b. 277 sq. ft. micro units**
- c. 33 units set aside for veterans housing**

## **VIII. OPERATIONS REPORT**

**Report On Maintenance & Security Issues:**

**During the 4<sup>th</sup> quarter, the BID public safety officers handled a total of 4,911 incidents, and 250 extra patrols. Maintenance 4<sup>th</sup> quarter totals include 17,952 bags of trash collected (270 tons); 182 instances of graffiti removed; 719 bulky items removed; and 154 weeded blocks in the District.**

**IX. NEW BUSINESS**

**X. NEXT MEETING- TBD**

**XI. ADJOURNMENT-11:05am**