

## ***South Bay Cities Council of Governments***

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### **SBCCOG Board of Directors' Meeting**

**Thursday, May 22, 2025 @ 6:00 pm**

**SBCCOG Office**

**2355 Crenshaw Blvd., Suite 125, Torrance**

**& virtually via Zoom**

Board Member Alex Monteiro will be participating remotely under AB 2449 provisions at  
3700 N 14<sup>th</sup> St, Milwaukee, WI 53206

#### **PUBLIC COMMENTS:**

The Public Comment portion of the meeting is the public's opportunity to provide comments on non-agenda items within the jurisdiction of the SBCCOG/cities and each speaker is limited to three (3) minutes. Comments on agenda items may be made following the staff report on the item and each speaker is limited to three (3) minutes per item. Time allotments may be reduced due to time constraints at the discretion of the Chair. When called on, please state: Your name and residence and the organization you represent, if appropriate. Written comments are also accepted by 5:00 pm the day of the meeting via e-mail to [natalie@southbaycities.org](mailto:natalie@southbaycities.org) Both written and oral comments will be part of the official record.

#### **SBCCOG Board Members:**

**Pursuant to the end of the State's COVID-19 emergency declaration, your attendance is required to be in-person or follow the provisions of AB 2449 available [here](#)**

**If unable to attend in person but want to vote virtually, let SBCCOG staff know using the form:**

**<https://forms.office.com/r/47wQggsvf9?origin=lprLink>**

#### **ACCESSING THE MEETING:**

VIRTUAL: For the public and guests, receive Zoom meeting credentials in advance by using the below link to RSVP:

[https://us06web.zoom.us/meeting/register/tZlqdemtqD4rGtbjByVXITR\\_i2jhXNm08lVd](https://us06web.zoom.us/meeting/register/tZlqdemtqD4rGtbjByVXITR_i2jhXNm08lVd) Or by phone dial (669) 444-9171 and enter Meeting ID: 867 2056 5102; Passcode: 895604

### **AGENDA**

- I. CALL TO ORDER – 6:00 pm**  
Rodney Tanaka, Chair
- II. VERIFY QUORUM AND VOTES NEEDED FOR ACTION (*attachment*) (Page 5)**
- III. CONFIRM POSTING OF THE AGENDA BY TORRANCE CITY CLERK**
- IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- V. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**
- VI. CONSENT CALENDAR – 6:10 pm**  
Matters listed under Consent Calendar are considered routine and will be enacted by one motion and one vote. No separate discussion on these items. If discussion is desired, that item will be removed from the Consent Calendar and considered separately.

- A. April 24, 2025 minutes** (*attachments*) – **Approve (Pages 6-14)**
- B. MOUs for Measure A approved programs** – (funds to the SBCCOG) (*attachments*) – **Approve (Pages 15-26)**
- C. Contract with Studio One Eleven for REAP 2 Commercial Redevelopment Planning Services** (*attachment*) – **Approve (Pages 27-28)**
- D. Contract with Environmental Innovations for SCE Simplified Savings Program for Small and Medium Businesses** (funds to the SBCCOG) (*attachment*) – **Approve (Pages 29-35)**
- E. Contract with Alternative Energy Systems Consulting, Inc. for Cool Roof Feasibility Study and Site Identification Analysis Services** (*attachment*) – **Approve (Pages 37-38)**
- F. Contract Amendment with Siembab Corporation for additional funds** (*attachment*) – **Approve (Pages 39-41)**
- G. Proposals for Services Related to Office Relocation** (*attachments*) – **Approve (Pages 43-67)**
  - 1. Janitorial Services
  - 2. Moving Services
  - 3. Cable Removal from Current Office
  - 4. Xerox Relocation
  - 5. Direct Staff to Determine Appropriate Internet Service and Authorize to Proceed
- H. IT Equipment & Move Support Proposals** (*attachments*) – **Approve (Pages 69-80)**
- I. Legislative Matrix** (*attachment*) – **Approve (Pages 81-88)**
  - 1. Support: AB 986
  - 2. Oppose: AB 810
- J. SBCCOG Monthly Reports – Receive and File**
  - 1. City Attendance at SBCCOG Meetings (*attachment*) **(Page 89)**
  - 2. Client Aid Report (*attachment*) **(Page 91)**
  - 3. Media Report (*attachment*) **(Pages 93-96)**
  - 4. Transportation Report (*attachment*) **(Pages 97-102)**

## **VII. PRESENTATIONS**

- A. Sanitation District's Update on the Pure Water California Project – 6:15 pm**
  - 1. Elisa Mendez, Metropolitan Water District of Southern California
- B. Update on Redondo Beach's Functional Zero Program and Progress – 6:35 pm**
  - 1. Ronson Chu, Senior Project Manager – Homeless Services, SBCCOG

## **VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE**

- A. SBCCOG FY25-26 Budget Presentation and Discussion** (*attachment*) – **6:55 pm (Pages 103-113)**
- B. SBESC Projects and Programs** (*attachment*) **(Pages 115-122)**
- C. Homeless Services**
  - 1. Catholic Charities of LA/St. Margaret's Center Time Limited Subsidy MOU (*attachment*) **(Pages 123-136)**
- D. Senior Services**
- E. Transportation Reports – 7:15 pm**
  - 1. Transportation Committee report
    - a. Inglewood Transit Connector (ITC) Update & Scope of Work Modification Request (*attachment*) – **Approve (Pages 137-171)**

- b. I-405 Auxiliary Lane Project (*attachment*) – **Approve (Pages 173-174)**
- 2. Metro Report – Board member James Butts/Mike Bohlke
- 3. Micromobility Programs and Projects
  - a. Local Travel Network
  - b. E-Bike Safety Issues

**F. REAP 2.0 Updates**

- 1. Housing Trust Feasibility Study
- 2. Commercial Redevelopment to Housing
- 3. Mobility Hubs

**G. Office Space – 7:40 pm (*attachment*) (Pages 175-176)**

**H. Open Nominations for 25-26 Officers (*attachment*) (Page 177)**

**IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:55 pm**

**X. AGENCY REPORTS**

NOTE: Oral reports will only be made to clarify or amplify written reports

- A.** League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Bea Dieringer) (*attachment*) **(Pages 179-180)**
- B.** SCAG update (Erik Rodriguez) (*attachment*) **(Pages 181-185)**
  - 1. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles) (*attachment*) **(Pages 187-189)**
  - 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
  - 3. Transportation (Bill Uphoff, Asam Sheikh)
  - 4. Energy and Environment (Britt Huff)
- C.** Metro Service Council (David Mach) (*attachment*) **(Pages 191-192)**
- D.** South Bay Workforce Investment Board (Chris Cagle) (*attachment*) **(Pages 193-203)**
- E.** AQMD update (Brandee Keith) (*attachment*) **(Page 205)**
- F.** Area G Emergency Management (Brandy Villanueva)
- G.** California Association of Councils of Governments – CALCOG (Britt Huff)
- H.** County Department of Public Health (Alicia Chang)
- I.** South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- J.** Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- K.** Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)
- L.** South Bay Association of Chambers of Commerce (Barry Waite)

**XI. ADJOURNMENT**

**Next Board meeting - Thursday, June 26, 2025**

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## SBCCOG BOARD MEETINGS: ATTENDANCE 2025

City	August - 24	September - 24	October - 24	November- 24	January - 25	February - 25	April - 25	May - 25
<b>Carson</b>		Hicks	Hicks (AB 2449 virtual)	Hicks				<b>X</b>
<b>El Segundo</b>			Pimentel (AB 2449 virtual)			Giroux		
<b>Gardena</b>	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	Tanaka	
<b>Hawthorne</b>		Monteiro	Monteiro	Monteiro	Monteiro	Monteiro	Monteiro	
<b>Hermosa Beach</b>	Massey	Massey	Massey Jackson (alt)	Massey	Jackson	Jackson		
<b>Inglewood</b>		Butts	Butts	Butts	Faulk (AB 2449 virtual)		Butts	
<b>Lawndale</b>	Suarez	Suarez (AB 2449 virtual)	Suarez	Suarez	Suarez	Suarez	Suarez	
<b>Lomita</b>	Uphoff	Uphoff	Uphoff Waite (alt)	Waite	Waite		Uphoff	
<b>Los Angeles</b>	McOsker		McOsker			<b>X</b>	<b>X</b>	<b>X</b>
<b>Manhattan Beach</b>	Lesser	Lesser	Lesser	Lesser	Lesser		Tarnay	
<b>Palos Verdes Estates</b>	Lozzi	Murdock	Lozzi	Lozzi	Quinn	Quinn	Quinn	
<b>Rancho Palos Verdes</b>	Cruikshank	Cruikshank	Cruikshank	Cruikshank		Bradley	Bradley	
<b>Redondo Beach</b>	Obagi	Obagi	Obagi	Obagi		Obagi	Obagi	
<b>Rolling Hills</b>		Dieringer	Dieringer		Dieringer	Dieringer		
<b>Rolling Hills Estates</b>	Huff	Huff	Stegura	Stegura	Stegura	Stegura	Stegura	
<b>Torrance</b>	Mattucci	Kaji	Kaji	Mattucci			Kaji	
<b>County of Los Angeles-2<sup>nd</sup> District</b>		Ruiz-Delgado	Shamdasani	Ruiz-Delgado	Waldron (virtual – non voting)	Waldron		
<b>County of Los Angeles- 4<sup>th</sup> District</b>		LaMarque	Hahn Klipp (Alt)		LaMarque			
<b>Number of Active Members</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>17</b>	<b>17</b>	<b>16</b>
<b>Quorum Required (50% +1)</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>9</b>
<b>Number of Members Attending</b>	<b>11</b>	<b>16</b>	<b>18</b>	<b>14</b>	<b>12</b>	<b>11</b>	<b>12</b>	

For informational purposes:								
Number of members present	11	12	13	14	15	16	17	18
Number of affirmative votes required for action	7	7	8	8	9	9	10	10

This grey chart (number of members present/number of affirmative votes required for action) is just a reference chart and doesn't have anything to do with the actual attendance from the chart above.

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS  
BOARD OF DIRECTORS' MEETING MINUTES  
THURSDAY, APRIL 24, 2025  
HELD VIRTUALLY VIA ZOOM & IN-PERSON AT THE SBCCOG OFFICE  
2355 CRENSHAW BLVD. SUITE 125, TORRANCE, CA 90501  
RECORDING AVAILABLE ONLINE:  
<https://youtu.be/UfG5q7N2IYE?feature=shared>**

**I CALL TO ORDER**

Chair Tanaka of Gardena started with presentations until a quorum was established at 6:28 pm when he called the SBCCOG Board of Directors meeting to order.

**II. & III. CONFIRM POSTING OF THE AGENDA**

Ms. Bacharach confirmed the posting of the agenda.

**II. & III. CONFIRM POSTING OF THE AGENDA**

Ms. Bacharach confirmed the posting of the agenda.

**In attendance were the following voting elected officials:**

Rodney Tanaka, Gardena  
Alexandre Monteiro, Hawthorne  
Jim Butts, Inglewood  
Bernadette Suarez, Lawndale  
Bill Uphoff, Lomita

Nina Tarnay, Manhattan Beach  
Craig Quinn, Palos Verdes Estates  
David Bradley, Rancho Palos Verdes  
Zein Obagi, Redondo Beach  
Debby Stegura, Rolling Hills Estates  
Jon Kaji, Torrance

**Other Elected Officials in Attendance**

Dean Francois, Hermosa Beach  
Asam Sheikh, Torrance

**Also, in attendance were the following persons:**

Andrea Reilly, South Bay resident  
Andrew Akers, South Bay resident  
Arohi Sharma, South Bay resident  
Colleen Villegas, South Bay resident  
Emory Ward, South Bay resident  
Holly Osborne, South Bay resident  
Zac Dean, South Bay resident  
Brianna Egan, South Bay Forward  
Graham Jenkins, South Bay Forward  
Andrew Blackney, SBBC  
Andy Sywak, Metro  
Brent Grisdale, Fabric Networks  
Erik Rodriguez, SCAG  
Hildy Stern, South Bay Community Coalition  
Against Hate  
Maggie Bove-LaMonica, South Bay Community  
Coalition Against Hate

Mary Simun, South Bay Parkland  
Conservancy and Surfrider Foundation  
McKenzie Neely-Wright, AT&T  
Mike Bohlke, Metro  
Colleen Farrell, SBCCOG  
David Leger, SBCCOG  
Jacki Bacharach, SBCCOG  
Karen Kanda, SBCCOG volunteer  
Kevin Truong, Civic Spark Fellow  
Kim Fuentes, SBCCOG  
Lara Gerges, SBCCOG  
Jake Romoff, SBCCOG  
Natalie Champion, SBCCOG  
Ronson Chu, SBCCOG  
Wally Siembab, SBCCOG

**IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**

Ms. Bacharach clarified that *Opportunities to Serve* is an action item.

## **V.COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Maggie Bove-LaMonica and Hildy Stern presented on behalf of the South Bay Community Coalition Against Hate (SBCCAH). They highlighted the rising incidents of hate in the community and explained that their coalition formed with 15 member organizations. The SBCCAH coordinates activities for United Against Hate Week and collaborates with LA v Hate to reduce hate-based incidents. They meet monthly and serve as a community resource. Ms. Bove-LaMonica formally invited the SBCCOG to join their organization, noting that they regularly meet with the Supervisor's office and are currently the most active group in the area seeking to amplify their message. She explained that while there is no formal infrastructure yet, they are looking for representatives to collaborate with them. Ms. Bacharach mentioned that Supervisor Mitchell wishes to coordinate involvement and suggested discussing this at an upcoming SBCCOG meeting. Councilmember Dean Francois inquired about what constitutes hate crimes and emphasized how hate divides communities, to which Ms. Bove-LaMonic referenced the LA County report. Mr. Tanaka requested a formal proposal to solidify the potential collaboration between the organizations.

Eric Rodriguez from the Southern California Association of Governments (SCAG) provided an update on the upcoming regional conference scheduled for May 1-2, 2025, noting that attendance is free of charge for elected officials. He distributed informational flyers to the attendees. Mr. Rodriguez highlighted SCAG's key legislative priorities for 2025, specifically emphasizing their focus on addressing regional housing needs and maximizing transportation investment dollars. The housing priorities include codifying the Regional Early Action Planning (REAP) 1.0 program with stable financial support for regional housing planning and implementation and extending the REAP 2.0 expenditure deadline by 12 months. Transportation priorities include supporting the Governor's current transportation budget commitments to various programs and maintaining funding eligibility for SB 1 competitive grant programs. Mr. Rodriguez concluded by encouraging board members to provide their input on these legislative priorities. The legislative priorities are accessible here: <https://cdn.southbaycities.org/wp-content/uploads/2025/04/09115113/2025-State-Legislative-Priorities-Booklet-1.pdf>

Brianna Egan of South Bay Forward presented two documents including a letter addressed to the SBCCOG Board regarding specific agenda items for the April 24, 2025 meeting. South Bay Forward expressed support for the Caltrans Carson to the Sea project, encouraging the implementation of Class IV protected bike lanes for improved safety. She also voiced support for various Measure R SBTIP and Measure M MSP projects, highlighting Redondo Beach's progress on implementing the South Bay Bicycle Master Plan and expressing strong support for the Metro Active Transportation Redondo Beach Blvd project. She shared the South Bay Forward's comprehensive Transit and Mobility Priorities for 2025, detailing the vision for connected, safe, and sustainable mobility options throughout the South Bay. Ms. Egan noted priorities organized into three categories: Rail Projects (including the C/K Line extension to Torrance, Vermont Transit Corridor extension to San Pedro, and freight rail electrification), Bus Projects (including Harbor Gateway Transit Center improvements, dedicated bus lanes, and expanded service), and Bike/Active Transportation Projects (including implementation of protected bike lanes, completion of the Dominguez Channel Bikeway, and hosting CicLAvia open streets events in the South Bay). Lastly, she emphasized the need for regional coordination, leadership, and technical support for projects spanning multiple jurisdictions. The documents presented are accessible here:

[https://cdn.southbaycities.org/wp-content/uploads/2025/04/09121815/PUBLIC-COMMENT\\_South-Bay-Forward-Letter-and-Presentation-Transit-Mobility-Priorities-2025.pdf](https://cdn.southbaycities.org/wp-content/uploads/2025/04/09121815/PUBLIC-COMMENT_South-Bay-Forward-Letter-and-Presentation-Transit-Mobility-Priorities-2025.pdf)

Mary Simun, a South Bay resident, highlighted the difficulties residents face getting around the area and expressed her strong support for the MAT Project. Ms. Simun encouraged board members to consider and explore alternative transportation options, particularly emphasizing the benefits of bicycle infrastructure and increased bike usage. She urged the board to prioritize these transportation initiatives to improve mobility throughout the South Bay.

## **VI.CONSENT CALENDAR**

- A. February 27, 2025 minutes (attachments) – Approved**
- B. Southern California Gas Company Amendment #2 – (funds to the SBCCOG) – Approved**
- C. SBCCOG Privacy Policy (attachment) – Approved**
- D. Organic Waste Consultant for SBCCOG work with Rolling Hills (attachment) – Approved**
- E. Contract with Tool Design for the Caltrans Carson to the Sea project (attachment) – Approved**
- F. Legislative Matrix (attachment) – Approved**
  - 1. Support for AB 888, AB 670, AB 875
  - 2. Oppose SB 220 unless amended & AB 11, AB 253, AB 306, AB 507, AB 874, AB 893, AB 1154, SB 79, SB 358, SB 677
- G. SBCCOG Monthly Reports – Received and Filed**
  - 1. City Attendance at SBCCOG Meetings (attachment)
  - 2. Client Aid Report (attachment)
  - 3. Media Report (attachment)
  - 4. Transportation Report (attachment)

**MOTION** by Board Member Stegura, seconded by Board Member Uphoff, to **APPROVE** the Consent Calendar. No Abstention. No Objections. **MOTION Passes.**

## **VII.PRESENTATIONS**

### **A. 1<sup>st</sup> Quarter Progress Report on Energy & Climate Recognition Program**

Ms. Bacharach introduced Civic Spark Fellow Kevin Truong who presented the 3rd year quarter update. Mr. Truong explained that cities must complete at least one activity in three different areas (climate action, education, and technical assistance) to qualify for points from the program. He detailed changes to the recognition levels, noting that platinum status now requires 30+ points, and described new point opportunities including communication of residential or commercial programs, presentation of best practices, and obtaining sustainability certifications for municipal buildings. Mr. Truong recognized Torrance and Gardena for achieving gold status, while El Segundo and Manhattan Beach currently hold bronze status. He provided examples of qualifying activities such as implementing renewable energy systems or purchasing clean energy and discussed participation options in SBCCOG or Partner Programs, including metered savings and the Public Power UP Program. Mr. Truong shared that documentation is critical and mentioned that SoCalREN can assist cities in completing projects. When Board Member Obagi inquired about tracking city staff proactivity, Mr. Truong explained that coordination with staff and updates on Board and Steering agendas demonstrate engagement levels. Board Member Uphoff suggested sharing this information during the City Managers' Meetings, and Chair Tanaka encouraged city managers to engage more with the program.

The presentation is available using the following link: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24165703/PRESENTATION\\_SB-Energy-Climate-Recognition-Program\\_Board-Presentation-4.2025.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24165703/PRESENTATION_SB-Energy-Climate-Recognition-Program_Board-Presentation-4.2025.pdf)

## **B. Climate – for earth month**

SBCCOG Consultant Wally Siembab presented on the collateral damage of extreme weather, referencing the Intergovernmental Panel on Climate Change which surveys scientific research. He emphasized that "the world needs to peak GHG emissions now at the very latest and nearly halve greenhouse gas emissions. Mr. Siembab discussed a chart showing carbon pollution's impact on climate stability and the increasing frequency of extreme weather events, noting the direct costs of the Palisades and Eaton Fires at \$5-\$10 billion. He warned that at 87°F with 50% humidity, human tolerance reaches its limit, potentially causing brain damage, cardiac arrest, and kidney failure, with children and seniors at highest risk. Mr. Siembab explained that infrastructure designed for different environmental conditions is becoming overwhelmed, creating a slow-moving disaster with significant health impacts, including 3% more deaths in hospitals due to patient congestion. He recommended housing retrofits to maintain temperatures below 82°F and noted the correlation between rising temperatures and interpersonal violence. Mr. Siembab described environmental impacts including accelerated tree mortality, decreasing pollinator populations, northward migration of tropical diseases like Chagas, West Nile, and Lyme, and shortages of essential crops such as coffee, tea, cocoa, corn, rice, wheat, potatoes, and soybeans. He identified climate change as a "threat multiplier" for national defense, intensifying food and water shortages, disease, and poverty, while biodiversity loss threatens ecosystem collapse with keystone species extinctions. Mr. Siembab stressed that business as usual is unsustainable, advocating for "Future Proofing the South Bay" through initiatives like "LUV your neighborhood" (mobility) and "make neighborhood great" (land use). Board Member Uphoff asked about timeframes, to which Mr. Siembab responded that 2030 is essential, while Board Member Obagi highlighted California's biggest toxic algae bloom in history and the spread of bird flu to cows and cats as evidence of urgency. Board Member Quinn inquired about China's impact on global efforts, with Mr. Siembab noting China's leadership in electric vehicles and the benefits of small battery footprints.

