



**DOWNTOWN INDUSTRIAL DISTRICT BID
BOARD OF DIRECTORS
MEETING AGENDA
July 21, 2022 9 a.m.**

**Videoconference/Telephonic meeting
in accordance with AB361**

Meeting link: <https://us02web.zoom.us/j/86345879444>

Meeting ID: 863 4587 9444

Meeting materials link: <http://industrialdistrictla.com/sites/default/uploads/agendas/072122-BID-Board-Meeting-Agenda-Materials.pdf>

SPECIAL NOTICE: *In conformity with California Assembly Bill AB361, signed into law by Governor Newsom on September 16, 2021, and due to public health concerns and directives issued by the Mayor of Los Angeles and the Los Angeles County Public Health Department regarding reducing the spread of Covid-19, this meeting of the Downtown Industrial Business Improvement District will be conducted virtually. All public comment will be taken telephonically, via zoom or by written submission. This will apply to all LADID meetings taking place during the period in which state or local public health officials have imposed or recommended social distancing measures.*

1. **Call to Order** **Shinbane**

2. **Findings to Continue Teleconference Meetings Pursuant to AB 361** **Shinbane**
Determination in accordance with AB361 Section 3(e)(3) that, while the state of emergency due to the COVID-19 pandemic, as originally proclaimed by the Governor on March 17, 2020, remains active and/or state or local officials have imposed or recommended measures to promote social distancing, this legislative body has reconsidered the circumstances of the state of emergency and that the state of emergency continues to directly impact the ability of the members to meet safely in person and/or state or local officials continue to impose or recommend measures to promote social distancing.
MOTION: Adoption of Resolution No. 2202-03BID

3. **Public Comment**
Members of the public who wish to offer public comment will be limited to 2 minutes.
 - LA Municipal Sign Ordinance **D. Yedoyan**

4. **Approval of the Board Meeting Minutes** **Shinbane**
 - MOTION: Approval of April 21, 2022 BID Board meeting minutes

5. **Council District 14 Report** **Christopher Antonelli**
Updates from Councilmember de Leon's Downtown Director regarding our area.

6. **LAPD Central Area (north of 7th St)**
Captain Elaine Morales, commanding officer of LAPD Central Area, and new Senior Lead Officer Marilyn Gutierrez, will present brief remarks.

7. **Presentation: LA METRO – West Santa Ana Branch Update**
Presentation by METRO staff focused on the Downtown segment of the WSAB light rail line with stations at 7th & Alameda and in Little Tokyo as it heads north to Union Station.

8. **Finance Report** **Coelho**
 - Review of Y-T-D revenues/expenses.

9. **Executive Director's Report** **Lopez**
Operations Report **Ramirez/Foster**

10. **Adjournment** **Shinbane**

**DOWNTOWN INDUSTRIAL DISTRICT BID
BOARD OF DIRECTORS
MEETING MINUTES **DRAFT**
April 21, 2022**

Members Present: Drew Bauer, Jenni Harris, Sergio Moreno, Larry Rauch, Mark Shinbane

Staff/Vendors: Estela Lopez, Jesse Ramirez, Greg Foster (Allied Universal Security)

Consultants: Ken Coelho (Armanino LLP); Sara Gorsky (Get Art Seen); Don Steier (general counsel)

1. **Call to Order- Welcome & Introductions** **Shinbane**
Meeting was called to order at 10:03 a.m.

2. **Public Comment**
Tim McOsker, candidate for CD 15, introduced himself and discussed his campaign.

3. **Approval of the Board Meeting Minutes** **Shinbane**
MOTION: Approval of February 3, 2022 BID Board meeting minutes. Shinbane moved; Rauch seconded. Unanimous approval.
MOTION: Approval of the April 11, 2022 Finance Committee meeting minutes. Shinbane moved; Moreno seconded. Unanimous approval.

4. **Council District 14 Report** **C. Antonelli**
Announcements regarding 7th Street infrastructure improvements, much-needed transportation and pedestrian improvements in various parts of our BID, and update on comprehensive cleanups. Also an update on the reopening of the 6th Street Bridge.

5. **Tim McOsker for City Council** **McOsker**
McOsker gave a more detailed introduction and referenced the principal issues facing Los Angeles.

6. **Alliance Case Update** **Elizabeth Mitchell**
Mitchell walked through the preliminary settlement agreement with the City of LA, and the ongoing opposition to settlement by LA County.

7. **Presentation: 4th & Central Project** **Rauch/Falcone**

Presentation of proposal to build a high-rise mixed use complex on the site of LA Cold Storage. Larry Rauch spoke of LA Cold's more than 100-year history at 4th & Central and the reason for needing to move operations to a larger facility. Mark Falcone of Continuum Development presented the vision of how LA Cold's seven-acre site would be developed into a mix of retail, hotel and housing including affordable housing. MOTION: The Industrial District BID supports the 4th & Central proposed development. Shinbane moved; Bauer seconded. In support: Bauer, Harris, Moreno, Shinbane. Opposition: none. Abstention: Rauch.