The presentation is available using the following link: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24174005/PRESENTATION\\_4.25-BOARD-MEETING-Extreme-Weather-Collateral-Damage-v3-.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24174005/PRESENTATION_4.25-BOARD-MEETING-Extreme-Weather-Collateral-Damage-v3-.pdf)

## **C. CALCOG Leadership Academy**

SBCCOG Staff David Leger reported on his experience in a 7-month leadership program designed for mid-career professionals. Mr. Leger explained that the program brought together a diverse group of colleagues and focused on leadership development, leveraging individual strengths, improving strategic thinking, and understanding complex government structures. The curriculum included regional executive speaker sessions, a group project, networking opportunities, and two full days of learning per session. Participants engaged in a Book Club featuring "How Leaders Learn" and "The Color of Law," and Mr. Leger's group created a podcast featuring former Caltrans Director Will Kempton. Mr. Leger highlighted key takeaways from his experience, including appreciating one's own strengths, becoming a "multiplier" to amplify others' abilities, building a valuable statewide network of peers, and understanding the distinction between leadership and management. He shared photos from the program and announced his graduation.

The presentation is available using the following link: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170346/PRESENTATION\\_CARL-Takeaways.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170346/PRESENTATION_CARL-Takeaways.pdf)

## **VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE**

### **A. General Assembly De-Briefing**

Mr. Leger presented a comprehensive review of the General Assembly, sharing photos and key statistics from the event. The General Assembly drew 327 attendees with a 9.5% walk-in rate,

comprising residents, staff, and elected officials, with the largest representation coming from Torrance. Mr. Leger reported that 90% of attendees rated the event as a 4 or higher, with Dan Sturges highlighted as the most well-received speaker. While networking opportunities were appreciated, noisy doors were identified as an area for improvement. Future topic requests included homelessness and Olympics-related discussions. Positive testimonials were shared, with Board Member Obagi specifically commending the quality of both in-person and virtual experiences. Mr. Leger acknowledged SBCCOG Staff Eleanor Murphy for her valuable contributions in ensuring the General Assembly's success.

#### **B. South Bay Fiber Network – Resolution #2025-1 (attachment) – Approved**

Ms. Bacharach discussed the partnership with American Dark Fiber and the proposed resolution, drafted by SBCCOG's specialized legal counsel Gail Karish, to approve the sale of the Fiber Network to another vendor, RSG Telecom. She noted that RSG has been working closely with staff on this matter. SBCCOG Staff Jake Romoff shared the needs assessments and how this transition would address city requirements. Brent Grisdale from RSG explained their strategy to aggregate assets and expand the fiber network to better connect small businesses and underserved communities, drawing on his international network-building experience. Ms. Bacharach highlighted that this move would create competition for larger market shareholders. When Board Member Butts inquired about rate guarantee periods, Board Member Obagi asked if rates were contractually specified, to which Ms. Bacharach confirmed they were included in the contract. Board Member Uphoff clarified that the proposal involved transferring the existing agreement rather than selling the network, with the goal of encouraging growth since American Dark Fiber has shown no interest in expansion. Board Member Butts questioned the urgency of the decision, recommending that the SBCCOG maintain negotiating leverage. Ms. Bacharach mentioned that the SBCCOG had spent two years trying to identify a buyer committed to advancing the network. Mr. Grisdale noted the agreement has been in place for five years with ongoing commitment, while Board Member Tarnay emphasized moving forward to position the network for future growth.

**MOTION** by Board Member Uphoff, seconded by Board Member Tarnay, to **APPROVE** the South Bay Fiber Network via Roll Call vote. Objection from Board Member Butts. No Abstentions. **MOTION Passes.**

**NOTE: Agenda Items VIII.I.a. and VIII.I.b. were moved up in the agenda to accommodate Public Comments.**

#### **VIII.SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE**

##### **I.a. Measure R SBTIP Annual Program Update and Measure M MSP Annual Program Update and I.b. City of Inglewood/ITC Measure M SEP Funds Deadline Extension**

Mr. Leger presented a comprehensive overview of the Measure R Transit Program, discussing both existing projects and new proposals from South Bay cities. Mr. Leger addressed funding challenges related to construction cost increases identified across multiple municipalities. The presentation introduced several new project proposals, including Carson's Lenardo Drive Street Construction and Olympics Ready! Smart Transportation initiatives; El Segundo's Safe Routes to School and Smoky Hollow Parking Project; Gardena's Traffic Signal and network upgrade plans; Hermosa Beach's safety improvement measures; Lawndale's local travel network development; and Redondo Beach's Metro active transportation initiatives focusing on the RV Boulevard Corridor and Beach Avenue Bike/Pedestrian Safety projects. The updates included two funding increase requests and one scope modification under Measure R, as well as 16 funding increase requests and 11 new project proposals under Measure M. Projects span transit



infrastructure, bike lanes, pedestrian improvements, traffic signal upgrades, and safety enhancements across multiple jurisdictions. Total Measure R requests amount to \$9.452 million, leaving \$23.16 million in unprogrammed funds. Measure M requests totaled \$84.5 million, with \$56.6 million requested for new projects and \$55.83 million for existing ones, drawing from a \$141.1 million budget through FY 2027-28.

The presentation is available here: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170340/PRESENTATION\\_04.2025-MRT-MM-MSP-annual-program-update-overview.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170340/PRESENTATION_04.2025-MRT-MM-MSP-annual-program-update-overview.pdf)

There were several public comments pertaining to both agenda items as follows:

Brianna Egan of South Bay Forward expressed strong support for the proposed projects, emphasizing points from Wally Siembab's climate presentation regarding the urgency of these initiatives. She specifically called for regional coordination and prioritizing the advancement of bicycle projects throughout the South Bay region.

Andrew Blackney, a Lawndale resident, voiced his support for the projects while urging the SBCCOG to enhance city awareness about available funding opportunities. He highlighted the financial burden of transportation on students, noting that transit costs can rival college expenses. Mr. Blackney stressed the critical importance of safety measures and specifically encouraged the implementation of bike lanes with protective buffers.

Graham Jenkins, representing South Bay Forward, endorsed all the proposals while recommending that future allocations support operational needs. He identified a significant gap in east-west connectivity throughout the South Bay region and recommended sidewalk widening projects and dedicating LACMTA resources to address these infrastructure deficiencies.

Arohi Sharma presented a proposal for MAT class 4 connected bikeways in Torrance, emphasizing the importance of road safety for cyclists. Her proposal recommends utilizing median spaces for dual purposes including establishing protected bike lanes while simultaneously creating habitats for beneficial pollinators, specifically recommending class 4 protected bikeways for these corridors.

Andrew Akers, a Torrance resident, focused his comments on the need for more protected bike lanes throughout the South Bay. He emphasized the need for building comprehensive, connected bike lane networks that extend across municipal boundaries to create a regional cycling infrastructure system.

Councilmember Francois of Hermosa Beach asked about priority of projects and Mr. Leger shared that existing projects get priority.

The presentation is available here: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170340/PRESENTATION\\_04.2025-MRT-MM-MSP-annual-program-update-overview.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24170340/PRESENTATION_04.2025-MRT-MM-MSP-annual-program-update-overview.pdf)

**MOTION** by Board Member Obagi, seconded by Board Member Butts, to **APPROVE** the Measure R SBTIP Annual Program Update and Measure M MSP Annual Program Update. No Abstentions. No Objections. **MOTION Passes.**

**MOTION** by Board Member Stegura, seconded by Board Member Monteiro, to **APPROVE** the City of Inglewood/ITC Measure M SEP Funds Deadline Extension. No Abstentions. No Objections. **MOTION Passes.**

#### **H.1.Metro Report – Board member James Butts/Mike Bohlke**

Regarding the Senate Bill that has been introduced to change the Metro Board composition, Board Member Butts raised concerns about potential LA County dominance of the Metro Board under the new bill. Ms. Bacharach reported that opposition letters had been distributed and confirmed that SBCCOG has scheduled a meeting with Senator Ben Allen's office regarding this matter and noted that Senator Allen remains receptive to hearing the Board's perspective on this issue. Mayor Butts specifically referenced SB 2020, to which Mr. Leger added that Cal Cities has indicated they will oppose the legislation. Ms. Bacharach shared that the SBCCOG's letter was also sent to other Councils of Governments throughout the region. Board Member Butts outlined the political implications surrounding the proposed Board expansion.

#### **H.2.Micromobility Programs and Projects**

No verbal updates were provided.

#### **C. SBESC Projects and Programs (*attachment*)**

No verbal updates were provided.

#### **D. Homeless Services**

**A.** FY25-26 Local Solutions Fund Budget and Timeline (*attachment*)

**B.** WLCAC Time Limited Subsidy MOU (*attachments*)

SBCCOG Staff Ronson Chu provided updates on Measure A Local Solutions Fund (LSF) allocation, highlighting the benefits of staying united as a subregion. Despite Los Angeles City diverging from a joint advocacy strategy, SBCCOG secured the highest possible funding allocation under Scenario 4, based on a two-year PIT count and low-income ACS metrics. The approved draft budget is expected to support over 500 individuals annually, with fewer than 1,000 people currently unhoused in South Bay cities. The SBCCOG will also manage \$3.9 million in LACAHSAs prevention funds for rental subsidies and legal services, either through direct city allocations or contracts with nonprofit providers. A timeline for MOU execution and program rollout was shared. Mr. Chu discussed ongoing positioning efforts, including reference to the San Gabriel COG's Trust Fund as a model for potential implementation. Board Member Uphoff noted that a similar approach could benefit the Trust Fund SBCCOG is considering. Mr. Chu also noted that LACAHSAs will determine eligibility criteria moving forward, and that LA County plans to merge LAHSA into a new housing-focused entity.

The presentation is accessible using the following link: [https://cdn.southbaycities.org/wp-content/uploads/2024/12/24172915/PRESENTATION\\_Board-Updates-4.24.25.pdf](https://cdn.southbaycities.org/wp-content/uploads/2024/12/24172915/PRESENTATION_Board-Updates-4.24.25.pdf)

**MOTION** by Board Member Monteiro, seconded by Board Member Uphoff, to **APPROVE** the WLCAC Time Limited Subsidy MOU. No Abstentions. No Objections. **MOTION Passes.**

**MOTION** by Board Member Butts, seconded by Board Member Obagi, to **APPROVE** the Local Solutions Fund Budget and Timeline. No Abstentions. No Objections. **MOTION Passes.**

#### **G. Senior Services**

No verbal updates were provided.



## **J. REAP 2 Updates**

### **Mobility Hub and Housing Trusts**

**Based in the needs assessment report from the Housing Trust consultant, Ms.**

Bacharach reported on the financial challenges related to RHNA allocation requirements. The report noted that approximately \$1.33 billion would be needed annually for the South Bay to meet their RHNA obligations. She indicated that this information has been shared with both SCAG and at the City Managers' Meeting. Ms. Bacharach emphasized feedback from City Managers who expressed that meeting RHNA goals is impossible because cities themselves don't build housing and developers are not pursuing projects due to economic constraints—specifically that affordable housing cannot feasibly be built on multimillion-dollar land in Los Angeles. She advocated for organizing around the true costs of meeting RHNA requirements and referenced Senator Ben Allen's bill regarding relocation of RHNA allocations for burn areas. Ms. Bacharach suggested that we need to continue to advocate that the Trust should share the RHNA allocation to allow everyone to benefit and contribute, but stressing that billions of dollars in advocacy funding would be necessary, and characterized the situation as a "RHNA revolution," reiterating that meeting any of the established RHNA goals is not possible under current conditions.

## **K. Office Space**

SBCCOG Staff David Leger presented on the new office space on 357 Van Ness Way in Torrance. He discussed the floor plan which is 10,560 rentable square feet across two suites: Suite 110-150 and Suite 90. He also shared that the lease term is seven years commencing July 1, 2025 and concluding on December 31, 2032.

**MOTION** by Board Member Butts, seconded by Board Member Quinn, to **APPROVE** the office relocation to 357 Van Ness Way. No Abstentions. No Objections. **MOTION Passes.**

## **L. Legislative Briefing**

No verbal updates were provided.

## **M. Opportunities to Serve (handout) – Approved**

Ms Bacharach shared a handout detailing the recommendations for appointments to outside agencies. The Steering Committee recommended the Board reappoint the uncontested representatives for an additional two years which included Britt Huff (CALCOG), Dean Francois (Santa Monica Bay Restoration Commission), and Mark Waronek (SCAG Regional Council District 39 – declared elected after no one else filed). The Steering Committee also recommended that Zein Obagi be appointed to serve as the Alternate on the Santa Monica Bay Restoration Commission and that David Bradley be appointed as the Delegate to the South Bay Aerospace Alliance, with Rodney Tanaka retaining the Alternate Position. The Appointments Subcommittee recommended that Bill Uphoff and Asam Sheikh be appointed to the SCAG Policy Committee (Transportation); and that Courtney Miles, Andrea Reilly, and Roye Love be appointed to the Metro Service Council.

**MOTION** by Board Member Obagi, seconded by Board Member Monteiro, to **APPROVE** the appointment recommendations from the Steering Committee and Appointments Subcommittee. Abstention from Board Member Uphoff. No Objections. **MOTION Passes.**

## **IX. UPCOMING EVENTS & ANNOUNCEMENTS**

No verbal updates were provided.

## **X.AGENCY REPORTS**

NOTE: Oral reports will only be made to clarify or amplify written reports

- A. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Bea Dieringer) (*attachment*)
- B. SCAG update (Erik Rodriguez) (*attachment*)
  - 1. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles) (*attachment*)
  - 2. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
  - 3. Transportation (Jim Gazeley, Bridgett Lewis)
  - 4. Energy and Environment (Britt Huff) (*attachment*)
- C. Metro Service Council (Don Szerlip) (*attachment*)
- D. Area G Emergency Management (Brandy Villanueva) (*attachment*)
- E. South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- F. California Association of Councils of Governments – CALCOG (Britt Huff) (*attachment*)
- G. County Department of Public Health (Alicia Chang) (*attachment*)
- H. AQMD update (Brandee Keith)
- I. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- J. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- K. Santa Monica Bay Restoration Commission (Dean Francois/ VACANT)
- L. South Bay Association of Chambers of Commerce (Barry Waite)

## **XI.RECESS TO CLOSED SESSION: EXECUTIVE DIRECTOR PERFORMANCE EVALUATION – PURSUANT TO GOV. CODE § 54957**

The Board delegates and alternates discussed this matter in closed session.

## **XII.ADJOURNMENT**

Chair Tanaka adjourned the meeting at 8:32 pm to proceed with Closed Session and until the next Board Meeting on Thursday, May 22, 2025 at the SBCCOG office.

Respectfully Submitted:

Natalie Champion

SBCCOG Staff

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

SUBJECT: Approval for Measure A MOU Template for Cities and Providers

## BACKGROUND

The SBCCOG Homeless team is working concurrently with LA County, LACAHSa, and our Cities/Providers to activate Measure A programs by July 1. Because of this short timeline, we would like the Steering Committee to approve the enclosed Memorandum of Understanding Template. This Template will be used to contract with Cities and Providers for Measure A funding.

We will send this Template out to Cities/Providers as soon as possible so that they can begin reviewing. Once we have received all edits, including any edits from the County or LACAHSa, we will return the finalized MOUs for Board approval on the June Board meeting.

## ACTION

Recommend Board approval of the MOU template for projects identified and approved in the Measure A budget and distribution to SBCCOG City/Partners.

**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND THE**  
**[ORGANIZATION/CITY] REGARDING USE OF SBCCOG’S ALLOCATED COUNTY OF LOS**  
**ANGELES MEASURE A FUNDS.**

This Memorandum of Understanding (“MOU”) dated as of the 1st of July 2025, is between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and CITY/ORGANIZATION (“City/Provider/Consultant”), a chartered municipal corporation, (collectively, the “Parties”).

**RECITALS**

- A. As a regional administrator, the SBCCOG receives homelessness funding, including the November 5, 2024, Los Angeles County voters approved Measure A half-cent sales tax which repealed and replaced Measure H. Measure A provides continuous funding to address homelessness with housing and services.
- B. As part of the Measure A requirements, in May of 2025, the Board of Supervisors adopted the Local Solutions Fund (LSF) funding formula, which is based 90% on a region’s Point-in-Time Homeless Count (2-year average) and 10% on a region’s low-income population percentage. Based on this formula, the SBCCOG is projected to receive \$3,048,204 in the first year (FY25/26). Because the SBCCOG has outperformed most other regions in Los Angeles County in resolving instances of homelessness, the SBCCOG anticipates our region’s LSF funding will decrease over time due to the homeless count component of the funding formula.
- C. Due to the modest amount of homeless services funding it receives, the SBCCOG has budgeted the majority of its funds into programs that all of our cities can participate in, including but not limited to:
  - a. Financial and Rental Assistance (application fees, security deposits, and other just-in-time funding)
  - b. SHARE! Housing to Employment (group homes)
  - c. Motel and SRO Bed Leasing
  - d. Housing Specialist (landlord engagement)
  - e. Time Limited Subsidies (new)
- D. In addition to these shared services, the SBCCOG Board of Directors will also approve City-specific program allocations using LSF funding and other Measure A funding.
- E. The Parties desire to enter this MOU to set forth and memorialize the obligations of the Parties with respect to program funding allocated solely to [CITY/ORGANIZATION].

## **AGREEMENT**

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises herein contained, the SBCCOG and the City hereto agree as follows:

### **I. TERM:**

This MOU shall be effective as of July 1, 2025, and shall remain in full force and effect until December 31, 2030 (“Term”), unless sooner terminated or extended, in whole or in part, as provided in the Los Angeles County Contract Number [TO BE DETERMINED] (Exhibit 1 County Contract). This MOU is contingent upon SBCCOG receiving funding from Los Angeles County, and is subject to review during each funding year of the term. In the event that funding from the County is terminated, the termination of this Agreement shall be effective upon notice from SBCCOG.

### **II. CITY RESPONSIBILITIES:**

- A. The City shall use the allocated funding in adherence with the Scope of Work in Exhibit 2.
- B. The City shall adhere to the budget specified in Exhibit 2
- C. The City shall fulfill performance and reporting requirements to SBCCOG in accordance with Exhibit 3.
- D. The City hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the Measure A Funds to be transferred by the County to the SBCCOG to the City pursuant to this MOU, and will not use the Grant Funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU.
- E. The City shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.

### **III. SBCCOG RESPONSIBILITIES:**

- A. The SBCCOG will make available to the City the budget amount specified in Exhibit 2.
- B. The SBCCOG shall monitor the City’s Program for adherence to Exhibit 2.

- C. The SBCCOG shall provide the City with a reporting template format for the submission of quarterly reports in accordance with Exhibit 3.
- D. The SBCCOG shall maintain records related to the program operation and use of Grant Funds for five (5) years following the expiration of this MOU.

#### **IV. FUTURE PROGRAMS:**

- A. The Parties may attach Amendments to this MOU to modify, subtract or add programs, subject to the Parties approval.

#### **V. THIRD PARTY LIABILITY AND INDEMNIFICATION:**

- A. The Parties agree to indemnify, defend, and hold harmless each other, including its elected and appointed officers, employees, agents, attorneys, and designated volunteers from and against any and all liability, including, but not limited to demands, claims, actions, fees, costs, and expenses (including reasonable attorney's and expert witness fees), arising from or connected with the respective acts of each entity arising from or related to this MOU. Neither entity shall indemnify the other entity for that other entity's own negligence or willful misconduct.
- B. In light of the provisions of Section 895.2 of the Government Code of the State of California imposing certain tort liability jointly upon public entities solely by reason of such entities being parties to an agreement (as defined in Government Code Section 895), each of the entities parties hereto, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, shall assume the full liability imposed upon it or any of its officers, agents, or employees, by law for injury caused by any act or omission occurring in the performance of this MOU to the same extent such liability would be imposed in the absence of Section 895.2. To achieve the above stated purpose, each entity indemnifies, defends, and holds harmless each entity for any liability, cost, or expense that may be imposed upon such other entity solely by virtue of Section 895.2. The provision of Section 2778 of the California Civil Code is made a part hereof as if incorporated herein.

#### **VI. MISCELLANEOUS:**

- A. This MOU shall be binding upon, and shall be to the benefit of the respective successors, heirs, and assigns of each entity; provided, however, neither entity may assign its respective rights or obligations under this MOU without prior written consent of the other entity.
- B. This MOU (including for the purpose of clarity, the recitals, to this MOU), contains the entire agreement between the SBCCOG and the City with respect to the matters herein, and there are no restrictions, promises, warranties, or undertakings other than those set forth herein and referred to herein.
- C. No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by the authorized representative from each entity; no oral understanding or agreement not incorporated herein shall be binding on either of the entities.
- D. This MOU is not intended to be a third-party beneficiary contract and confers no rights on anyone other than the parties hereto.

- E. Notices or other communications, which may be required or provided under the terms of this MOU, shall be given to the individuals identified for each entity. Any notices required to be given under this Agreement by either party to the other may be affected by any of the following means: by electronic correspondence (email), by personal delivery in writing by mail, registered or certified, postage prepaid with return receipt requested. Notices delivered personally will be deemed communicated as of actual receipt; mailed notices will be deemed communicated as of the day of receipt or the fifth day after mailing, whichever occurs first. Electronic notices are deemed communicated as of actual time and date of receipt. Any electronic notices must specify an automated reply function that the email was received.

<b>South Bay Cities Council of Governments:</b> South Bay Cities Council of Governments 357 Van Ness Way, Suite 110 Torrance, CA 90501 Attn: Jacki Bacharach Jacki@southbaycities.org	<b>City of Torrance (as example):</b> City of Torrance 3031 Torrance Boulevard Torrance, CA 90503 Attn: Viet Hoang vhoang@torranceca.gov
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- F. If a dispute arises under this Agreement, prior to instituting litigation the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in California. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties.
- G. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply and the Venue shall be Los Angeles County.
- H. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.
- I. Provider/City shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Provider, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$500,000.00; and (4) worker's compensation insurance with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff consultants, and volunteers shall be named as additional insureds on the policy (ies) as to comprehensive general liability, property damage, and automotive liability. The policy (ies) as to comprehensive general

liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.

- J. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. Provider agrees that it will not cancel, reduce or otherwise modify the insurance coverage.
- K. All policies of insurance shall cover the obligations of Provider pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- L. Provider shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- M. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

**(Signatures on Following Page)**



**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**

By: \_\_\_\_\_  
Rodney Tanaka, SBCCOG Chair

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Jacki Bacharach, Executive Director/Board Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Michael Jenkins, Legal Counsel

**[CITY]**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

**EXHIBIT 1: COUNTY CONTRACT**

To be added following review and finalization by the County and SBCCOG Board of Directors

## EXHIBIT 2: PROGRAM NAME

### I. SCOPE OF WORK

#### Program Budget:

**Program Description:** The program will provide interim shelter and services for those experiencing homelessness. This includes maintaining a safe, cleanly site as well as everyday operations. Included below is the expected Scope of Work (SOW) for the City as required by this MOU and the County Contract.

*Table 1. Detailed Scope of Work*

Scope of Work	Expected Tasks
Improvements and Maintenance.	<p>As units age and turnover, the City of Torrance will complete improvements and maintenance for this temporary housing resource. This includes the following:</p> <ul style="list-style-type: none"><li>- Repair, replacement, and installation of shelter and support unit components such as windows, doors, shelves, etc.;</li><li>- Ongoing site maintenance to prevent the need for replacement parts;</li><li>- Pest control;</li><li>- Sanitizing of shelter units upon turnover in cases where normal sanitation protocol is insufficient (e.g., disposal of hazardous waste, fumigation due to infestation)</li><li>- Staffing costs associated with the above activities (City Staff and/or outside vendors)</li></ul>
Site Operations	<p>Expected tasks to for site operations includes the following includes meals, utilities, and trash.</p> <p>The City of Torrance anticipates an award from the Cities and Councils of Government Interim Housing Services Fund from (CCOGIHS) and an award from the State of California Grant Year 2023 Permanent Local Housing Allocation Grant (PLHA), that will be used to cover the majority of operations costs. This funding from this MOU will fill any remaining operations gaps.</p>

## II. REPORTING

### A. Key Performance Indicators (KPIs)

The City's program will be evaluated on the KPIs as outlined in the County Contract. The City will report on these metrics quarterly for each fiscal year this MOU is active.

**Table 2. Key Performance Indicators**

Scope of Work	Key Performance Indicators	Target Outcome	Timeline
Improvements and Maintenance	Completion/reopening of beds following turnover	3	Quarterly
	Number of operating beds	40	Quarterly
Site Operations	Number of PEH placed in IH	5	Quarterly
	Number of PEH placed in PH	3	Quarterly
	Monthly Occupancy	36	Quarterly

### B. Supplemental Quarterly Reporting Metrics

In addition, City's Quarterly Report will include additional metrics and outcomes (Table 2), including progress on behavioral health plans, participants' housing timeline, including any anticipated housing dates. Other data including demographic data and service linkages that can be queried in HMIS. This reporting will help the COG monitor the program's progress and aid the operations where needed to ensure that metrics are met. The SBCCOG will work with the City to gather this information in a flexible and not burdensome manner.

**Table 3. Supplemental Quarterly Reporting Metrics**

Additional Quarterly Reporting Data	Details
Year to Date (YTD) number of PEH placed in IH	Cumulative number of individuals placed in available motel and/or SRO units to date (as of reporting)
Year to Date (YTD) number of PEH graduated to permanent housing	Cumulative number of individuals who exit from motel/SRO to a permanent housing situation to date (as of reporting)
Number of clients serviced at site	Unduplicated clients served (i.e., receiving services) at the site per quarter
Number of clients added to CES	Unduplicated clients added to CES per quarter
Number of housing and services plans completed	Unduplicated clients who have completed housing and services plans per quarter
Number of clients receiving Housing Navigation services	Unduplicated clients currently enrolled and receiving Housing Navigation Services per quarter

Number of eligible clients with a behavioral health plan	Unduplicated clients with a mental or behavioral health condition with a behavioral health plan per quarter
Number of eligible clients receiving behavioral health services	Unduplicated clients with a mental or behavioral health condition currently receiving behavioral health services per quarter
Number of exits back to the streets and the reasons	Unduplicated clients who have exited the Interim Shelter to the streets (i.e., not to other interim housing or permanent housing) and the affiliated reason for exit
Notes and success stories	What action steps have you taken to ensure the program's KPIs are achieved? What is working? What are 3 challenges?

### C. Additional Data Needs

As part of SBCCOG's Functional Zero program, the SBCCOG may request additional data points to create reports to advocate housing, income and shelter resources to our cities. Data points will include, but are not limited to:

- How long the client has been in their city
- Inflow/Outflow of street homeless individuals and families in the service areas
- Demographic characteristics such as:
  - Race/Ethnicity
  - Income Levels
  - Veteran Status
  - Age
- Point of Contact
- Off-Street Housing Attainment
  - Shelters
  - Hotels/Motels
  - Transitional Housing
  - Shared or Bridge Housing
  - Skilled Nursing Homes
  - Problem Solving
- Detox/Substance Use Treatment/Rehabilitation
- Mental Health Service Referrals
- Other additional information that can provide actionable data outcomes

The SBCCOG will work with the City/Service Provider to gather this information in a flexible and not burdensome manner.

#### ***D. Co-Investments***

As part of the County Local Solutions program, the County would like to know what co-investments cities have made to supplement the County's funding of each specific program. At the end of the annual program, please describe the co-investments the City has made. This could be in the form of funding, staffing, resources, land, local legislation, etc. Please include the budgeted costs incurred by the city, and the funding source if applicable.

Outside of this particular Local Solutions program, the County would like to know any additional investments the city has made to increase pathways to housing. Please describe these investments, the key metrics (i.e. 20 Project Homekey Beds), costs, and source of funding.

#### **D. Recommended Pay Scale**

The SBCCOG is recommending for all its contracts, the following benchmark on pay for these positions:

- Peer support specialist: \$45,000 - \$55,000
- Case manager: \$55,000 - \$72,000
- Intensive case manager (ICMS): \$55,000 - \$78,000
- Program supervisors: \$65,000 - \$80,000
- Program manager: \$75,000 - \$87,000
- Un-Licensed Clinical Social Worker: \$72,000 - \$92,000
- Licensed Clinical Social Worker: \$105,000 - \$150,000

# **South Bay Cities Council of Governments**

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

**SUBJECT: Regional Early Action Planning (REAP 2.0) Commercial Redevelopment to Housing – Consultant Selection**

## **BACKGROUND**

The SBCCOG was awarded a 2021 Regional Early Action Planning (REAP) grant for the Commercial Redevelopment to Housing project to conduct fit and feasibility studies for housing development and recommend implementation strategies for potential infill housing on sites identified by Carson, Hawthorne, and Torrance. The project will also create an inventory and conduct test fits for underutilized sites within the South Bay subregion for potential redevelopment to housing. This will assist SBCCOG's member cities in increasing housing supply and meeting future RHNA requirements.

To support this work, the SBCCOG solicited services for technical assistance that include design solutions and supportive materials, along with policy recommendations to address current challenges for housing development in the study area. This project builds off the REAP 1.0 Housing Roadmap Study by creating an underutilized sites database, which will support all SBCCOG member cities in identifying sites for future RHNA cycles. Funded by REAP 2.0, which prioritizes housing implementation, this study will place greater focus on recommendations and actions for removing barriers to housing development. Additionally, consultant services will support community engagement activities including SBCCOG and participating city outreach as well as meeting with developers who have experience working in the South Bay to gather expert insights on challenges and opportunities for housing development.

## **ANALYSIS**

Eight (8) proposals were received and reviewed by the SBCCOG and its REAP 2.0 Commercial Redevelopment to Housing proposal selection committee. The proposals were from: EPS, Gensler, Harris and Associates, Opticos, Placeworks, Pro Forma Advisors, RRM Design Group, and Studio One Eleven.

The SBCCOG review process followed standard RFP selection protocol:

- An internal proposal review and selection committee was formed. Serving on the committee were: Jacki Bacharach SBCCOG Executive Director; Wally Siembab, Research Director; Shannon Heffernan, SBCCOG Contract Planner; Jake Romoff, Project Coordinator
- An external proposal review selection committee was formed. Serving on the

- committee were: Michelle Ramirez, City of Torrance; Saied Naaseh, City of Carson
- **April 17<sup>th</sup> - 22<sup>nd</sup>:** Internal committee members were asked to review and score the proposals according to the team's qualifications including related experience with similar projects and projects within the study area, understanding of project goals, approach to the scope, and key staff expertise.
  - **April 23<sup>rd</sup>:** The internal committee met via Zoom to review scoring and determine which proposers would be invited to participate in a proposer interview meeting. Based on the scoring of the selection committee, the committee decided to interview three firms – EPS, RRM Design Group, and Studio One Eleven. Internal and external review committees had previously agreed that due to the large number of proposals submitted, SBCCOG staff would select proposals chosen for interviews and send to the external review committee to review.
  - **April 23<sup>rd</sup> – April 28<sup>th</sup>:** Proposals of the three firms selected for interviews were shared with the external committee for review.
  - **April 29<sup>th</sup> - 30<sup>th</sup>:** Internal and external review committees, together, held interviews with the selected firms. The proposer interviews were held at the SBCCOG offices. The proposers were given fifty minutes to present their project proposal's scope of work and engage in questions and answers. Debriefing and recommendations followed immediately after the interview.

The selection committee felt that from the three consultant teams invited to interview, the Studio One Eleven team demonstrated the strongest understanding of SBCCOG goals and priorities and displayed relevant and representative experience with housing development in the sub region. They exhibited familiarity with and sensitivity to the communities within the project area, including Carson, Hawthorne, and Torrance. The Studio One Eleven team's technical approach placed strong emphasis on developing recommendations and designs compatible with the unique context and development patterns of the South Bay. Studio One Eleven has teamed with two subconsultants with expertise in mapping and economic analysis. theworksLA will deliver an interactive mapping tool for cities and stakeholders to easily navigate sites deemed appropriate for redevelopment. Kosmont Companies has experience in the South Bay conducting economic analysis to assist both cities and developers with housing development plans and projects. Studio One Eleven and Kosmont Companies were contracted for the REAP 1.0 Housing Roadmap Study and provided in depth detail of how they view the REAP 2.0 Project building off of SBCCOG's past work.

### **RECOMMENDATIONS**

That the SBCCOG Board of Directors approve the REAP 2.0 Commercial Redevelopment to Housing selection committee's choice of the Studio One Eleven team as the technical consultant in support of the REAP 2.0 Commercial Redevelopment to Housing project at a not to exceed cost of \$254,815.



# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors  
FROM: SBCCOG Steering Committee  
SUBJECT: South Bay Green Business Assist – California Green Business Network  
Implementation of SCE Simplified Savings Program

## **BACKGROUND**

The South Bay Cities Council of Governments (SBCCOG) South Bay Green Business Assist (SBGBA) program has been providing South Bay businesses with resources and information on sustainability for over 9 years. Starting as a competition among local businesses to implement sustainable practices, the program was funded by SoCalGas and Southern California Edison (SCE). Original funding ended in 2018, and the program evolved into information focused activities providing partner program information on water conservation, waste reduction, energy efficiency, and travel information. In addition, to general partner program outreach funding, the SBCCOG also secured two sponsors – West Basin Municipal Water District and Golden State Water. Additional sponsors were sought but not secured. The program continues to be viable and popular.

California Green Business Network (CGBN) – In 2021 through 2024, the SBCCOG engaged with the cities of El Segundo, Hawthorne, and Torrance to implement the California Green Business Network (CGBN) certification program. These cities received grant funding for the program and contracted with the SBCCOG for its implementation. The certification program consists of site audits to identify conservation options, information on resources to address opportunities, an online tool to track and record progress, a certification check list, and recognition for achievement. This effort was a great success with over 60 businesses certified and added to the SBGBN program. Due to this success, the SBCCOG sought funding to expand the program to all South Bay cities. However, grant funding was cut in 2024, and the cities no longer implement the certification program, but were interested in continuing if another funding source could be identified.

## **CURRENT PROGRAM**

Today, with over 400 businesses enrolled in SBGBN, the program remains a valuable network to disseminate and implement programs that reduce greenhouse gases and operating costs by lowering utility bills. Regular communication with businesses is maintained through quarterly newsletters, website posting, social media, and business walks to implement partner programs.

This year, additional funding was identified from two new sources:

1. CGBN Certification – Funding already secured through LA County SoCalREN, this certification program is available for one year to all South Bay cities. SBCCOG staff resources are required to engage businesses, conduct site audits, and certify locations. To effectively implement, staff will leverage partner resources.

2. SCE Simplified Savings Program – New funding opportunity outlined in this memo, the CGBN, through a contract with Environmental Innovations, is seeking agency support to identify small and medium business in hard to reach and disadvantaged communities (90% must be in disadvantaged areas). This program is a pay-for-performance contract with \$5,000 received upon completion of SBCCOG staff training and \$300 per enrolled business up to \$20,000. SBCCOG staff is also working with CGBN to add funding which could increase the budget to \$30,000 or \$40,000.

### **ANALYSIS**

SBCCOG staff believe that the SBGBA remains a valuable program to reduce greenhouse gas emissions and help businesses to operate more efficiently while leveraging resources and adding value to cities and partners. Cities that have participated found the program valuable and are interested in continuing if resources could be identified. With the new opportunities to access the certification program at no cost through the SoCalREN and additional funding resources through contracting with CGBN, Environmental Innovations, the SBCCOG staff feels confident that there are adequate resources in-house to successfully implement expansion.

Staff recommends contracting with CGBN, Environmental Innovations to implement the SCE Simplified Savings Program adding additional value and resources to cities to continue their sustainability efforts.

### **RECOMMENDATION**

That the SBCCOG Board of Directors approve contracting with Environmental Innovations to implement the Southern California Edison Simplified Savings Program and execute contract after legal review which will allow for an expansion of the South Bay Green Business Assist Program.

## **Environmental Innovations, Inc. Services Agreement**

This Agreement is entered into by Environmental Innovations (hereinafter “EI”), having an address at 307 Laguna Street, Santa Cruz, CA 95060, and the South Bay Cities Council of Governments (hereinafter “Green Business Partner” or “GBP”) having an address at 2355 Crenshaw Blvd., #125 Torrance, CA 90501.

### **Term**

**This Agreement shall take commence on June 1, 2025, and conclude on May 31, 2026, unless extended by written agreement of the parties**

### **Scope of Work and Compensation**

GBP is to perform the services and be entitled to compensation for such services as described in Appendix A Scope of Work.

### **Relationship of the Parties**

Applying its judgment regarding the work to be performed, GBP is to choose the means and methods of performing the duties described herein. In doing so, GBP will act as an independent contractor and not as an agent, partner, joint venturer, or employee of EI. As such, GBP is not eligible for workers compensation or any of the benefits paid to employees of EI. No taxes (including income, payroll or social security taxes) of any jurisdiction shall be withheld or paid by EI on behalf of GBP. GBP understands that it is responsible for paying any and all taxes required by law.

### **Liability and Indemnification**

GBP is solely and exclusively liable for all expenses incurred by GBP. GBP agrees to hold EI harmless from any claims arising from, connected to, or caused in whole or in part by any negligent act or omission of GBP. Ei agrees to hold GBP harmless for any claims arising from, connected to, or caused in whole or in part by any negligent act or omission of EI.

### **Confidentiality and Publicity**

To the extent confidential or proprietary information is revealed to GBP by EI or obtained by GBP on behalf of EI, GBP may not use or disclose the information without written approval from EI, provides that such information is excluded from disclosure by the California Public Records Act. Wherever possible, Southern California Edison (“SCE”) shall be recognized in publicity efforts for its fiscal and in-kind support. The GBP, shall include the SCE logo and a statement of membership on the program website, window clings, and other key marketing collateral. In general, this marketing material will be supplied by EI.

### **Intellectual Property: Work Made For Hire**

In relation to the performance of this Agreement, GBP may create certain works for EI, and program partners, all of which will be the property of EI upon creation. To the extent that such works may be copyrighted or copyrightable under the laws of the United States. GBP will be considered to have created a Work Made for Hire as defined in 17 U.S.C. Section 101 and EI shall have the sole right to the copyright.

### **Cancellation**

This agreement may be canceled in writing by either party at any time. Upon cancellation by EI, GBP is entitled to payment for all services performed prior to cancellation.

### **Payments**

EI shall make an up-front lump sum payment to GBP of \$5,000 upon execution of this Agreement. EI shall compensate GBP up to an additional \$15,000 upon completion of all deliverables as provided in Appendix A. The second payment will be calculated and distributed within 60 days after the end of the contract period OR within 60 days after the contract obligations are fulfilled (whichever is earlier).

### **Entire Agreement; Waiver; Modification**

This agreement and any subsequently added appendices, constitutes the entire agreement between the parties and outlines in full all of the responsibilities each party has to the other. No waiver or modification of its terms shall be valid or binding unless in writing and signed by the parties. The failure of any party to exercise any right or option given to it by this Agreement or to insist upon strict adherence to the terms of this Agreement shall not constitute a waiver of any terms or conditions of this Agreement with respect to any other or subsequent breach.

### **Miscellaneous**

This Agreement shall be construed in accordance with the laws of California applicable to agreements made in California. Section headings used herein are inserted for convenience only and are not part of this Agreement.

---

Brooke Wright  
Vice President  
Environmental Innovations  
415-225-8807

---

Signature of Authorized Program Official  
(Executive officer, or equivalent)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Organization: \_\_\_\_\_

## Appendix A

### Scope of Work and Compensation

The SBCCOG will be assisting EI in promoting and enrolling small and medium businesses into the SCE Simplified Savings Program. This SCE program provides a program specialist who will identify immediate energy-savings measures that can be installed at low- or no-cost. Technical experts conduct free on-site assessment, offer educational advice, and provide professional installations for qualified businesses – disadvantaged communities or hard-to-reach.

This contract provides up to \$20,000 total in up to two disbursements. The first payment of \$5,000 will be provided immediately upon completion of this signed contract and two days of training completed by at least two staff.

An additional \$300 per qualified SCE Simplified Savings Program for Small and Medium Business program enrollment will be provided for up to the total budget available in this contract.

Funding availability is based on performance of GBP. SCE may also choose to suspend or terminate the program due to funding availability. If, at any time, funding becomes unavailable to EI, the Program may be suspended or canceled without prior notice. Any earned referral fees will be distributed to GBP first, however.

### Program Participants

**Qualified enrollments** are eligible businesses that complete enrollment online, including requisite lead opportunity notes and at least one photo per installation recommendation.

The GBP will specifically target DAC customers. EI reserves the right to pause customer recruitment with one week notice if participating customers do not meet EI's required customer participation targets. For GBPs, the targets are:

- 90% of all participating sites must be in a DAC.
- All non-DAC customers must self-certify as Hard-to-Reach (HTR) (see program website [simplifiedsavingsmb.com](http://simplifiedsavingsmb.com) for definitions).

### Lead Generation

GBPs are responsible for providing qualified enrollments by:

- Generating leads through in-person, direct outreach at eligible business sites or events
- Contacting in person or by phone or email to existing members
- Incorporating enrollment into Green Business Certification energy audits
- Utilizing marketing materials shared through their marketing channels

- Sharing program information at virtual and in person events

GBPs are required to:

- Attend up to two days of training (may include in person and virtual)
- Utilize [simplifiedsavingsmb.com](https://simplifiedsavingsmb.com) to check address for eligibility and, if enrolling, to enroll.
- Invite EI to collaborate on or join existing outreach or events on at least a quarterly basis, giving EI the opportunity to shadow GBP staff in the field. GBP is not responsible for the participation of EI.
- Any staff engaged in program outreach must be able to demonstrate knowledge of the program, customer eligibility criteria, and a very clear understanding of the customer journey.
- Provide via a spreadsheet or via a virtual meeting a monthly report listing any businesses enrolled and total number of businesses reached. See Appendix B for a sample

### **Process for Deliverables**

EI will coordinate training, scheduling in person and virtual training. If desired, EI will also support organizing an outreach campaign, using our existing Community Campaign model.

GBP will provide the following to the EI team no later than the last working day of each month in comma-separated values (CSV) or on a Google Sheet:

1. List of qualified enrollments (that are known) that include the following data points\*. GBP is not responsible for obtaining information on qualified enrollment information. Information must be provided to the GBP and if done, the GBP will add to the report:
  - Business Name
  - Application number
  - Confirmation that the business meets HTR, DAC, or both (if language other than English, specify language and if translator is needed)

EI and GBP may review/analyze this data monthly together over a virtual or in person meeting. Updates on the status of past enrollments will be given at those meetings.

**Appendix B**  
**Monthly Report Template**

**Period start date:**

**Period end date:**

**Total number of businesses reached:**

**Total number of businesses enrolled:**

**Highlights:**

**Challenges:**

**Table of Enrollments since Contract Start (goal of 50)**

<b>No.</b>	<b>Application Number</b>	<b>Enrollment Date</b>	<b>City</b>	<b>Additional Notes (Completed Green Business Certification? Other Details to share?)</b>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				

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# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

**SUBJECT: Cool Roof Feasibility Study and Site Identification Analysis – Consultant Selection**

## **BACKGROUND**

In partnership with the Southern California Energy Network (SoCalREN), the South Bay Cities Council of Governments (SBCCOG) is conducting a cool roof feasibility study and site identification analysis to assess the viability of cool roof installation on municipal facilities in the South Bay sub-region. Funded by SoCalREN, the study will provide cities with tools to implement cool roofs which have the potential to simultaneously reduce energy consumption, lower utility bills, and improve overall working conditions for employees.