8. **California Downtown Association (CDA) – AB 2890** **Rena Leddy**
Presentation regarding proposed new State legislation clarifying how “special” and “general” benefits are quantified in terms of services provided by BIDs. The State Assembly will begin consideration of this legislation next week. CDA will be advocating in support and is requesting financial assistance to do so, and also use of LADID's logo. MOTION: LADID joins CDA in support of AB 2890 by providing our logo and a financial contribution. The Board delegates the authority to decide the amount of that contribution, not to exceed \$5,000, to the Finance Committee chair. Shinbane moved; Moreno seconded. Unanimous support.

9. **Finance Report** **Coelho**
Coelho presented the 2022 first quarter report. 49% of annual revenue has been collected thus far, along with general benefit income. While assessment revenue has increased, carryover funds have decreased. For 2022, our budget anticipated a carryover of \$225k. The actual carryover was \$90,153 due to increased maintenance costs in 2021. As of the close of the first quarter, it is anticipated the BID will spend all anticipated revenue in 2022 with no carryover funds for 2023.

The Board considered the recommendation of the Finance Committee to raise 2023 BID assessments by 5%. Coelho described the increased costs due to inflation, minimum wage increases, etc., and the ability of the BID to continue providing services at current levels. The BID is allowed to raise assessments up to a maximum of 7% per year. The Committee recommended a 5% increase, which would result in an approximately \$160,000 in revenue in 2023. MOTION: The Board accepts the Finance Committee recommendation to increase the 2023 assessments by 5%. Rauch moved; Bauer seconded. Unanimous approval.

10. **Establish 401k Plan for CCEA Employees**
Coelho also recapped the Finance Committee's recommendation to establish and administer a retirement plan to allow CCEA employees to defer a portion of their salary to the plan, along with a 4% match by CCEA. Costs would be approximately \$4,000 to administer the plan and the required tax filing. The plan's match component would be approximately \$14,000 annually. MOTION: The Board accepts the Finance Committee recommendation to set up and administer a 401-pension plan for CCEA employees. Final ratification of this action by CCEA Board is required. Rauch moved; Shinbane seconded. Unanimous approval.

11. **Executive Director's Report** **Lopez**

Lopez reported on the BID's new graffiti initiative, which after three weeks has removed 6,000sf of tagging, and the trimming of 21 Ficus trees on San Pedro St. that had been delayed due to the pandemic.

12. **Adjournment**

Meeting adjourned at 12 noon.

Los Angeles Downtown Industrial District

Annual Budget & Year-To-Date Totals Quarter Ending June 30, 2022

BUDGET LINE ITEM	ANNUAL BUDGET	ACTUAL TO DATE	AMOUNT 2nd QTR	AMOUNT YEAR-TO-DATE	VARIANCE TO DATE	EXPLANATION OF VARIANCE
Assessment Income	3,181,758	1,537,135	-	1,537,135	(1,644,623)	Budget was revised to reflect add'l 5 blocks
General Benefit Income	102,687	102,687	-	102,687	-	
Carryover Funds	-	90,153	-	90,153	90,153	
Other Income	-	10,158	67	10,225	10,225	interest and prior year assessment revenue
TOTAL	3,284,445	1,740,133	67		(1,544,245)	
			AMOUNT 2ND QTR	AMOUNT YEAR-TO-DATE	VARIANCE	
City Fees	31,818	31,818	-	31,818	-	
Contingency/Reserve	65,688	2,413	2,675	5,088	(60,600)	
Administration	251,630	52,830	68,588	121,418	(130,212)	
Clean & Safe	2,687,662	395,624	768,001	1,163,625	(1,524,037)	this report is on cash basis. Additional invoices for 1st qtr expenses are received and paid after month close.
ED&C/Marketing	247,647	51,695	54,799	106,494	(141,153)	
TOTAL	3,284,445	534,380	894,063	1,428,443	(1,856,002)	

Other income (detail):

Prior Year(s) Assessment Income Received
 Penalty Income
 Interest-City of L.A.
 Interest-Bank
 Misc Receipts
 Total other income as of June 30, 2022

		2022 Q2	Annual Budget
9,935	Clean & Safe	768,001	2,687,662
-	ED&C/Mkting	54,799	247,647
131	Admin/etc.	71,263	349,136
91	Total	894,063	3,284,445
-			
<u>10,157</u>			



2022 Maintenance Numbers

MONTH	TRASH BAGS / TONS	PRESSURE WASH REQUEST	GRAFFITI REMOVED	NEEDLES PICKED UP
JANUARY	10,434 / 157	595	1,336 tags	943
FEBRUARY	9,080 / 136	680	1,467 tags	384
MARCH	12,887 / 193	780	851 tags + 9,638 sf.	361
APRIL	14,794 / 222	725	13,668 sf.	569
MAY	16,427 / 246	782	29,964 sf.	546
JUNE	17,463 / 262	846	33,110 sf.	371
TOTAL	81,085 / 1,216	4,408	86,380 sf.	3,174



2022 Security Numbers

MONTH	SERVICE REQUEST TOTAL	BLOCKING SIDEWALK / DOORWAY	TRESPASSING	DISTURBANCE
JANUARY	208	153	22	5
FEBRUARY	212	145	38	10
MARCH	210	151	30	13
APRIL	207	133	26	9
MAY	297	188	44	15
JUNE	299	188	45	23
TOTAL	1,433	958	205	75