One of the most important co-benefits is that cool roofs possess a CO<sub>2</sub>-equivalence, meaning they reflect solar radiation back into space, thereby lowering the urban heat island effect, reducing greenhouse gases, and cooling the atmosphere. While these benefits are understood, there is limited information on the feasibility of installing cool roofs. This analysis will help guide agency decisions and identify sites that are best for projects.

Multiple cities in the South Bay have expressed interest in cool roofs, but these agencies do not have sufficient staff nor technical resources to conduct this work on their own. Therefore, the SBCCOG sought an expert consultant to assess sites based on potential energy savings, cost effectiveness, reductions in air pollution and greenhouse gas emissions, and mitigation of the heat island effect. Recommendations on installation will be developed for sites with the greatest feasibility (up to 15 sites).

## **ANALYSIS**

Two (2) proposals were received and reviewed by the SBCCOG and its Cool Roof RFP review committee. The proposals were from: 1. Climate Resolve and Arup, 2. Alternative Energy Systems Consulting, Inc. (AESC).

The SBCCOG review process followed standard RFP selection protocol:

- A proposal review committee was formed. Serving on the committee were: Kim Fuentes, SBCCOG Deputy Executive Director; Eleanor Murphy, SBCCOG Project Coordinator;

Kevin Truong, SBCCOG Project Coordinator; Andres Gonzalez, City of Lomita Public Works Director; and Ashwini Bhide, City of Redondo Beach Associate Civil Engineer.

- **May 2-6:** Committee members were asked to review and score the proposals according to the firms' technical approach, consultant experience, project management, project cost, and schedule.
- **May 6th:** The committee met via Zoom to review scoring and determine which proposers would be invited to interview. Based on the proposals and experience of both firms, the committee decided to interview both proposers.
- **May 7th:** The interviews were held at the SBCCOG office. The proposers were given ten minutes to present their project proposal's scope of work and an additional 35 minutes for questions from the committee. A decision among the committee was made that day.

The selection committee unanimously felt that, from AESC's proposal and interview, the firm was the best choice for the project. Both firms had definite strengths, experience, and technical expertise working with public agencies and cool roof projects and were within the \$150,000 budget. AESC's proposal, however, was the most cost effective with 570 hours and \$120,056 budget and their scope included on-site visits to assess the existing building conditions. Climate Resolve and Arup's proposal of \$149,991, required an optional cost of an additional \$28,701 for on-site visits taking their proposal over budget (\$178,692) if the option was selected. The selection committee believed that on-site work is necessary to adequately assess existing conditions to develop site plans. AESC team is trained and experienced in emerging climate technologies including extensive experience in cool roofs at an engineering level. Their goal for the project is to provide a detailed and honest analysis of cool roof feasibility which meets the needs of the SBCCOG member cities. Their technical knowledge, experience, and detailed scope supported this goal.

### **RECOMMENDATION**

That the SBCCOG Board of Directors approve the Cool Roof RFP review committee's choice of Alternative Energy Systems Consulting, Inc. (AESC) as the consultant in support of the Cool Roof Feasibility and Site Identification Analysis project at a not-to-exceed cost of \$120,056 funded by the SoCalREN, subject to SBCCOG legal counsel review.

## TENTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This Tenth Amendment to the Professional Services Agreement (“Agreement”) is made as of May 22, 2025 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and the Siembab Corporation (“Contractor”).

### RECITALS

- A. SBCCOG and Contractor entered into a Professional Services Agreement date June 24, 2021 wherein the SBCCOG engaged the services of the Contractor to perform various tasks.
- B. The Parties now desire to increase the total not-to-exceed budget by \$9,000 and revise budgets for the Task Orders.
  - Task Order #2 (South Bay Fiber Network): Increase Task Order budget by \$8,000. Funding under this task order will come from the broadband funds allocated to this project by the State of California.
  - Task Order #4 (Technical Advisory): Increase Task Order budget by \$1,000. Compensation will be funded through grants received when possible and in no event shall exceed the total amount designated.
- C. The Parties desire to memorialize all revised budgets for the Task Orders into Exhibit A which shall supersede and replace all prior exhibits.

**NOW, THEREFORE**, in consideration of the foregoing, the Parties agree to amend the Agreement as follows:

1. Increase the not-to-exceed budget by \$9,000 for a new not-to-exceed budget of \$244,350
2. Revised Budget for Task Order #1 – Local Travel Network: \$17,000
3. Revised Budget for Task Order #2 – South Bay Fiber Network: \$124,000
4. Revised Budget for Task Order #3 – Regional Early Action Planning Program: \$41,000
5. Revised Budget for Task Order #4 – General Technical Advisory Services: \$62,250
6. Replace prior Exhibit A with a superseding Exhibit A that memorializes the revised budgets for Task Orders #1-#4.

Except as modified above, all other provisions of the Agreement remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have executed this Agreement to be effective May 22, 2025.

“SBCCOG”  
South Bay Cities Council of Governments

“Consultant”  
Siembab Corporation

By: \_\_\_\_\_  
Rodney Tanaka, Board Chair

By: \_\_\_\_\_  
Walter Siembab

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Task Order #1**

*All compensation will be funded through grants received and in no event shall exceed the total amount designated for the tasks described.*

Measure M Local Travel Network Project Development

Siembab Corporation shall serve as an advisor. The South Bay Cities Council of Governments (SBCCOG) conducted an implementation plan and “Route Refinement Study” for a sub-regional slow-speed network serving neighborhood electric vehicles, bicycling, walking, and other slow-speed electric and/or active modes and shared use public ZEV fleets.

Funding under this task order will come from the Measure M funds allocated to this project. Compensation for Siembab Corporation shall not exceed \$17,000.

**Task Order #2**

*All compensation will be funded through grants received and in no event shall exceed the total amount designated for the tasks described.*

South Bay Fiber Network (SBN): Applications Development Phase 2

Siembab Corporation shall serve as an advisor. Tasks will include working with the new owners of the SBN on operations and expansion plans as well as monitoring the actions of the California Broadband Council, the California Department of Technology, the California Emerging Technology Fund, the California Advanced Services Fund and the designated Los Angeles Broadband Consortium and identifying funding opportunities as well as submitting comments on the Broadband For All Action Plan and its continuing development; Continuing with applications development with South Bay Cities including but not limited to those involving digital divide, transportation, GIS, economic development, telework, telemedicine, distance education and e-government; Continuing to work with South Bay Fiber Network partners including South Bay Workforce Investment Board and Beach Cities Health District and Los Angeles County; Developing education materials for various audiences, update Smart City Report as appropriate, pursue funding opportunities as they arise and pursue related initiatives at the request of the SBCCOG Executive Director.

Funding under this task order will come from the broadband funds allocated to this project by the State of California. Compensation for Siembab Corporation shall not exceed \$124,000.

**Task Order #3**

*All compensation will be funded through grants received and in no event shall exceed the total amount designated for the tasks described.*

Regional Early Action Planning (REAP) Program

The South Bay Cities Council of Governments (SBCCOG) will be receiving funding from SCAG and Metro under the Regional Early Action Program. The Siembab Corporation will be the Project Manager for 2 of these programs.

Funding under this task order will come from the SCAG Regional Early Action Program. Compensation for Siembab Corporation shall not exceed \$41,000.

**Task Order #4**

*Compensation will be funded through grants received when possible and in no event shall exceed the total amount designated for the tasks described.*

General Technical Advisory Services

Technical advisor for land use and transportation projects including attending meetings and seminars, drafting proposals, commenting on work products, making presentations, and advising on implementation strategies. Compensation for Siembab Corporation shall not exceed \$62,250.

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# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors Committee

FROM: SBCCOG Steering Committee

SUBJECT: Proposals for Services Related to Office Relocation

## BACKGROUND

The lease for the South Bay Cities Council of Governments' (SBCCOG) current office expires June 30, 2025, and staff must vacate by that date. Staff continues to prepare for the move in advance of the current lease end date.

- *Internet* – SBCCOG has explored pricing for internet services with the two providers at the business park as a connection to the South Bay Fiber Network will not be available in the near term. AT&T can provide month-to-month 1GB shared business class internet for approximately \$180/month and Spectrum can provide the same service for approximately \$141.25. It is important to note that this shared service means that multiple customers share the same connection which could potentially impact speed and performance, particularly during peak hours. Dedicated fiber service, similar to what the SBCCOG has now with the South Bay Fiber Network is also available, but require a minimum of a three-year contract. The SBCCOG's current service speed is 1GB x 1 GB. A breakdown of the dedicated fiber options available is below:

Dedicated Fiber Speed	AT&T	Spectrum
250 M x 250 M	\$783.15/mo	\$799.20/mo
500 M x 500 M	\$939.70/mo	\$999.20/mo
1 GB x 1 GB	\$1,149/mo	\$1,159.20/mo

SBCCOG staff is requesting authorization from the Board to further assess the options and select the most appropriate service. Staff believes it is prudent to further discuss potential connections of the South Bay Fiber Network by its new owner to the new office location before selecting a service, particularly a multi-year contract.

- *Janitorial Services* – Unlike the current office location, in-suite janitorial services are not included within the monthly rental rate at 357 Van Ness Way. Therefore, staff explored janitorial services to provide in-suite cleaning. Staff is recommending Vanguard Janitorial Services for services two times per week. Each visit will include vacuuming, dusting, emptying of trash, and desk/table cleaning. More in-depth services such as baseboard cleaning and dusting of blinds will be included monthly. The service will be \$1,000 per month for a one-year period, but cancellation can occur at any time with a 30-day notice. The janitorial services proposal is included as Exhibit 1 and is recommended for approval.
- *Moving Services* – SBCCOG staff is recommending the Board select Mover Services Inc. This company was used during the last office move and provided excellent and affordable service. The estimated range is between \$6,970.11 and \$9,390.51. The higher end of the estimate

includes potential storage needs should a direct move from Crenshaw to Van Ness not be possible. The proposal is included as Exhibit 2 and is recommended for approval.

- *De-cabling* – As part of the move-out process, the SBCCOG must remove the network cabling within the current space. SBCCOG staff solicited proposals from two of Sharp’s vendors: Southern Cal Telecom (\$3,040) and PCC Network Solutions (\$1,482.08). The de-cabling proposal from PCC Network Solutions is included as Exhibit 3 and is recommended for approval.
- *Xerox Equipment* – SBCCOG coordinated with our vendor (QDox) to schedule the relocation and setup of the equipment. Due to the fragile nature of this equipment, QDox will move the equipment and work with Sharp to reconnect it to the IT system. The relocation cost is estimated to be \$275. The proposal is included as Exhibit 4 and is recommended for approval.

### RECOMMENDATION

Steering Committee recommends Board approval of the proposals for janitorial services, moving services, de-cabling of 2355 Crenshaw, and the relocation of Xerox equipment; and authorize staff to select the most appropriate internet service for the new office.

Attachments: Exhibit 1 – janitorial services proposal  
Exhibit 2 – moving services proposal  
Exhibit 3 – de-cabling 2355 Crenshaw proposal  
Exhibit 4 – Xerox relocation proposal





# Janitorial Services Proposal

**PREPARED FOR:****Andreya Mulligan**

South Bay Cities Council of Governments  
357 Van Ness Way Suite 1st floor  
Torrance, CA 90501  
310-371-7222  
andreya@southbaycities.org

**PREPARED BY:****Rob Dusthimer**

RR Franchising, Inc.  
Vanguard Cleaning Systems of Southern CA  
6281 Beach Blvd. Suite 225  
Buena Park, CA 90621  
714-228-1943 | rob@vcscalifornia.com  
[www.vanguardcleaningcalifornia.com](http://www.vanguardcleaningcalifornia.com)

4/22/2025

Andreya,

Thank you for taking my call.

Based upon our discussion and my professional experience in the industry, I have created a customized proposal tailored to the specific requirements of your facility to help satisfy your above concerns.

While this proposal has been personalized, I am open to discuss any adjustments you'd like to see in order to earn your business. So please, share any feedback that would help achieve an alliance between South Bay Cities Council of Governments and a professional Vanguard® janitorial services provider.

Once again, thank you for your time and the opportunity to present the enclosed proposal.

Best regards,

A handwritten signature in black ink, appearing to be "R. B." or similar.

Vanguard Cleaning Systems of Southern CA

## VALUE-ADDED SOLUTIONS



RESTROOM SUPPLIES



FLOOR & CARPET CARE



WINDOW WASHING



HIGH TOUCH POINT CLEANING



DAY PORTER SERVICES



PRESSURE WASHING

FOR PRICING ON ANY OF THESE VALUE-ADDED OFFERINGS  
CONTACT

Rob Dusthimer

714-228-1943

# PRICING AND PROGRAM DETAILS

SERVICES QUOTED FOR: South Bay Cities Council of Governments

## SERVICE PLAN DETAILS AND PRICING

Monthly Rate \$ 1000.00

Service Frequency 2X Week

Days of Service	MON	TUES	WED	THUR	FRI	SAT	SUN
			x		x		

Service Start Time After Business Hours TBD

## SERVICE PLAN DETAILS AND PRICING

Monthly Rate \$ 1335.00

Service Frequency 2X Week full clean 3x Week empty trash only

Days of Service	MON	TUES	WED	THUR	FRI	SAT	SUN
	x	x	x	x	x		

Service Start Time After Business Hours TBD

## SERVICE PLAN DETAILS AND PRICING

Monthly Rate \$ 1695.00

Service Frequency 5X Week-5 Full Cleans per week

Days of Service	MON	TUES	WED	THUR	FRI	SAT	SUN
	x	x	x	x	x		

Service Start Time After Business Hours TBD

## AREAS TO BE SERVICED

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Entrance Areas  
Main office areas  
Private offices  
Conference room  
Board room  
Breakroom

# Service Schedule - Page 1

Prepared for: South Bay Cities Council of Governments

Office Areas	Per Visit	Weekly	Monthly	Quarterly	Other
Vacuum high traffic carpeted areas.	X				
Dust furniture, chairs, desks, tables, and cabinets <i>Papers, personal items, and folders will not be moved</i>	X				
Empty trash and replace can liners as needed *	X				
Clean entrance glass and spot clean internal office glass	X				
Vacuum carpeted areas edge to edge.		X			
Dust sweep hard floor surfaces and spot clean to remove spills and stains	X				
Damp mop hard floor surfaces		X			
Dust and remove debris from metal entrance thresholds.		X			
Clean baseboards, edges and corners.			X		
Dust windowsills, tops of partitions, and picture frames.		X			
Dust high reach areas including vents, and grills.			X		
Remove cobwebs from upper and lower corners.			X		
Dust blinds.			X		
Return chairs, furniture, and waste containers to proper positions.	X				
Lock designated office doors upon completion of cleaning.	X				
Breakrooms/Kitchen	Per Visit	Weekly	Monthly	Quarterly	Other
Empty trash and recycling; replace can liners as needed	X				
Sweep and damp mop hard floor or vacuum carpeted floor surfaces	X				
Wipe exterior of refrigerator	X				
Damp wipe exterior and interior of microwave oven(s)	X				
Damp wipe table tops and countertops	X				
Clean sinks and polish brightwork (client responsible for dishes in sinks)	X				
Damp wipe exteriors of cabinets	X				
Clean front, tops, and sides of trash receptacles	X				
Dust blinds			X		
Dust all ceiling vents and air returns			X		

\*Client is responsible for supplies (trash liners, soap, toilet paper, hand towels, etc.). Purchase of these products can be arranged through a Vanguard® representative

# Account Agreement

The undersigned Client hereby requests and accepts the performance of selected janitorial services consistent with the Services specified in the Proposal dated 4/22/2025 (the "Proposal") at the following location:

357 Van Ness Way Suites 110-150  
Torrance, CA 90501

- Client selects the following Option(s) as outlined in the Proposal, with the selected services to begin on the start dates provided below:

	Start Date	Frequency	Monthly Cost
Standard Clean		2X Week	\$1000.00
		2X Week Full Clean and 3X Week empty trash only	\$1335.00
		5X Week Full Clean	\$1695.00

## Other Special Services –

Strip and wax VCT Flooring upon request at an additional charge

Carpet Cleaning upon request at an additional charge

Window Cleaning upon request at an additional charge

Pre-Clean/Deep Clean or Construction Clean upon request at an additional charge

The terms of the Proposal pertaining to each Option selected by Client are incorporated by reference in this Agreement and comprise the "Account Requirements."

- Client accepts that the responsibility for meeting Account Requirements will be transferred by RR Franchising, Inc. d/b/a Vanguard Cleaning Systems of Southern CA ("Company") to an independently owned and operated Vanguard Cleaning Systems® franchised commercial cleaning business, which agrees to assume such responsibility and to provide the necessary equipment, crew and cleaning supplies at its expense. Company has the right to assign this agreement to a Vanguard Cleaning Systems® independent franchised business, or other third party. No such franchised business or other third party can make an agreement on Company's behalf.
- The pricing provided in the Proposal is subject to adjustment based upon substantial changes in occupancy or service requirements but is otherwise applicable for one year from the date of this Agreement for the performance of the Account Requirements services. Special Services are available for an additional charge. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Any modification to this Agreement must be in writing and signed by Client and Company. This agreement automatically extends for additional 1 year periods, unless Client or Company gives 30 days advance notice of cancellation.

## Account Agreement continued

4. Company is authorized by the applicable franchise business to perform billing and collection services on its behalf in connection with this Agreement. Client will be invoiced each month for that month's service on behalf of the franchised business or other third party provider, as applicable, with payment due by the 5th of the following month. Company will remit amounts due the service provider according to the applicable agreement. Payments not received by the 10th of the month in which they are due are delinquent and subject to a service charge. Services may be suspended pending receipt of late payments without liability. If the service provider reasonably believes that the health or safety of janitorial workers is put at risk by servicing Client's facility, then it may decline to do so without liability. The contract pricing excludes any use tax; tax on sales, services or supplies; or any other such tax, which is payable by Client. Client will reimburse Company or the franchised business, as applicable, for any taxes paid by either or both of them on Client's behalf.
5. Client agrees that RR Franchising, Inc. and/or its independently owned and operated franchisees which provide work at Client's site, may provide Client's name and address to state agencies pursuant to registration and other permitting and licensure requirements.
6. Client agrees not to actively solicit for potential employment, any existing employee of any independently owned and operated franchisee of Company which performs work at Client's site pursuant to this Agreement while it remains effective.
7. Services are not provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The Contract Price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.

Agreed and Accepted on \_\_\_\_\_ (the Effective Date)

**"Client"**

South Bay Cities Council of  
Governments

Signature: \_\_\_\_\_

Print Name/Title: \_\_\_\_\_

**"COMPANY"**

RR Franchising, Inc.

d/b/a Vanguard Cleaning Systems of  
Southern CA



Signature: \_\_\_\_\_

Rob Dusthimer

Print Name/Title: \_\_\_\_\_



# ***Relocation Cost Proposal***

**So. Bay Cities Council of  
Government  
OFFICE & INDUSTRIAL  
MOVING DIVISION**

**Date: 4/15/2025**

***Presented By:  
Steve Whitton***



***Specialist in Office and Industrial Relocations  
Agent for Wheaton Van Lines***

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## AGENT FOR Wheaton Van Lines

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721 E. 721 E. Compton Blvd. Rancho Dominguez, CA 90220  
Office (310) 868-5143 Fax. (310) 868-5157

**April 15, 2025**

### **So. Bay Cities Council of Government**

2355 Crenshaw Blvd., Suite 125  
Torrance, Ca 90501

**Re:** Move Plan and Proposal  
Public Storage vs Office Move

### **Greetings Andrey and Christina:**

Thank you inviting me over to provide you with a move plan and proposal for the upcoming relocation project. Along with pricing your move direct to an office building, I have also included alternative pricing to come into our storage facility.

**Site Visit:** 4-11-25

### **Scope of Work Summary**

- Furniture & Contents Move

**Note #1:** The start times and the arrival times on your move date must be approved and established by you and the building managers

What is a “**time & materials**” proposal. I have provided you with an estimated cost and move plan. Over the years, I have developed a method to safely generate moving costs and proposals. Providing a conservative snapshot of your potential moving costs is important.

Although I cannot guarantee that your actual costs will not exceed the estimated cost contained in this move plan, the vast majority of my invoices bill out lower than quoted.

MSI, Inc. will invoice your company for the actual lower amount as shown by the following examples below:

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NAME OF COMPANY	ESTIMATED AMT	ACTUAL AMT	DATE OF MOVE
Appleton Law Group, APC	\$ 2,656.52	\$2,623.80	3/28/25
EQ Office	\$ 1 2,965.09	\$12,556.25	2/13/25
Ropers, Majeski, Kohn & Bentley	\$10,983.70	\$8,926.16	01/18/25

If you would like to proceed with this move plan, please complete the following:

- Sign the **acceptance** page.
- Select a **valuation option**. Review the 3 options presented in this proposal. You may want to talk to your insurance broker/risk manager to inquire whether or not you have existing "**in-transit**" or "**off premises**" coverage.

Our team looks forward to being of service to you, and we are certain we can exceed your expectations. After a review of the **Services Proposed** section, please feel free to contact me if you have any questions.

Sincerely,

*Steve Whitton*

Relocation Project Manager  
Mover Services, Inc.



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Page **3** of **13**



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## Services Proposed

### I will provide:

1. Labeling and packing instructions
2. Review floor plan for a numbering system
3. Assist in assigning numbers for offices and workstations
4. Review current floor plans to determine timeline sequencing
5. Make logistical arrangements with both building locations
6. Identify Vendors conflicts and develop overall time schedules
7. Provide destination signage review and instructions

**Transportation of Computer Systems - Mover Services, Inc** provides exceptional care and expertise necessary to safely transport your servers, monitors, desk top towers and printers.

**Note #2:** If you choose to go into our storage location, the computers, printers and monitors (if going) will need to be boxed up prior to our arrival. Additional materials were added in the storage cost matrix. .

**Note #3:** If you moved directly into an office building, you would not need to box the electronic items.

**Copy Machines –** No large machines were inventoried at the time of the site-visit.

**Material Cost:** Labels, cardboard boxes, keyboard bags, monitor sleeves, phone bags and other materials are an important feature of your move.

• # of new office packing boxes estimated .....	130
• Monitor Sleeves.....	14
• Keyboard & Phone Bags.....	14
• # of dish packs for fragile items .....	
• # of feet of Bubble Pack.....	100
• Packing paper rolls.....	1

**Packing Cost and Unpacking Cost:** General packing of your office contents is not included.

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Page **4** of **13**



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**Flat Panel TV (wall hung or stand mounted):** If you are moving directly into a new office our installers will dismount and remount the flat-screen from the rolling carriage and box it up for storage. *This cost is included in my pricing matrix.*

**Note #4:** During the move, we supply a custom box to safely transport your large screen TV. Included in my material price is a \$110.00/flat panel TV screen charge for a box that we use to properly transport and store a large flat screen plasma/LCD screen.

**Storage at MSI, Inc. -** Our moving company provides professional storage. Moving companies utilizes vaults. I am estimating that you might take 8 to 9 vaults. Our monthly storage fee per vault is \$65.00.

The following costs are associated with storage:

- Pick up and delivery into storage
- The inventory
- Warehouse handling into storage (vaulting up)
- Monthly Storage Fee
- Warehouse handling out of storage (loading onto trucks) Not Included
- Storage out to a destination site Not Included



**Note #5:** During our storage term, if you need access to your storage, we charge a \$45.00/hr fee (warehouse access) per man.

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Page 5 of 13



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**Transit Valuation** Explanation & Example - We provide three options. In order to execute an agreement, a selection must be chosen. When computer equipment and/or other high-value items are being moved, option 1 is not recommended. Most of my clients will choose option 2 or option 3.

**Storage Valuation at MSI's Warehouse** – We will extend valuation to your property while at our warehouse. We will offer the 3 options listed on a separate page in this proposal.

**Insurance Certificates** - We will notify the building management of our certificate of insurance.

**Floor Protection:** Masonite and other materials are used to protect the floors and carpeting. Wall protection and corner-boards are used to protect corridors and intersections.





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## Move Plan and Labor Cost

( **Move direct to an Office Bldg.** )

### Move Plan - Public Storage

Your "Move Plan" is based on a tentative plan and will require your input.

- Box & Material Delivery **Date:** TBD
- Move to Public Storage **Date:** TBD

### Manpower and Equipment Your plan is as follows:

- Number of Trucks & Drivers 3
- Number of Supervisors 2
- Number of Installers 2
- Number of Movers 5
- Estimated # of hours to complete the job 8 including drive

### Estimated Move Costs

- Labor, manpower & Equipment (incl drive) \$ 5,428.00
- Disposal Fees \$ n/a
- Materials \$ 1,367.11
- Material delivery fee \$ 175.00
- Transit Valuation Charge \$ TBD

**Total Estimated Price:**

**\$ 6,970.11**

The pricing contain in this proposal is an "**Estimated**" price; therefore, you will only pay for the actual time required to complete your move plus a one-hour portal charge. It is commonly referred to as a "Time and Materials" proposal.

### To be transparent, drive time is calculated the following way:

- ½ hours drive time to your origin building
- ½ hours drive time back to our warehouse at the end of the job

All labor charges are subject to a 4-hour minimum. Our drive time costs are included in the proposal. Our drive time policy is the following: ½ hour drive time to your building and ½ hour drive time from your building at the end of the job.

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Page 7 of 13



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## Move Plan and Labor Cost ( **Mover Services' Storage** )

### Move Plan - Mover Services' Storage

Your "Move Plan" is based on a tentative plan and will require your input.

- Box & Material Delivery **Date:** TBD
- Move to MSI Storage **Date:** TBD

### Manpower and Equipment Your plan is as follows:

- Number of Trucks & Drivers 3
- Number of Supervisors 2
- Number of Installers 2
- Number of Movers 5
- Estimated # of hours to complete the job 9 including drive

### Estimated Move Costs

- Inventory \$ 350.00
- Labor, manpower & Equipment (incl drive) \$ 5,405.50
- Monthly Storage Costs \$ 810.88
- Warehouse Handling (In) \$ 1,216.32
- Warehouse Handling (Out) \$ n/a
- Delivery to a destination location \$ n/a
- Disposal Fees \$ n/a
- Materials \$ 1,432.81
- Material delivery fee \$ 175.00
- Transit Valuation Charge \$ TBD
- Storage Valuation Charge (if applicable) \$ TBD

<b>Total Estimated Price:</b>	<b>\$ 9,390.51</b>
-------------------------------	--------------------

The pricing contain in this proposal is an "**Estimated**" price; therefore, you will only pay for the actual time required to complete your move plus a one-hour portal charge. It is commonly referred to as a "Time and Materials" proposal.

### To be transparent, drive time is calculated the following way:

- ½ hours drive time to your origin building
- ½ hours drive time back to our warehouse at the end of the job

All labor charges are subject to a 4-hour minimum. Our drive time costs are included in the proposal. Our drive time policy is the following: ½ hour drive time to your building and ½ hour drive time from your building at the end of the job

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Page 8 of 13





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## Assumptions & Responsibilities

- The customer is required to contact the building managers and make the necessary arrangements pertaining to your move schedule. Reservations of the elevators and loading docks are the **client's responsibility**.
- If your MSI consultant needs to assist or complete the **building access forms**, please notify MSI, Inc 72 hours in advance of your move date
- Unless otherwise agreed upon in writing, the customer is required to be on premises during the complete relocation process.
- Your cost estimate is based on the expectation that MSI's service crews will be afforded unimpeded access to all affected office areas, hallways and building common areas including lobbies, loading docks, and alley, as applicable. [L] [SEP]
- The simultaneous presence of construction tradesmen such as painters, electricians, etc. and their equipment can create a significant impediment to the free flow of moving crews and equipment in and out of the premises, and may result in additional time and charges. Similarly, client employees other than those needed for immediate move oversight should remain off the premises until completion of the move. [L] [SEP]
- Any elevators to be used must be reserved in advance through the building management and keyed so as to afford exclusive use for the moving crews. [L] [SEP]
- Parking areas and/or docks must be free from other vehicles and/or other obstructions. MSI needs clear access for our moving trucks and equipment.
- All items to be moved must be clearly labeled. . Items not labeled will not be moved. [L] [SEP]
- Unless agreed upon in advance, all computer equipment must be boxed up prior to the mover's arrival
- no Copy machines were inventoried during the site-visit.
- Additional fees may result if the movers need to move furniture at the destination suite in order for incoming furniture to be placed or positioned.
- **Packing Labor is included for the artwork.**
- **Waiting time at the public storage location is hard to estimate and forecast. I am estimating and additional .5 hour of total waiting time through the day**
- If Public Storage is your chosen option, we are assuming that you will supply enough space to minimize stacking of furniture and contents.
- Costs have been calculated based on the tentative schedule outlined in the Scope of Work section. Any significant change in the planned timing or scheduling of move services may result in additional costs. [L] [SEP]
- The Cost for disposal of unwanted furniture is **not included** in this proposal

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Page 9 of 13



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## What happens if items get damaged during the move?

- Any damage caused by MSI crews to the physical premises, including building walls, doors, elevators, lobbies, etc., is always covered in full and will be promptly repaired at MSI's expense. <sup>[1]</sup><sub>SEP</sub>
- **The rates outlined on this proposal include the minimum valuation required by law: \$0.60 per pound per article.** Although claims for items lost or damaged during a move are uncommon, it is important to establish a clear agreement regarding the extent of MSI's liability if damage does occur. For this reason, you will be asked prior to the start of MSI's services whether you will select additional valuation as outlined in the **included attachment** to cover your items during the course of the move. <sup>[1]</sup><sub>SEP</sub>
- You should understand that valuation is not the same as insurance, but it does provide for a pre-determined level of liability in case of any loss or damage caused by acts or omissions on our part. It would not cover damage or loss caused by acts of god or any third parties, nor would it cover items packed by your own employees unless there was evidence of external damage to the container itself or some other clear indication of MSI's mishandling.
- **Certain other limitations also apply:**
  - Mechanical or electrical malfunction of any machinery or electronic equipment, for example, is not covered unless the unit shows clear signs of external damage or mishandling.
  - No liability is assumed for claimed missing items of value such as jewelry, money, or portable electronic devices, unless supported by signed, written documentation that such items were tendered to MSI but never returned. <sup>[1]</sup><sub>SEP</sub>



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## Transit Valuation Coverage

Valuation is limited and conditional when going into public storage. Please use this form to indicate your selection. **If you do not make a selection, Basic Valuation will apply during your move.**

**Option 1: Basic Valuation.** MSI's liability for lost and damaged items is limited to no more than \$.60 per pound per item. For example, if a computer weighing 20 pounds is damaged, compensation would be no more than \$12.00. *There is no charge for basic valuation.* \_\_\_\_\_ I select **Basic Valuation** of \$.60 per pound per item during my move.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

**Option 2: Full Replacement - \$0.00 Deductible.** MSI is liable for the replacement value of items damaged or lost during the course of the move. Full replacement valuation is available for an additional charge based on your declared value, which must represent the combined replacement value of all items to be moved. *\$250.00 deductible : Premium Charge of \$9.50 per \$1,000.00 of combined value of all property moved.* **Subject to a \$ 40,000.00 minimum combined value,** I agree to select Full Replacement Valuation with a \$0 deductible, and declare the combined value of all items to be moved to be no more than \$ \_\_\_\_\_.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

**Option 3: Full Replacement - \$500 Deductible.** MSI is liable for the replacement value of items damaged or lost during the course of the move. Full replacement valuation is available for an additional charge based on your declared value, which must represent the combined replacement value of all items to be moved. *\$500.00 Deductible: Premium Charge of \$6.50 per \$1,000.00 of combined value of all property moved.* **Subject to a \$ 40 ,000 minimum combined value,** I agree to select Full Replacement Valuation with a \$500 deductible, and declare the combined value of all items to be moved to be no more than \$ \_\_\_\_\_.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

*Any claim for cargo damage must be brought to MSI's attention, in writing, within 30 days of move completion.* You may report the claim to your account representative, move coordinator, or you may contact the office directly at 310-868-5143. All moving charges must be paid in full prior to resolution of any claim.

***If Option 2 or 3 is chosen, additional charges will be assessed on the final invoice.***

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Page 11 of 13



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## Storage - Valuation Coverage

While at our warehouse, MSI offers (3) storage valuation options. Please use this form to indicate your selection. **If you do not make a selection, Basic Valuation will apply during your move.**

**Option 1: Basic Valuation.** MSI's liability for lost and damaged items is limited to no more than \$.60 per pound per item. For example, if a computer weighing 20 pounds is damaged, compensation would be no more than \$12.00. *There is no charge for basic valuation.* I select **Basic Valuation** of \$.60 per pound per item during my move.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

**Option 2: Full Replacement - \$0.00 Deductible.** MSI is liable for the replacement value of items damaged during the monthly storage term. Full replacement valuation is available for an additional charge based on your declared value, which must represent the combined replacement value of all items to be moved. *\$250.00 deductible: Premium Charge of \$0.30 per \$1,000.00 of combined value of all property moved.* **Subject to a \$40,000.00 minimum combined value,** I agree to select Full Replacement Valuation with a \$250 deductible, and declare the combined value of all items to be moved to be no more than \$ \_\_\_\_\_.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

**Option 3: Full Replacement - \$500 Deductible.** MSI is liable for the replacement value of items damaged during the monthly storage term. Full replacement valuation is available for an additional charge based on your declared value, which must represent the combined replacement value of all items to be moved. *\$500.00 Deductible: Premium Charge of \$0.20 per \$1,000.00 of combined value of all property moved.* **Subject to a \$40,000 minimum combined value,** I agree to select Full Replacement Valuation with a \$500 deductible, and declare the combined value of all items to be moved to be no more than \$ \_\_\_\_\_.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name & Title

***If Option 2 or 3 is chosen, additional charges will be assessed on the final invoice.***

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Page 12 of 13



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## Acceptance of Proposal

To accept the terms of this proposal as outlined above please sign below. This action will initiate our engagement for your relocation project.

### Terms and Conditions

- Commencement of this project indicates acceptance of terms and conditions. Payment to be submitted within 30 days from receiving properly documented invoice.
- Due to changes in the scope of this project, labor hours can be billed accordingly if a change order is properly accepted and executed.
- This quote is based on free and clear access, and of all trades & contractors. Without free and clear access, MSI reserves the right to revert to time and materials billing.
- A 50% deposit is due prior to the move date.

### Accepted By:

---

Name of the Company

---

Printed Contact Name

---

Signature

---

Title

---

Date

***If Option 2 or 3 is chosen, additional charges will be assessed on the final invoice.***

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Page **13** of **13**

From: PCC Network Solutions  
 A Pacific Coast Cabling, Inc., Company  
 20717 Prairie Street  
 Chatsworth, CA 91311

May 1, 2025  
 E050125RBN-0700 demo existing suite cabling  
 \$0.00

Contact: Roger Nance

To: South Bay Cities  
 Council of Governments

Job Site: South Bay Cities  
 Council of Governments  
 2355 Crenshaw Blvd.  
 Torrance, CA 90501

**LABOR ONLY QUOTATION**

**Including SHARP-USA discount**

Attn: David Leger  
 Ph.# (310) 408-4965

Demo and Remove existing data communications cabling above t-bar

Quantity	Part Number	Description	MATERIAL	
			UNIT COST	TOTAL
		Mobilization		
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
16				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0				\$0.00
0	Labor Only	Tests	\$0.00	\$0.00
0	Labor Only	Cable Move	\$0.00	\$0.00
0	0	0	\$0.00	\$0.00
		Total Material		\$0.00
		Tax	9.50%	\$0.00
		Subcontract		\$0.00
		Gas surcharge		\$34.14
		Labor		\$1,447.94
		<b>Project Total</b>		<b>\$1,482.08</b>



4/24/25

Relocation Quote: \$275.00\*

South Bay Cities Council of Governments

Equipment move Xerox C8135 ELQ590745

From:  
2355 Crenshaw Blvd, Suite 125, Torrance

To:  
357 Van Ness Blvd, Suite 150, Torrance

Services provided by Copier Delivery Systems on behalf of QDoxs. Machine will be reinstalled and able to copy. Network connection to be provided by customer unless arrangements are made for a network analyst.

\*Does not included any analyst services that may be required at delivery site,

A handwritten signature in black ink that reads "Diane Hackett".

Diane Hackett  
Agent Owner



3030 Old Ranch Parkway, Suite 190  
Seal Beach, CA 90740  
(562) 435-2769  
(562) 546-1215 Fax  
[www.QdoXs.com](http://www.QdoXs.com)

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# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors  
FROM: SBCCOG Steering Committee

SUBJECT: IT Equipment Purchase and Move Support Services

## **BACKGROUND**

The South Bay Cities Council of Governments (SBCCOG) currently contracts with Sharp Business Services (Sharp) for IT managed services and IT equipment procurement. Certain components of the SBCCOG's IT infrastructure require replacement for either end-of-life or move-related reasons.

## **ANALYSIS**

SBCCOG staff solicited technical support from Sharp for identifying IT equipment needs related to the SBCCOG office move. Sharp evaluated the organization's current assets and provided proposals for recommended equipment needs. Proposals are included as Exhibits 1-3 and cover the following:

- Exhibit 1: Labor support to assist in the IT asset relocation and setup.
- Exhibit 2: Network equipment required for the new office such as switches and wireless access points.
- Exhibit 3: A new firewall and network security equipment/licenses. *Note: this would have been recommended even if the SBCCOG was not relocating as this equipment is nearing the end of its supported life.*

The costs for these items will be covered through SBCCOG IT and move budgets.

## **RECOMMENDATION**

That the SBCCOG Board of Directors approve the Sharp proposals for IT equipment purchases and labor support to assist with the SBCCOG office relocation.

Attachments: Exhibit 1 – Sharp labor support proposal  
Exhibit 2 – Network equipment proposal  
Exhibit 3 – Firewall equipment proposal



# #1 SBCCOG Office Move Project: SOW & Labor

Proposal

*Prepared for*

**SOUTH BAY CITIES COUNCIL OF GOVERNMENT**

2355 CRENSHAW BLVD, SUITE 125  
TORRANCE, CA 90501  
(310) 371-7222  
Contact: Rodney Tanaka

*Prepared By*

**Collin Locklear**

**Jennifer Dominguez**

Sharp Business Systems of San Diego  
Phone: (619) 258-1400  
Email: Collin.locklear@sharpusa.com  
Date: 05/08/2025



## #1 SBCCOG Office Move Project: SOW & Labor

### Prepared by:

**Sharp Business Systems**

Collin Locklear  
(201) 529-8644  
Collin.locklear@sharpusa.com  
Jennifer Dominguez  
(562) 378-2505  
jennifer.dominguez@sharpusa.com

### Prepared for:

**SOUTH BAY CITIES COUNCIL OF GOVERNMENT**

2355 CRENSHAW BLVD, SUITE 125  
TORRANCE, CA 90501  
Rodney Tanaka  
(310) 371-7222  
rodneyt@southbaycities.org

### Quote Information:

**Quote #: 007550**

Version: 1  
Proposal Date: 05/08/2025  
Proposal Expiration Date: 06/05/2025  
Coterminous with contract # signed on 01/01/0001

## Statement of Work

### Project Overview:

This SOW outlines the tasks and responsibilities associated with the disconnection, boxing, installation, and configuration of network hardware for an office relocation for South Bay Cities Council of Governments.

- Existing Location for "Pre-Move Tasks": 2355 Crenshaw Blvd, SUITE 125, Torrance, CA 90501
- New Location for "Post-Move Tasks": Van Ness Business Center: 357 Van Ness Way, Suites 110-150, Torrance, CA 90501

### Pre-Move Tasks (5 Hours)

#### 1. Disconnect Network Hardware

- Disconnect all networking equipment (routers, switches, firewalls, etc.) from the current network.

#### 2. Box and Secure Network Hardware

- Carefully box all network hardware to prevent damage during transport.
- Ensure appropriate padding and protection for sensitive

#### 3. Backup Network Configuration

- Backup all current network hardware configurations to secure storage (e.g., cloud storage, external drives).
- Verify that all configurations are correctly backed up and accessible.

### Post-Move Tasks (13 Hours)

#### 1. Install Network Hardware

- Set up and install all network hardware (routers, switches, firewalls, etc.) in the new office location.
- Verify that each device is correctly powered on and physically installed.

## **2. Reconnect Patch Cables**

- Reconnect all patch cables between network hardware devices.
- Verify that each connection is secure and labeled correctly.

## **3. Restore Network Configuration**

- Restore the previously backed-up network configurations to the relevant hardware.
- Test configurations for accuracy and functionality.

## **4. Test Network Connectivity**

- Perform testing of network connectivity (e.g., ping tests, speed tests, etc.) to ensure devices are communicating correctly.
- Troubleshoot any issues that arise and ensure full network functionality.

## **5. Verify Network Security**

- Verify firewall and security appliance configurations to ensure network security is intact.
- Test VPNs, intrusion prevention systems (IPS), and other security features.

## **Labor Summary/Total**

### **1. 18 Hours of Total MITS Labor**

- Pre-Move Tasks: 5 Hours
- Post-Move Task: 13 Hours



Project Services

Product ID	Product Details	Qty	Extended Price
MITS_LABOR	PRE-MOVE LABOR	5	\$875.00
MITS_LABOR	POST-MOVE LABOR	13	\$2,275.00
Subtotal:			\$3,150.00



#1 SBCCOG Office Move Project: SOW & Labor

Prepared by: <b>Sharp Business Systems</b>  Collin Locklear (201) 529-8644 Collin.locklear@sharpusa.com Jennifer Dominguez (562) 378-2505 jennifer.dominguez@sharpusa.com	Prepared for: <b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>  2355 CRENSHAW BLVD, SUITE 125 TORRANCE, CA 90501 Rodney Tanaka (310) 371-7222 rodneyt@southbaycities.org	Quote Information: <b>Quote #: 007550</b>  Version: 1 Proposal Date: 05/08/2025 Proposal Expiration Date: 06/05/2025 Coterminous with contract # signed on 01/01/0001
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Quote Summary

Description	Amount
Project Services	\$3,150.00
Total: <b>\$3,150.00</b>	

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

<b>Sharp Business Systems</b>	<b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Date: _____
Date: _____	



# #2: SBCCOG Office Move Project: WAPs and Switch

Proposal

*Prepared for*

**SOUTH BAY CITIES COUNCIL OF GOVERNMENT**

2355 CRENSHAW BLVD, SUITE 125  
TORRANCE, CA 90501  
(310) 371-7222  
Contact: Rodney Tanaka

*Prepared By*

**Collin Locklear  
Jennifer Dominguez**

Sharp Business Systems of San Diego  
Phone: (619) 258-1400  
Email: [Collin.locklear@sharpusa.com](mailto:Collin.locklear@sharpusa.com)  
Date: 05/08/2025



Sharp Business Systems of San Diego

8670 Argent St.

Santee, CA 92071

<https://www.sharp-sbs.com/Locations/California/San-Diego>

(619) 258-1400

## #2: SBCCOG Office Move Project: WAPs and Switch

Prepared by:

**Sharp Business Systems**

Collin Locklear

(201) 529-8644

[Collin.locklear@sharpusa.com](mailto:Collin.locklear@sharpusa.com)

Jennifer Dominguez

(562) 378-2505

[jennifer.dominguez@sharpusa.com](mailto:jennifer.dominguez@sharpusa.com)

Prepared for:

**SOUTH BAY CITIES COUNCIL OF  
GOVERNMENT**

2355 CRENSHAW BLVD, SUITE 125

TORRANCE, CA 90501

Rodney Tanaka

(310) 371-7222

[rodneyt@southbaycities.org](mailto:rodneyt@southbaycities.org)

Quote Information:

**Quote #: 007577**

Version: 1

Proposal Date: 05/08/2025

Proposal Expiration Date: 06/07/2025

Coterminous with contract # signed on

01/01/0001

### Hardware

Product ID	Product Details	Qty	Extended Price
	<b>Network Equipment</b>		
JL686B#ABA	HPE Instant On 1930 48G Class4 PoE 4SFP/SFP+ 370W Switch - 48 Ports - Manageable - Gigabit Ethernet, 10 Gigabit Ethernet - 10/100/1000Base-T, 10GBase-X - 3 Layer Supported - Modular - 520 W Power Consumption - 370 W PoE Budget - Optical Fiber, Twisted Pair	1	\$1,279.16
S1T22A	HPE Instant On AP32 Tri Band IEEE 802.11ax 3.60 Gbit/s Wireless Access Point - Indoor - 2.40 GHz, 5 GHz, 6 GHz - MIMO Technology - 1 x Network (RJ-45) - 2.5 Gigabit Ethernet - 11 W - Ceiling Mountable, Wall Mountable, Rail-mountable, Flush Mount	3	\$1,286.61

Subtotal: **\$2,565.77**





#2: SBCCOG Office Move Project: WAPs and Switch

Prepared by: <b>Sharp Business Systems</b>  Collin Locklear (201) 529-8644 Collin.locklear@sharpusa.com Jennifer Dominguez (562) 378-2505 jennifer.dominguez@sharpusa.com	Prepared for: <b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>  2355 CRENSHAW BLVD, SUITE 125 TORRANCE, CA 90501 Rodney Tanaka (310) 371-7222 rodneyt@southbaycities.org	Quote Information: <b>Quote #: 007577</b>  Version: 1 Proposal Date: 05/08/2025 Proposal Expiration Date: 06/07/2025 Coterminous with contract # signed on 01/01/0001
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Quote Summary

Description	Amount
Hardware	\$2,565.77
Total: <b>\$2,565.77</b>	

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

<b>Sharp Business Systems</b>	<b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Date: _____
Date: _____	



# #3 SBCCOG Office Move Project - Firewall

Proposal

*Prepared for*

**SOUTH BAY CITIES COUNCIL OF GOVERNMENT**

2355 CRENSHAW BLVD, SUITE 125  
TORRANCE, CA 90501  
(310) 371-7222  
Contact: Rodney Tanaka

*Prepared By*

**Collin Locklear**

**Jennifer Dominguez**

Sharp Business Systems of San Diego  
Phone: (619) 258-1400  
Email: Collin.locklear@sharpusa.com  
Date: 05/08/2025



Sharp Business Systems of San Diego  
8670 Argent St.  
Santee, CA 92071  
<https://www.sharp-sbs.com/Locations/California/San-Diego>  
(619) 258-1400

### #3 SBCCOG Office Move Project - Firewall

Prepared by:  
**Sharp Business Systems**

Collin Locklear  
(201) 529-8644  
[Collin.locklear@sharpusa.com](mailto:Collin.locklear@sharpusa.com)  
Jennifer Dominguez  
(562) 378-2505  
[jennifer.dominguez@sharpusa.com](mailto:jennifer.dominguez@sharpusa.com)

Prepared for:  
**SOUTH BAY CITIES COUNCIL OF GOVERNMENT**  
2355 CRENSHAW BLVD, SUITE 125  
TORRANCE, CA 90501  
Rodney Tanaka  
(310) 371-7222  
[rodneyt@southbaycities.org](mailto:rodneyt@southbaycities.org)

Quote Information:  
**Quote #: 007578**  
Version: 1  
Proposal Date: 05/08/2025  
Proposal Expiration Date: 06/07/2025  
Coterminous with contract # signed on 01/01/0001

### Hardware

Product ID	Product Details	Qty	Extended Price
	<b>Firewall Equipment</b>		
02-SSC-7367	SonicWall NSA 2700 High Availability Firewall - 16 Port - 10/100/1000Base-T, 10GBase-X - 10 Gigabit Ethernet - DES, 3DES, MD5, SHA-1, AES (128-bit), AES (192-bit), AES (256-bit) - 16 x RJ-45 - 3 Total Expansion Slots - 1U - Rack-mountable - TAA Compliant	1	\$2,023.76
02-SSC-8389	SonicWall Stateful High Availability Upgrade for NSa 2700 - SonicWall NSa 2700 Firewall - License 1 License - TAA Compliant	1	\$596.54
03-SSC-2975	SonicWall NSa 2700 Network Security/Firewall Appliance - Intrusion Prevention - 16 Port - 10GBase-X, 1000Base-T - 10 Gigabit Ethernet - 5.20 Gbit/s Firewall Throughput - DES, 3DES, AES (128-bit), AES (192-bit), AES (256-bit), MD5, SHA-1, TLS, TLS 1.3, SSL	1	\$6,836.03

Subtotal: **\$9,456.33**



#3 SBCCOG Office Move Project - Firewall

Prepared by: <b>Sharp Business Systems</b>  Collin Locklear (201) 529-8644 Collin.locklear@sharpusa.com Jennifer Dominguez (562) 378-2505 jennifer.dominguez@sharpusa.com	Prepared for: <b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>  2355 CRENSHAW BLVD, SUITE 125 TORRANCE, CA 90501 Rodney Tanaka (310) 371-7222 rodneyt@southbaycities.org	Quote Information: <b>Quote #: 007578</b>  Version: 1 Proposal Date: 05/08/2025 Proposal Expiration Date: 06/07/2025 Coterminous with contract # signed on 01/01/0001
---	--	---

Quote Summary

Description	Amount
Hardware	\$9,456.33
Total: <b>\$9,456.33</b>	

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

<b>Sharp Business Systems</b>	<b>SOUTH BAY CITIES COUNCIL OF GOVERNMENT</b>
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Date: _____
Date: _____	

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

RE: Bills to Monitor – Status as of May 15, 2025

NOTE: **BOLD recommendation & status** indicates bill added since last Board meeting

		Position	Bill status
EMERGENCY MANAGEMENT			
<a href="#">AB 986</a> (Muratsuchi)	<b>State of emergency and local emergency: landslides and climate change.</b> This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	<b>RECOMMEND SUPPORT</b>  <b>LCC: SUPPORT</b>	<b>5/14/25 Assembly Committee on Appropriations. Hearing postponed by committee.</b>
ENVIRONMENT			
<a href="#">AB 262</a> (Caloza)	<b>California Individual Assistance Act.</b> This bill would enact the California Individual Assistance Act to establish a grant program to provide financial assistance to local agencies, community-based organizations, and individuals for specified costs related to a disaster, as prescribed. The bill would require the director to allocate from the fund, subject to specified conditions, funds to meet the cost of expenses for those purposes. By authorizing increased expenditure of moneys from a continuously appropriated fund for a new purpose, the bill would make an appropriation.	SUPPORT (4/7/25) (letter sent 5/2/25)  LCC: SPONSOR	4/30/25 Assembly suspense file.
<a href="#">SB 234</a> (Niello)	<b>Wildfires: workgroup: toxic heavy metals.</b> This bill would require, upon appropriation by the Legislature, the Department of	MONITOR	5/12/25

	Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control, in consultation with specified entities, to form a workgroup related to exposure of toxic heavy metals after a wildfire. The bill would require the workgroup to do certain things, including establishing best practices and recommendations for wildfire-impacted communities and first responders to avoid exposure to heavy metals after a wildfire. The bill would authorize the Department of Forestry and Fire Protection to contract with public universities, research institutions, and other technical experts to support the work of the workgroup. The bill would require the Department of Forestry and Fire Protection, the Office of Emergency Services, and the Department of Toxic Substances Control to report their findings to the Legislature on or before January 1, 2027.	LCC: WATCH	Senate Committee on Appropriations suspense file.
FINANCE			
<a href="#"><u>AB 888</u></a> (Rubio)	<b>California Safe Homes grant program.</b> This bill would establish the California Safe Homes grant program to be developed by the department to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund, which would be continuously appropriated to fund the program. The bill would require 40% of the amount of the gross premiums tax collected from property and casualty insurance above the amount collected from those insurers in 2023 to be deposited into the account. By depositing general fund money into a continuously appropriated account, the bill would make an appropriation. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature.	SUPPORT (4/27/25) (letter sent 4/17/25)  LCC: SUPPORT	5/14/25 Assembly Committee on Appropriations suspense file.

GOVERNANCE			
<a href="#">AB 259</a> (Rubio)	<b>Open meetings: local agencies: teleconferences.</b> This bill would eliminate the January 1, 2026 sunset of AB 2449 teleconference rules and allow them until January 1, 2030.	SUPPORT (2/27/25) (letter sent 3/3/25)  LCC: SUPPORT	5/14/25 Referred to Assembly Committees on Local Government and Judiciary
<a href="#">AB 810</a> (Irwin)	<b>Local government: internet websites and email addresses.</b> This bill would require special districts, joint powers authorities, and other political subdivisions to adopt “.gov” or “.ca.gov” domains for their websites and email addresses by January 1, 2031.	<b>RECOMMEND OPPOSE</b>  <b>LCC: WATCH</b>	<b>5/7/25 Assembly Committee on Appropriations suspense file.</b>
<a href="#">SB 220</a> (Allen)	<b>Los Angeles County Metropolitan Transportation Authority.</b> Beginning January 1, 2029, this bill would expand the board of directors to 18 members by adding the county executive of the County of Los Angeles and 3 public members appointed by the county executive. The bill would also require the authority, within 60 days of an amendment to the charter of the County of Los Angeles to change the number of members of the Los Angeles County Board of Supervisors or to eliminate the office of county executive, to submit a plan to the Legislature for revising the composition of the authority.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: NO POSITION	4/28/25 April 28 hearing: Heard for testimony only.
HOMELESSNESS			
<a href="#">AB 804</a> (Wicks)	<b>Medi-Cal: housing support services.</b> This bill would make housing support services for specified populations a covered Medi-Cal benefit when the Legislature has made an appropriation for purposes of the housing support services. The bill would require the department to seek federal approval for the housing support services benefit, as specified. Under the bill, subject to an appropriation by the Legislature, a Medi-Cal beneficiary would be eligible for those services if they either experience homelessness or are at risk of homelessness. Under the bill, the services would include housing transition navigation services, housing deposits, and housing tenancy sustaining services, as defined.	MONITOR  LCC: WATCH	4/30/25 Assembly Committee on Appropriations suspense file.

HOUSING			
<a href="#">AB 11</a> (Lee)	<b>The Social Housing Act.</b> This bill would create a state housing authority to build residential development in communities across California to meet the state's RHNA goals for extremely low and very low-income housing, without regard for local housing elements approved by the state. This measure would only require the authority to consult with local jurisdictions' preferences for the specific site of development, the number of stories, the number of units, or the development timeline. The agency would not need to follow local regulations, zoning codes, and height limits.	OPPOSE (4/24/25) (letter sent 4/17/25)  LCC: OPPOSE UNLESS AMENDED	5/7/25 Assembly Committee on Appropriations suspense file.
<a href="#">AB 253</a> (Ward)	<b>California Residential Private Permitting Review Act: residential building permits.</b> This bill would allow an applicant for specified residential building permits (1-10 residential units and having no floors used for human occupancy more than 40ft above ground level) to contract with or employ a private professional provider to check plans and specifications if the county/city building department estimates a timeframe for this plan-checking function that exceeds 30 days, or does not complete this plan-checking function within 30 days.	OPPOSE (4/24/25) (letter sent 4/17/25)  LCC: CONCERNS	4/23/25 Referred to Senate Committees on Local Government and Housing.
<a href="#">AB 306</a> (Schultz)	<b>Building regulations: state building standards.</b> This bill would prohibit a city or county from making changes to green building standards applicable to residential units from June 1, 2025 to June 1, 2031 unless the California Building Standards Commission deems those changes or modifications necessary as emergency standards to protect health and safety.	OPPOSE (4/27/25) (letter sent 5/2/25)  LCC: OPPOSE UNLESS AMENDED	5/13/25 Re-referred to Senate Committee on Housing.
<a href="#">AB 507</a> (Haney)	<b>Adaptive Reuse: Streamlining: Incentives.</b> This measure would require local governments to ministerially approve adaptive reuse office-to-residential conversion projects statewide. It would also exempt these projects from all impact fees not directly related to the impacts resulting from the site's change of use from non-residential to residential or mixed-use.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE UNLESS AMENDED	5/14/25 From Assembly Committee on Appropriations: Do Pass.



<a href="#"><u>AB 647</u></a> (Gonzalez)	<b>Housing Development Approvals: Residential Units.</b> This bill would force cities to allow up to eight housing units, only one of which is required to be affordable, on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE	4/30/25 Assembly Committee on Local Government.
<a href="#"><u>AB 670</u></a> (Quirk-Silva)	<b>Planning and zoning: housing element: converted affordable housing units.</b> This bill would authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons of low, very low, extremely low, or acutely low income at an affordable rent or housing cost for at least 55 years.	RECOMMEND SUPPORT (4/27/25) (letter sent 5/2/25)  LCC: SUPPORT	4/30/25 Assembly Committee on Appropriations suspense file.
<a href="#"><u>AB 736</u></a> (Wicks)	<b>The Affordable Housing Bond Act of 2026.</b> This bill would create a \$10 billion housing bond to finance affordable rental housing and homeownership programs.	MONITOR  LCC: SUPPORT	4/30/25 Assembly suspense file.
<a href="#"><u>AB 874</u></a> (Avila Farias)	<b>Mitigation Fee Act: Waiver of Fees: Affordable Rental Housing.</b> This bill would require local agencies to waive all fees or charges for a residential development project that has a 55-year regulatory agreement with at least 49% of the total units reserved for lower-income households at an affordable rent. AB 874 only allows the local agency to collect fees to fund code enforcement, inspection services, or other fees to pay for enforcing local ordinances or state law.	OPPOSE (4/27/25) (letter sent 5/2/25)  LCC: PENDING	3/10/25 Referred to Assembly Committees on Housing & Community Development and Local Government.
<a href="#"><u>AB 893</u></a> (Fong)	<b>Housing Development Projects: Objective Standards: Campus Development Zone.</b> This measure would require local agencies to ministerially approve a residential project for low-income faculty, staff, and students if the project is proposed on parcels within a half-mile radius of a main campus for a UC, CSU, California Community College, or private postsecondary educational institute.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE UNLESS AMENDED	5/14/25 From Assembly Committee on Appropriations: Do Pass.
<a href="#"><u>AB 1154</u></a> (Carrillo)	<b>Accessory dwelling units: junior accessory dwelling units.</b> This measure would prohibit local agencies from requiring parking on	OPPOSE (4/24/25)	5/7/25

	ADUs less than 500 square feet and remove owner-occupancy requirements for some Junior ADUs if they have sanitation facilities separate from the main residence and requires that the rental of a Junior ADU be for a term longer than 30 days, prohibiting them from being used as short term rentals.	(letter sent 4/17/25)  LCC: OPPOSE UNLESS AMENDED	Referred to Senate Committees on Housing and Local Government.
<a href="#">SB 79</a> (Wiener)	<b>Planning and zoning: housing development: transit-oriented development.</b> This bill would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE	5/13/25 Re-referred to Senate Committee on Appropriations.
<a href="#">SB 358</a> (Becker)	<b>Mitigation Fee Act: Mitigating Vehicular Traffic Impacts.</b> This bill would require local agencies to reduce traffic impact fees by at least 50% if a proposed development project is located within a transit priority area or if a major transit stop is planned to be completed before or within one year from the scheduled completion and occupancy of the housing development or if the development project is located a half a mile from three or more from the following: a restaurant, coffee shop, supermarket, grocery store, hardware store, park, pharmacy, drugstore, or bar.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE	5/9/25 Senate Committee on Appropriations, hearing set for May 19.
<a href="#">SB 677</a> (Wiener)	<b>Housing development: streamlined approvals.</b> This bill would limit local government's ability to impose objective standards on SB 9 projects with 1,750 net habitable square feet in the floor area. It would also eliminate local agencies' ability to provide setback requirements, height limits, lot coverage limits, floor area ratios, or any other standard that would limit residential development capacity for these projects. Finally, this measure would prohibit local governments from collecting impact fees for projects less than 1,750 square feet.	OPPOSE (4/27/25) (letter sent 4/17/25)  LCC: OPPOSE	4/23/25 April 22 set for first hearing. Failed passage in Senate Committee on Housing. Reconsideration granted.
<a href="#">SB 715</a> (Allen)	<b>Planning and zoning: regional housing need: methodology: distribution.</b> This bill would remove the requirement to consider housing units lost in declared emergencies in the same jurisdiction, and requires that need from such lost units be allocated to other jurisdictions, not just where the loss occurred. This bill would require reductions in housing allocations for jurisdictions where a	MONITOR  LCC: WATCH	5/9/25 Senate Committee on Appropriations, hearing set for May 19.

	high percentage of developable land is located in very high fire risk areas, and these reductions must be factored into draft RHNA allocations and final determinations. This bill would expand reasons a city/county can appeal their RHNA allocation, including the failure to apply the fire risk adjustment.		
<a href="#">SB 815</a> (Allen)	<b>Planning and zoning: very high fire risk areas.</b> This bill would require cities and counties update their safety element with a comprehensive retrofit strategy to reduce property loss during wildfires. This bill would require a city/county's general plan land use element be amended to include the locations of very high fire risk areas and feasible implementation measures to protect life and property. This bill would require the State's Office of Land Use and Climate Innovation to collaborate with cities and counties to identify local ordinances, policies, and best practices for land use in very high fire risk areas and to publish these resources in the existing climate adaptation clearinghouse to support local planning.	MONITOR  LCC: PENDING	5/12/25 Senate Committee on Appropriations suspense file.
TRANSPORTATION			
<a href="#">AB 875</a> (Muratsuchi)	<b>Vehicle removal.</b> This bill would authorize a peace officer to remove an electric bike operated on the highway that is capable of speeds greater than any speed permitted for an electric bicycle as specified. This bill would also authorize a peace officer to remove a bicycle operated by a person who (1) is under 16 years of age and is operating a class 3 electric bicycle or (2) is operating, or riding upon, a class 3 electric bicycle without a helmet, as specified.	SUPPORT (4/27/25) (letter sent 4/17/25)  LCC: SUPPORT	5/14/25 Assembly Committee on Appropriations, Do Pass, to Consent Calendar
<a href="#">AB 939</a> (Schultz)	<b>The Safe, Sustainable, Traffic-Reducing Transportation Bond Act of 2026.</b> This bill would place a bond on the November 2026 general election ballot that, if approved by the voters, would authorize the issuance of bonds in the amount of \$20,000,000,000 pursuant to the State General Obligation Bond Law to finance transit and passenger rail improvements, local streets and roads and active transportation projects, zero-emission vehicle investments, transportation freight infrastructure improvements, and grade separations and other critical safety improvements.	MONITOR  LCC: MONITOR	3/10/25 Referred to Assembly Committee on Transportation.

### **2025 State Legislative Calendar**

- May 9 – Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house
- May 16 – Last day for policy committees to meet prior to June 9
- May 23 – Last day for fiscal committees to hear and report to the Floor bills introduced in their house. Last day for fiscal committees to meet prior to June 9
- June 2-6 – Floor Session Only. No committees, other than conference or Rules committees, may meet for any purpose
- June 6 – Last day for each house to pass bills introduced in that house
- June 9 – Committee meetings may resume
- June 15 – Budget bill must be passed by midnight
- July 18 – Last day for policy committees to meet and report bills. Summer Recess begins upon adjournment of session provided Budget bill has been passed
- August 18 – Legislature reconvenes from Summer Recess
- August 29 – Last day for fiscal committees to meet and report bills to the Floor
- September 2-12 – Floor Session Only. No committees, other than conference or Rules committees, may meet for any purpose
- September 5 – Last day to amend on the Floor
- September 12 – Last day for each house to pass bills. Interim Study Recess begins at end of this day's session.
- October 12 – Last day for Governor to sign or veto bills passed by the Legislature on or before September 12 and in the Governor's possession after September 12.

City Attendance at Meetings

April 2025	Cities that attended																
Monthly Meetings	Carson	El Segundo	Gardena	Hawthorne	Hermosa Beach	Inglewood	Lawndale	Lomita	Manhattan Beach	Palos Verdes Estates	Rancho Palos Verdes	Redondo Beach	Rolling Hills	Rolling Hills Estates	Torrance	County of LA	Los Angeles
City Managers Meeting		D. George			S. Lowenthal		M. Reyes	A. Villapando		K. Kallman	A. Mihanlian		C. Horvath	G. Grammer	R. Garcia C. Chun O. Martinez G. Imal		
Economic Development Directors Roundtable	J. Raymond	C. Reveles B. Voss	G. Tsujuchi					B. Waite									
Homeless Service Task Force	A. Rojas	C. Pimentel	D. Espinoza	A. Monteiro	L. Zalyan	L. Jones		B. Uphoff				J. Ford			J. Smith		
Infrastructure Working Group	G. Marquez	E. Sassoon					L. Rodriguez	A. Gonzalez	E. Zandvliet		R. Bryden T. Radke	A. Winje J. Reyes			C. Cho S. Furukawa	M. Amundson M. Suska A. Narvaez E. Garcia P. Smith	
Legislative Briefing			R. Tanaka		R. Jackson S. Russo K. Bales	C. Matthews			N. Tarnay	V. Lozzi	C. Jun	C. Castle			J. Kaji		
Parks and Rec Directors			N. Santin				J. Minter	E. Kelley	M. Leyman			E. Hause			J. LaRock		D. Dedmon
Senior Services Working Group	R. Zavala J. Renteria			D. Brown	K. Vint	B. DeVilla	D. Spratley			F. Wiellen E. Coates M. Herrera		P. Scott		B. Huff M. Morrow	Z. Gent J. Castro		B. Villeneuve
Steering Committee			R. Tanaka	A. Monteiro		R. Jackson		B. Waite	N. Tarnay	C. Quinn	D. Badley	Z. Obagi			J. Kaji		
Transit Operators Working Group			D. Pynn									B. Magumcia T. Gunn			D. Mach		
Transportation Committee			R. Tanaka	A. Monteiro	R. Jackson	J. Butts P. Puglese		B. Waite	E. Zandvliet		N. Casil D. Fraley	Z. Obagi B. Magumcia		B. Huff	S. Furukawa	A. Yoon B. Fish E. Garcia M. Suska	

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## Client Aid Recap

Date Submitted	Why this aid is needed and why other options will not work	The Client Aid request best fits the following option	Amount Requested	Client	City in SPA 8	Agency/ City	Outcomes
4/3/25	Client was out of work due to an injury. 3-day notice reflects payment which will bring him up to date. Client has since returned to work and has agreed to pay the late fee's pending on his ledger of \$100.00. Client is confident he will remain current once arrears are brought up to date.	Rental/Utility Deposits	\$1,879	Jimmy	San Pedro	San Pedro Recovery Alliance	Housed
4/4/25	The client is a recipient of Hawthorne EHV voucher and current income is GR. Prior she was residing at Hawthorne BHCH while receiving housing navigation services. The client was allowed to move in April 1, 2025. Includes Bed \$131	Security Deposit	\$2,031	Alicia	Hawthorne	Hawthorne	Housed
4/4/25	Client is on SSI and has located a shared unit. Request is for Security and 1st month's rent. Client was street homeless prior and used his monthly income to be able to stay in a motel. Move in date for unit is April 15th.	Rent/Security Deposit	\$1,400	James	Hawthorne	Hawthorne	Housed
4/5/25	This client is a senior who is in possession of a Torrance voucher. Client was homeless prior to locating this unit. She suffers from a hearing disability. Request is for Security deposit of \$2095.00 and client's portion of first month of \$274.00.	Rental/Utility Deposits	\$2,369	Alicia	Torrance	Torrance	Housed
4/8/25	Client was initially referred to the COG by Janet Turner from Ted Lieu's office. Client is a 62 year old woman who was living in Redondo Beach and could no longer afford her rent of. She initially received a 3 day notice for 6,000 in arrears prompting the initial request for assistance to relocate. A Court hearing gave the client 60 days to locate and move from her apartment of 6 years. She has located a unit in Hollywood and is requesting assistance for her security deposit of \$1900. Client states is able to pay rent moving forward as she plans to work p/t and receives some add'l income from book sales.	Rental/Utility Deposits	\$2,200	Patrice	Redondo Beach	Redondo Beach	Housed
4/9/25	Client is currently resident at San Pedro ABH. Ms. Marshall hasn't driven her vehicle because it needs repairs. Due to this factor, she has to spend her limited earned income on commuting between shelter in San Pedro and work in Culver City by bus & Uber at the cost of \$250 to \$300 a week to maintain employment and be on time. In addition Ms. Marshall is trying to save funds to get needed repairs made on her vehicle so she can eliminate the hardship she's experiencing with transportation. Request for assistance with the registration of the vehicle will allow the client to make those repairs and work toward housing and stability.	Application Fees/DMV Fees/Document Assistance	\$1,160	Sandra	San Pedro	LAHSA HET SPA 8 via St. Margaret's Center	Employed
4/10/25	Client was homeless and living in Redondo Beach. Her income is \$1100/mo from SSI. Client has accepted a Shared housing opportunity. Request is for Security and first month's rent. This will allow this client to purchase some new necessities for her new housing and to move off the streets immediately.	Rental/Utility Deposits	\$1,700	LESLIE	Redondo Beach	Redondo Beach	Housed
4/16/25	Client is a 65 year old male who has been accepted at Willow Tree Apartments by the People Concern property Management. Client is in need of a Security Deposit of \$500 to secure the unit.	Security deposit	\$500	John	Hawthorne	Hawthorne	Housed
4/16/25	Client is a 63-year-old with cognitive concerns who was located by the Torrance Outreach team. During the initial conversation the team learned that she had been released from DeLaMo hospital and that she was from Santa Maria but did not know her address. She did speak of family members who the team learned were both deceased. Case managers requested a motel stay so that they could keep her safe while they attempted to locate other family members. The case manager also purchased some clothing in the amount of \$85.53 as client was dirty and had no possessions. After multiple conversations with the client our team was able to locate her family and recently helped get connect back to her hometown of Santa Maria. The client was safely reconnected to family in Santa Maria on 4/4/2025.	Motel stay for over a week plus clothing pending family reunification.	\$1,410	Antonia	Torrance	Torrance	Housed
4/16/25	Request was for a motel stay pending 3290 move-in. This client worked with case managers as he was in an RV on Western near Sepulveda which is a hot spot. He was willing to accept services and put his RV up for sale.	1-5 day motel stay due to an immediate acute health, safety, weather related problem, or an after hours/weekend request prior to social worker engagement (approx. \$100/night)	\$330	Anthony	Torrance	Torrance	Sheltered
4/18/25	Client is a 20 year old former foster child currently resident at Las Palmas PSH in Wilmington. Client aide request is for \$2196.00 to repair her vehicle which she was able to save up to purchase, register and insure. Reliable transportation is essential for this client to be able to maintain her school attendance at El Camino college and employment. Public transportation in Wilmington is limited and the ride sharing options pose prohibitively expensive alternatives, given her current income and budget responsibilities. Case manager reports her to be someone who has taken responsibilities seriously and an excellent resident that sets an example for success to other residents. Given these challenges, providing aid for auto repairs is the most effective solution to ensure Mi'chela will continue to excel and overcome the challenges life presented to her. This support will enable the client to attend school regularly, maintain employment, and work towards a stable and independent future.	Auto Repair	\$2,127	M'cheala	Wilmington	Harbor Connect (Brilliant Corners - Wilmington Ca Las Palmas)	Employed
4/18/25	Redondo Beach Housing Authority originally allowed for this client and another to combine their 1 bedroom vouchers for a 2 bedroom unit and split the cost equally. The roommate has since left the apartment. The client has been hospitalized for the past few months but in order for the 2 bedroom voucher to be issued, the arrears need to be caught up. Client is soon to be released from the hospital and the Housing Authority has given tentative approval for a 2 bedroom unit for this client as she will require a live in full time caretaker to reside with her upon her return. The 3 day notice reflects the amount that this client owes in arrears.	Rental/Utility Deposits	\$1,525	Debra	Redondo Beach	Beach Cities Health District	Housed
		Total Paid 22-25	\$308,102				
		Emergency Winter Shelter Motel Program	\$3,667				
		Total Available 22-25	\$400,000				
		<b>Total Remaining</b>	<b>\$88,231</b>				
		<b>Total Client Aid Cases</b>	<b>284</b>				
		Total Housed or Relocated	196				
		Total Sheltered	41				
		Total Job Attainment	9				
		<b>Total Successful Outcomes</b>	<b>246</b>				
		<b>Success Rate</b>	<b>87%</b>				
		<b>Average \$/Case</b>	<b>\$1,085</b>				

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## Media Report – April 1 to April 30, 2025

**Summary/Highlights:** Word is spreading on the SBCCOG’s Functional Zero Street Homelessness program. A member of the Shasta County, California board of supervisors mentioned the program during a meeting covered by a Chico television station as an example to follow. General Assembly event photos made it to the top three of SBCCOG social media posts across Facebook, X, Instagram and LinkedIn. The post-GA thank you email, which included a link to the photo album and GA speaker sessions on YouTube generated the most exposure of any SBCCOG eblast for April with 6,311 opens.

### Social Media – Account Performance

Platform	Followers	Published Content	Impressions	Engagements
<b>SBCCOG</b>				
X	534	5	376	52
Facebook	461	4	234	29
Instagram	886	4	1,347	275
LinkedIn	390	5 Posts – 4 Stories		51
<b>SBESC</b>				
X	591	13	807	48
Facebook	870	19	287	20

### Social Media Followers – Month-Over-Month and Year-Over-Year Comparison (gray text = last month)

SBCCOG	2023 Followers (as of December of 2023)	2025 Followers (as of 4/30/25)	Month Over Month % Change	Year Over Year % Change
<b>X</b>	479	534 534	0%	+11.5%
<b>Facebook</b>	387	461 462	-0.2%	+19.1%
<b>LinkedIn</b>	493	886 863	+2.7%	+79.7%
<b>Instagram</b>	55	390 372	+4.8%	+609.1%
<b>SBESC</b>	<b>2023</b>	<b>2025</b>		
<b>X</b>	590	591 586	+0.9%	+0.2%
<b>Facebook</b>	864	870 871	-0.1%	+0.7%

### Individual Post Performance

#### Top-Three SBCCOG Facebook Posts

87 Impressions; 23 Engagements SBCCOG Event Photos – GA Misc. Photo Compilation	50 Impressions; 3 Engagements Partner Graphic – CivicSpark Applications Open	53 Impressions; 2 Engagements SBCCOG Graphic – Earth Day Events SBCCOG – Outreach Team
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Top-Three Performing SBCCOG X Posts		
73 Impressions; 10 Engagements SBCCOG Graphic – Earth Day Events SBCCOG – Outreach Team	72 Impressions; 7 Engagements SBCCOG Event Photos – GA Misc. Photo Compilation	37 Impressions; 2 Engagement SBCCOG Photo – Giancarlo Guerra’s Winning Photo Contest Submission

Top-Three Performing LinkedIn Posts		
779 Impressions; 56 Engagements Partner Graphic – CivicSpark Applications Open	350 Impressions; 211 Engagements SBCCOG Event Photos – GA Misc. Photo Compilation	121 Impressions; 5 Engagements SBCCOG Photo – Giancarlo Guerra’s Winning Photo Contest Submission

Top-Three Performing Instagram Posts		
379 Views; 11 Engagements SBCCOG Photo – Giancarlo Guerra’s Winning Photo Contest Submission	250 Views; 19 Engagements SBCCOG Event Photos – GA Misc. Photo Compilation	170 Views; 9 Engagements Partner Graphic – CivicSpark Applications Open

Top-Three Performing SBESC Facebook Posts		
19 Impressions; 4 Engagements SBCCOG Graphic – Earth Day Events SBCCOG- Outreach Team	30 Impressions; 2 Engagements Graphic/Partner Post – OurCounty Sustainability Plan	17 Impressions; 2 Engagements Graphic/Partner Repost – WRD Arc Tour Flyer
Bottom-Three Performing SBESC Facebook Posts		
9 Impressions; 0 Engagements Graphic/Partner Post – WRD Student Art Contest Winners	9 Impressions; 0 Engagement Graphic/Flyer/Partner –West Basin Water Bottle Filling Station Info	9 Impressions; 0 Engagement Graphic/Flyer/Partner –LADWP Solar Info

Top-Three Performing SBESC X Posts		
35 Impressions; 14 Engagements Partner Content – West Basin Rebate and Garden Class Information	73 Impressions; 7 Engagements Partner Content – West Basin/WRD Goodbye Grass, Hello Garden Class	26 Impressions; 2 Engagement Graphic/Flyer/Partner –West Basin Water Bottle Filling Station Info
Bottom-Three Performing SBESC X Posts		
6 Impressions; 0 Engagement	11 Impressions; 0 Engagement	451 Impressions; 1 Engagement

Graphic/Partner Post – WRD Student Art Contest Winners	Graphic/Flyer/Partner – LACSD Earth Day Festival Flyer	Graphic/Flyer/Partner – WRD Groundwater Festival Flyer
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### Top-Email Marketing Campaign

Note: open rate industry avg. = 15 to 25%; click-through rate = 2.5% (source: campaignmonitor.com)

Content	Exposure	Engagements (Clicks)
General Assembly_2025_Thank_You	18,082 recipients (38% open rate – 6,311)	1% click through rate (79)

### Confirmed Earned Media Placements

Outlet	Link	Headline	Date	Publication Quality	Relevance of Message to Brand	Mindshare (Brand Predominance)	Sentiment (Positive or Negative)
Los Angeles Times	<a href="https://www.latimes.com/california/story/2025-04-23/new-tax-money-will-soon-dwarf-the-billions-of-dollars-spent-on-homelessness-in-past-decade-whos-watching-over-it">https://www.latimes.com/california/story/2025-04-23/new-tax-money-will-soon-dwarf-the-billions-of-dollars-spent-on-homelessness-in-past-decade-whos-watching-over-it</a>	New taxes will soon dwarf the billions spent on homelessness in last decade. Who's watching over it?	4/23/25	High	Medium	Low	Positive
Los Angeles Daily News	<a href="https://www.dailynews.com/2025/04/23/inglewood-revives-dream-of-a-people-mover-connecting-metro-to-sofi-stadium/">https://www.dailynews.com/2025/04/23/inglewood-revives-dream-of-a-people-mover-connecting-metro-to-sofi-stadium/</a>	Inglewood revives dream of a people mover connecting Metro to SoFi Stadium	4/24/25	High	Low	Low	Neutral
2UrbanGirls	<a href="https://2urbangirls.com/2025/04/inglewood-revives-transit-plans-to-connect-metro-riders-to-sports-and-entertainment-venues/#google_vignette">https://2urbangirls.com/2025/04/inglewood-revives-transit-plans-to-connect-metro-riders-to-sports-and-entertainment-venues/#google_vignette</a>	Inglewood revives transit plans to connect Metro riders to sports and entertainment venues	4/25/25	Medium	Low	Low	Neutral

Action News Now – Shasta County	<a href="https://www.actionnewsnow.com/news/shasta-county-supervisor-matt-plummer-reveals-plan-to-end-veteran-homelessness-by-2028/article_f887973a-f337-4a48-b0e5-e876cc700ac4.html">https://www.actionnewsnow.com/news/shasta-county-supervisor-matt-plummer-reveals-plan-to-end-veteran-homelessness-by-2028/article_f887973a-f337-4a48-b0e5-e876cc700ac4.html</a>	Shasta County Supervisor Matt Plummer reveals plan to end veteran homelessness by 2028	4/17/25	Medium	High	Medium	Neutral
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#### Website Analytics – Overall and Top-10 Viewed Pages

Site	Views	Users	Average Engagement Time
Southbaycities.org	18,689	14,327	12s
Page	Views	Users	Average Engagement Time
Groundwater Desalination “How do we create a ‘Drought Proof’ water supply?”	6,843	6,822	7s
Home	1,421	687	24s
Media Center	1,151	966	2s
Officers & Staff	342	280	25s
Board of Directors Meeting	288	217	21s
Board of Directors	200	144	24s
Steering Committee Meeting	193	163	23s
Request for Proposals (RFP): Cool Roof Feasibility and Site Identification Analysis	187	134	27s
Sustainable Pest Management	184	137	31s
Events for April 2025	183	154	16s



# MONTHLY SBCCOG TRANSPORTATION REPORT

A summary of recent federal, state, regional and local  
developments and trends in transportation

COVERING APRIL 2025

Edited by Anne Tsai

## Federal

### U.S. Transportation Secretary Sean P. Duffy Announces Funding for Communities to Improve Road Safety

U.S. Department of Transportation Secretary Sean P. Duffy announced a new opportunity for cities, towns, counties, Tribal governments, and Metropolitan Planning Organizations (MPOs) to apply for funding available through the updated Safe Streets and Roads for All (SS4A) grant program.

The SS4A program supports communities in both planning and carrying out projects that help reduce the number of deaths and serious injuries on our highways, streets, and roads. Over \$982 million is made available by this Notice of Funding Opportunity (NOFO), and a similar amount is expected to be available next year in a future funding round.

#### Examples of Removed DEI/Climate Requirements

“Consistent with the Department’s implementation of Executive Order 14008, Tackling the Climate Crisis at Home and Abroad (86 FR 7619), the Department seeks to fund applications that address equity and environmental justice...”

“Projects, strategies, and demonstration activities must have equity—the consistent, fair, just, and impartial treatment of all people—at their foundation.”

“Equity definition: The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, Indigenous and Native Americans, Asian Americans and Pacific Islanders, and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.”

#### Background

SS4A funds will support communities in the development of road safety action plans and improve unsafe roadway corridors by implementing effective interventions. Additionally, these funds can be utilized to test, or demonstrate, safety features to study their effectiveness.

The Department encourages all interested communities to apply, especially communities that have not applied previously. The application process for SS4A is designed to be as easy as possible and has been developed to increase accessibility for smaller communities, Tribal governments, and recipients new to Federal funding. Applications may come from individual communities or groups of communities and may include MPOs, counties, cities, towns, other

special districts that are subdivisions of a state, certain transit agencies, federally recognized Tribal governments, and multijurisdictional groups of eligible applicants.

The Safe Streets and Roads for All Notice of Funding Opportunity can be found at <https://www.transportation.gov/grants/SS4A>. Applications are due by June 26, 2025.

## **Trump's Transportation Secretary Sean P. Duffy Slashes Biden-Era Greenhouse Gas Rule**

U.S. Transportation Secretary Sean P. Duffy rescinded a rule that would have required state transportation departments to establish and measure declining targets for carbon dioxide emissions on federally supported highways. The action, which is the Department's first completed deregulatory move, comes less than 100 days into the Trump Administration.

The overturned greenhouse gas emission (GHG) rule had been rescinded during the first Trump Administration, only to be reinstated by the Biden Administration. Two federal judges later ruled that the Department lacked authority to issue the rule.

The rescission of the GHG Measurement Rule is the latest in a series of actions designed to deliver on the President's commitment to rescind policies enacted under the Biden-Harris Administration and reaffirm USDOT's focus on safety, efficiency, economic prosperity, and regulatory reform.

## **State**

### **1,000 more clean school buses coming soon to California roads as state sees big demand for zero-emission buses and trucks**

California's transition to zero-emission transportation is accelerating faster than ever thanks to incentives and investments from the state.

Following an announcement last August on plans to expand California's largest-in-the-nation zero-emission school bus fleet, Governor Gavin Newsom announced that \$500 million has been awarded for educational agencies to buy zero-emission school buses and chargers.

Governor Newsom also announced that California saw a 177% increase in the state's Clean Truck and Bus Voucher Incentive Project (HVIP) from 2023 to 2024. This program is funded primarily with proceeds from the cap-and-trade program and provides point-of-sale discounts to make zero-emission trucks and buses more accessible for fleets and businesses. In February alone more than 200 HVIP-funded zero-emission trucks and buses were deployed with \$31 million in incentives.

The Zero-Emissions School Bus and Infrastructure (ZESBI) project has selected 133 educational agencies to receive 1,000 zero-emission school buses and related charging infrastructure in rural, low-income, and disadvantaged school districts and other local educational entities. The grants are expected to be finalized by the end of the year.

To date, California has provided more than \$1.3 billion in incentives to school districts, funding more than 2,300 zero-emission school buses, of which 1,100 are already in use. More than 300 California school districts and local education agencies have purchased at least one zero-emission school bus – and a few have made the switch to a 100% clean fleet.

Zero-emission school buses play a key role in California's efforts to achieve carbon neutrality by 2045 and help protect children who are particularly vulnerable to the health impacts from diesel exhaust. In California, all school bus purchases made by school districts will need to be zero-emission technology by 2035, with an extension until 2045 for frontier local educational agencies in rural communities.

Over 15 years, the state's Clean Truck and Bus Voucher Incentive Project (HVIP) invested \$754 million, helping 2,000 fleets deploy 10,000 clean trucks and buses. These vehicles have logged 340+ million miles while significantly cutting emissions statewide. Over 5,000 HVIP-funded ZEVs are in production to meet surging demand.

HVIP is a CARB program administered by CALSTART, a nonprofit transportation organization. Sales of new zero-emission trucks, buses and vans doubled in 2023 over the previous year, representing one out of every six new vehicles sold for services including last-mile delivery, freight transportation, and school buses. 16,327 charging and hydrogen fueling points for zero-emission trucks and buses are installed across the state.

## Region

### **Caltrans Announces \$143.7 Million Sepulveda Pass (Interstate 405) Pavement Rehabilitation Project**

The California Department of Transportation (Caltrans) announces a roadway rehabilitation project to extend the pavement life along Interstate 405 in Los Angeles from the communities of Van Nuys to Westwood along with other upgrades and improvements. Construction is scheduled to begin in spring/summer 2025 and last through winter 2029. It's an approximately \$143.7 million project over the next four years to rehabilitate pavement, enhance safety features, and improve pedestrian infrastructure along I-405 through the Sepulveda Pass.

The improvements will extend along I-405 from Victory Boulevard in the San Fernando Valley to Wilshire Boulevard in West Los Angeles, which is an essential commuter corridor from northern Los Angeles County and the San Fernando Valley to South Bay cities and Orange County. Pavement will be rehabilitated along about 92 lane miles including replacing sections between



Victory Boulevard and Mulholland Drive and repairing sections of other lanes along I-405 between the project limits. These renovations will enhance motorists' safety and mobility along this stretch of roadway.

Caltrans will upgrade about 6,400 feet of Metal Beam Guardrail (MBGR) to meet current standards. Ten culverts will be cold planed and overlaid with Rubberized Hot Mix Asphalt at several locations. For pedestrian improvement, 10 curb ramps will be upgraded to meet new Americans with Disabilities Act (ADA) standards. Additional improvements include upgrading sign panels and overhead sign structures with retro-reflective paneling.

The project includes the following improvements:

- Replace sections of two lanes in each direction from Victory Boulevard to Mulholland Drive and repair sections of other lanes throughout the project limits to optimal surface conditions
- Replace bridge approach/departure slabs in six locations between Mulholland Drive and Wilshire Boulevard
- Restore/Replace 10 culverts
- Upgrade 10 ADA curb ramps at on-and-off-ramps
- Upgrade 6,400 feet of Metal Beam Guardrail (MBGR)
- Replace 98 sign panels with retro-reflective signs and two full-span overhead sign structures
- Construct new Maintenance Vehicle pullouts (MVPs) at four locations
- Upgrade 2.5 miles of existing Fiber Communications Conduit and replace Fiber-Optic Cables

Due to weather or operational reasons, the schedule is subject to change including the times and dates, the number of closures and other details. Residents and businesses located near construction may experience noise, vibrations and dust associated with construction activities.

## Trends

### **Amazon's Zoox begins robotaxi testing in Los Angeles**

Zoox, Amazon's autonomous vehicle unit, is deploying a small fleet of retrofitted test vehicles on the streets of Los Angeles — a modest, yet meaningful step as the company inches toward offering public rides in Las Vegas and San Francisco later this year.

The data-collection effort marks Zoox's entrance into its sixth city and lays the groundwork for a future robotaxi service. Unlike rival Waymo, which is already providing paid robotaxi rides in LA, Zoox is still in the early stages. This deployment will send out manually driven Toyota Highlanders equipped with Zoox's self-driving tech to gather mapping data ahead of broader autonomous testing in LA this summer.

Zoox is currently testing its autonomous vehicles — both the Highlander test fleet and its purpose-built robotaxis made without a steering wheel or pedals — in several cities. Notably, Zoox has expanded the areas where its purpose-built robotaxi is testing on public roads in Foster City, San Francisco, and Las Vegas without a human driver. Zoox recently allowed employees, media, and other vetted guests to try the service.

The company is also testing in Austin, Miami, and Seattle using Highlanders with human safety operators behind the wheel.

The expansion in California comes a few weeks after Zoox issued a voluntary software recall on 258 vehicles due to issues with its autonomous driving system unexpectedly hard braking.

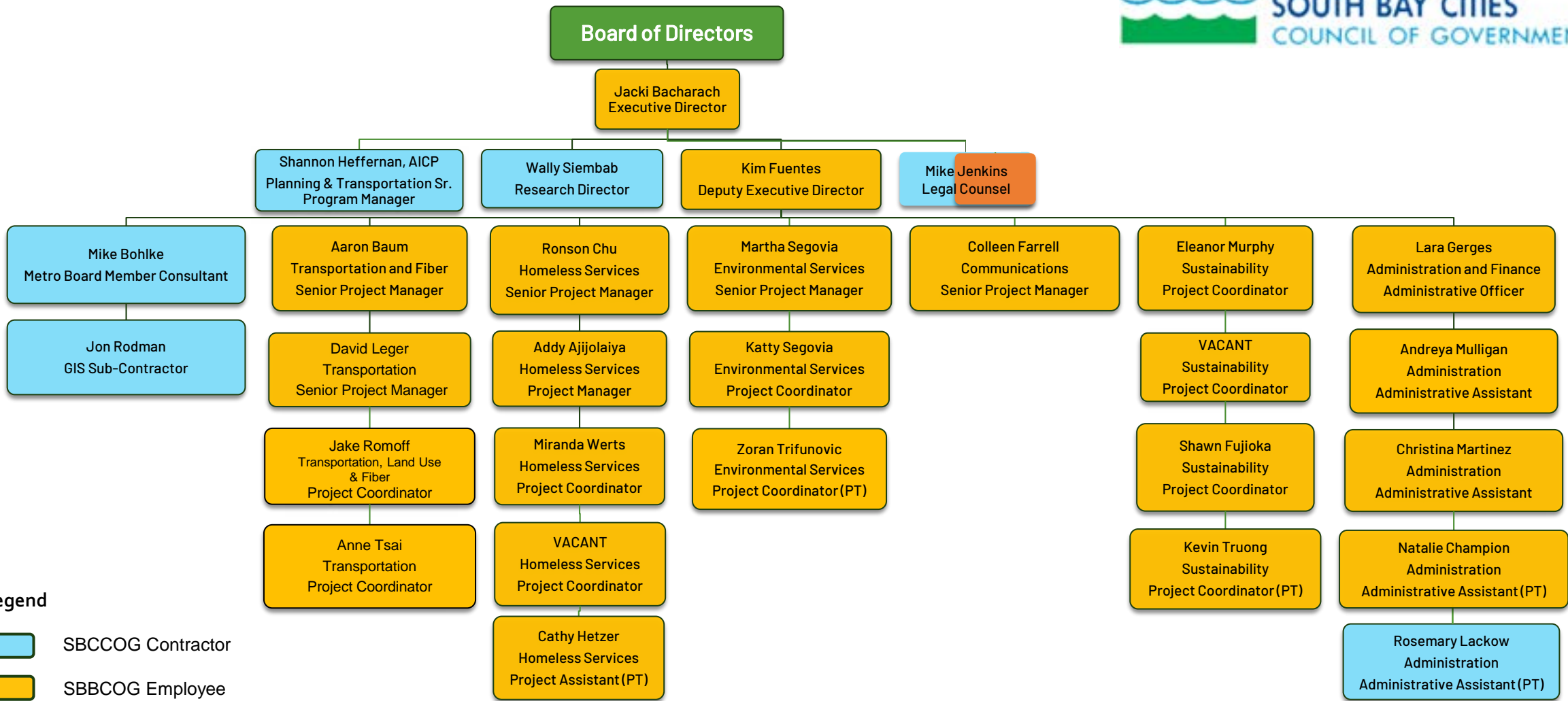
Zoox's entry into Los Angeles follows Waymo's launch of a fully autonomous commercial robotaxi service in the city. To date, Waymo is the only AV company in the U.S. that offers a paid service in several cities, including the Bay Area, Phoenix, and Austin. The Alphabet-owned company aims to launch a commercial service in Atlanta, Miami, and Washington, D.C. over the next two years.



**SOUTH BAY CITIES**  
COUNCIL OF GOVERNMENTS

PROPOSED BUDGET  
FISCAL YEAR 2025-2026  
MAY 12, 2025

# SBCCOG Organization Chart



## Legend

- SBCCOG Contractor
- SBCCOG Employee
- Pro-Bono
- Fellowship Temporary Assignment

**SBCCOG  
BUDGET SUMMARY  
PROPOSED BUDGET  
FISCAL YEAR 2025-2026**

	ACTUAL FY 23-24	MID-YEAR BUDGET FY 24-25	YTD AS OF 03/31/25	PROPOSED BUDGET FY 25-26	INCREASE (DECREASE) PROPOSED BUDGET FY 25-26 / MID-YEAR BUDGET FY 24-25	
					AMOUNT	PERCENT
<b><u>ESTIMATED REVENUES:</u></b>						
Dues	\$ 427,746	\$ 502,300	\$ 502,300	\$ 518,876	\$ 16,576	3.3%
Other General Fund Revenues	352,986	360,799	280,806	350,064	(10,735)	-3.0%
Grants & Contracts Revenues	3,827,607	6,140,500	3,102,374	6,969,181	828,681	13.5%
Special Assessment	54,250	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 4,662,589</b>	<b>\$ 7,003,599</b>	<b>\$ 3,885,479</b>	<b>\$ 7,838,121</b>	<b>\$ 834,522</b>	<b>11.9%</b>
<b><u>ESTIMATED EXPENDITURES:</u></b>						
Salaries & Benefits	\$ 1,529,504	\$ 1,851,369	\$ 1,342,078	\$ 2,188,106	\$ 336,737	18.2%
Professional/Contractual	1,089,363	2,600,709	1,391,733	3,496,920	896,211	34.5%
Supplies & Services	1,869,023	2,352,176	885,192	2,116,266	(235,909)	-10.0%
Other Expenditures	143,265	75,000	-	35,400	(39,600)	-52.8%
<b>Total Expenditures</b>	<b>\$ 4,631,155</b>	<b>\$ 6,879,253</b>	<b>\$ 3,619,004</b>	<b>\$ 7,836,692</b>	<b>\$ 957,439</b>	<b>13.9%</b>
<b>Revenues less Expenditures</b>	<b>\$ 31,434</b>	<b>\$ 124,346</b>	<b>\$ 266,476</b>	<b>\$ 1,429</b>	<b>\$ (122,917)</b>	<b>-98.9%</b>
Use of General Fund Balance	(31,434)	-	-	N/A	-	N/A
	<b>\$ (0)</b>	<b>\$ 124,346</b>	<b>\$ 266,476</b>	<b>\$ 1,429</b>	<b>\$ (122,917)</b>	<b>-98.9%</b>

**RESTRICTED RESERVE COMMITMENT:**

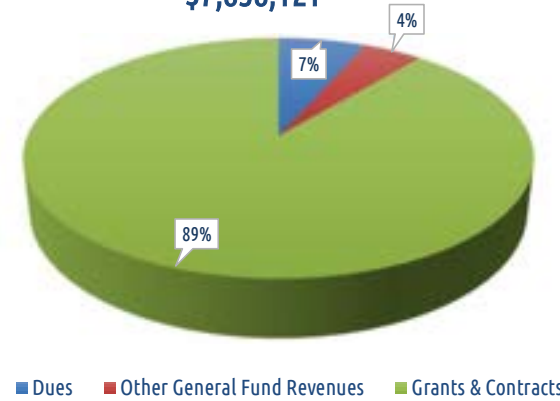
FY 2024-25 Mid-Year Budget	\$ 347,884
FY 2025-26 Proposed Budget	\$ 651,001
Reserve to be evaluated and revised FY 2028-29	

**FY 25-26 PENDING GRANTS/CONTRACTS APPLIED FOR:**

Homeless Services Measure A Funding	\$ 11,177,189
Caltrans Adaptation	350,000
Safe Streets 4 All (SS4A)	400,000
Caltrans Sustainability Planning	399,575

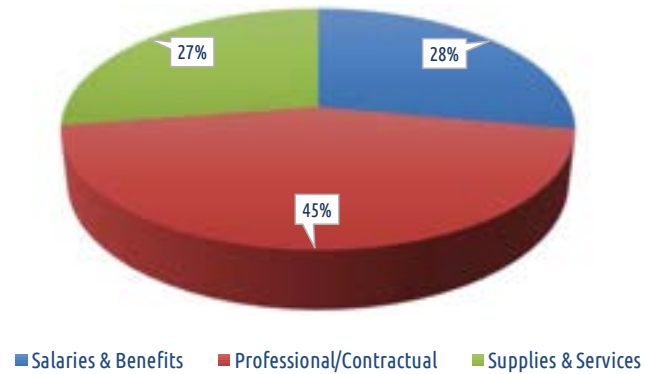
**SBCCOG  
ESTIMATED REVENUES / EXPENDITURES CHARTS  
PROPOSED BUDGET  
FISCAL YEAR 2025-2026**

**ESTIMATED REVENUES FY 2025-2026:  
\$7,838,121**



\*8% of revenue is passthrough funding

**ESTIMATED EXPENDITURES FY 2025-2026:  
\$7,836,692**



**REVENUE DETAILS BY ACCOUNT**  
**PROPOSED BUDGET**  
**FISCAL YEAR 2025-2026**

REVENUE SOURCE:	ACCOUNT CODE	ACTUAL FY 23-24	MID-YEAR BUDGET FY 24-25	YTD AS OF 03/31/25	PROPOSED BUDGET FY 25-26	INCREASE (DECREASE) PROPOSED BUDGET FY 25-26 / MID-YEAR BUDGET FY 24-25	
						AMOUNT	PERCENT
Membership Dues	4020	\$ 427,746	\$ 502,300	\$ 502,300	\$ 518,876	\$ 16,576	3.3%
Special Assessment	4026	54,250	-	-	-	-	-
General Assembly Sponsorship	4050	69,000	60,000	40,498	60,000	-	-
MTA South Bay Deputy	4070	117,401	121,676	82,949	126,543	4,867	4.0%
Interest Income	4090	107,354	105,372	82,949	90,000	(15,372)	-14.6%
Green Business Assist Program	4125	7,500	7,500	7,500	7,500	-	-
CIMP Dominguez Channel Admin Fee	4035	39,380	62,750	62,750	63,005	255	0.4%
City Staff Refreshment Reimbursements	4195	478	936	440	936	-	-
Room Usage/Rentals	4899	2,838	1,800	1,800	2,080	280	15.6%
Miscellaneous Revenue	4999	9,035	765	1,920	-	(765)	-100.0%
<b>Sub-total General Fund Revenues</b>		<b>\$ 834,982</b>	<b>\$ 863,099</b>	<b>\$ 783,106</b>	<b>\$ 868,940</b>	<b>\$ 5,841</b>	<b>0.7%</b>
SoCalGas - Energy	4513	67,678	115,198	74,165	150,279	35,081	30.5%
SoCalGas - LADWP	4517	-	23,331	26,664	40,000	16,669	71.4%
WBMWD Contract	4520	169,895	163,260	127,418	171,370	8,110	5.0%
Sanitation District	4525	36,750	49,000	24,500	49,000	-	-
Water Replenishment District	4610	72,000	72,000	36,000	72,000	-	-
Metro Express Lane	4546	48,000	48,000	36,000	48,000	-	-
Measure R Hwy	4570	28,125	23,970	22,778	28,125	4,155	17.3%
Measure R Transit/Transfer	4571	10,902	8,312	7,858	11,000	2,688	32.3%
Measure M MSP	4611	33,507	54,683	52,962	33,500	(21,183)	-38.7%
Measure M LTN	4572	140,765	120,000	78,535	147,515	27,515	22.9%
MOEV	4573	229	-	-	-	-	-
Integrated Pest Management	4589	10,000	10,000	3,725	10,450	450	4.5%
LA County REN	4594	83,834	403,441	236,846	460,000	56,559	14.0%
REN Cool Roofs Feasibility & Identification Analysis	new	-	-	-	175,000	175,000	N/A
LA County - Decarbonization Direct Install	new	-	-	-	51,000	51,000	N/A
Rolling Hills Organic Waste	4526	-	30,000	5,217	64,783	34,783	115.9%
Homeless: Street to Housing (formerly PATH)	4600	18,750	600,000	401,647	400,000	(200,000)	-33.3%
Homeless: LA County Innovation Fund	4602	364,093	-	-	-	-	-
Homeless: LA County Local Solutions Fund (Measure H)	4604	1,680,150	3,571,324	1,446,837	800,000	(2,771,324)	-77.6%
Homeless: LA County Local Solutions Fund (Measure A)	new	-	-	-	3,048,158	3,048,158	N/A
South Bay Fiber Network (SBFN)/Broadband	4612	566,007	184,186	35,259	-	(184,186)	-100.0%
Fiber - State of CA	4613	40,556	50,000	30,368	50,000	-	-
SCAG REAP 2.0	4011	165,551	107,000	-	508,751	401,751	375.5%
Metro REAP 2.0 (Mobility Hubs)	4013	-	51,200	-	404,250	353,050	689.6%
Caltrans Carson to the Sea Gap Study	new	-	-	-	246,000	246,000	N/A
LATA Grant	4574	43,355	455,594	455,594	-	(455,594)	-100.0%
<b>Sub-total Grant Revenues</b>		<b>\$ 3,827,607</b>	<b>\$ 6,140,500</b>	<b>\$ 3,102,374</b>	<b>\$ 6,969,181</b>	<b>\$ 828,681</b>	<b>13.5%</b>
<b>Total Revenues</b>		<b>\$ 4,662,589</b>	<b>\$ 7,003,599</b>	<b>\$ 3,885,479</b>	<b>\$ 7,838,121</b>	<b>\$ 834,522</b>	<b>11.9%</b>

**EXPENDITURE DETAILS BY ACCOUNT**  
**PROPOSED BUDGET**  
**FISCAL YEAR 2025-2026**

EXPENDITURE CATEGORY	ACCOUNT CODE	ACTUAL FY 23-24	MID-YEAR BUDGET FY 24-25	YTD AS OF 03/31/25	PROPOSED BUDGET FY 25-26	INCREASE (DECREASE) PROPOSED BUDGET FY 25-26 / MID-YEAR BUDGET FY 24-25	
						AMOUNT	PERCENT
Salaries/Regular	6010	\$ 1,182,030	\$ 1,476,220	\$ 1,059,605	\$ 1,769,518	\$ 293,298	19.9%
Salaries/Part-Time	6030	89,352	73,000	51,984	56,000	(17,000)	-23.3%
Overtime	6011	2,228	2,500	3,422	4,000	1,500	60.0%
Medical/Deferred Comp	6012	106,637	143,785	98,573	165,900	22,115	15.4%
Life Insurance	6013	1,803	2,570	1,701	2,166	(404)	-15.7%
Social Security	6014	82,268	95,781	69,579	107,802	12,021	12.6%
Medicare	6015	19,240	22,400	16,815	26,656	4,256	19.0%
FUTA	6016	2,088	1,200	2,383	9,240	8,040	670.0%
California SUI-ER	6017	10,274	9,856	10,339	9,548	(308)	-3.1%
Workers' Comp	6018	11,886	11,605	9,127	11,078	(527)	-4.5%
Employee Phone Stipends	6019	8,870	11,295	7,669	13,035	1,740	15.4%
Vacation/Floating Holiday Payoff	6020	12,829	1,156	10,881	13,163	12,007	1038.7%
<b>Sub-total Salaries &amp; Benefits</b>		<b>\$ 1,529,504</b>	<b>\$ 1,851,369</b>	<b>\$ 1,342,078</b>	<b>\$ 2,188,106</b>	<b>\$ 336,737</b>	<b>18.2%</b>
Office Supplies	6201	3,591	\$ 7,500	\$ 4,495	\$ 7,500	-	-
Postage	6202	536	500	139	500	-	-
Refreshments	6203	16,993	24,000	16,328	24,000	-	-
Dues to Outside Organizations	6204	15,712	16,000	10,515	13,000	(3,000)	-18.8%
Mileage & Parking Reimbursements	6205	4,294	5,500	3,639	5,500	-	-
Meetings/Conferences	6206	8,702	10,000	4,313	10,000	-	-
Special Events/General Assembly	6224	51,772	50,000	16,015	50,000	-	-
Staff Training/Development	6207	1,433	10,000	7,136	15,000	5,000	50.0%
Newsletter	6208	16,240	16,000	10,771	16,000	-	-
Audit Fees	6209	6,120	6,642	6,642	15,000	8,358	125.8%
Contractual Services	6210	1,017,263	2,600,709	1,391,733	3,496,920	896,211	34.5%
Management Services (JB&A)	6211	72,100	-	-	-	-	-
Rent & Utilities	6212	(1,755)	167,928	118,251	225,850	57,922	34.5%
Equipment Lease	6213	7,602	10,000	6,669	10,000	-	-
Telephone	6214	8,575	12,000	13,111	12,000	-	-
IT Services/Maintenance	6215	38,620	38,195	30,715	47,062	8,867	23.2%
Software/Hardware	6216	27,383	26,959	13,111	36,576	9,617	35.7%
Liability Insurance	6217	2,112	3,074	3,074	3,074	-	-
Subscription/Advertising	6218	1,968	2,000	1,117	2,000	-	-
Specialty Legal Services	6220	27,604	50,000	23,785	50,000	-	-
City Reimbursements (Homeless Services)	6222	1,615,122	1,890,877	594,882	1,568,204	(322,673)	-17.1%
Miscellaneous Expenses	6225	16,399	5,000	483	5,000	-	-
<b>Sub-total Supplies &amp; Services</b>		<b>\$ 2,958,386</b>	<b>\$ 4,952,884</b>	<b>\$ 2,276,926</b>	<b>\$ 5,613,186</b>	<b>\$ 660,302</b>	<b>13.3%</b>
Moving Expenses	6221	-	75,000	-	35,400	(39,600)	-52.8%
<b>Sub-total Other Expenditures</b>		<b>\$ 143,265</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 35,400</b>	<b>\$ (39,600)</b>	<b>-52.8%</b>
<b>Total Expenditures</b>		<b>\$ 4,631,155</b>	<b>\$ 6,879,253</b>	<b>\$ 3,619,004</b>	<b>\$ 7,836,692</b>	<b>\$ 957,439</b>	<b>13.9%</b> <sup>108</sup>



**SBCCOG**  
**APPROVED SALARY SCHEDULE BY POSITION /**  
**LABOR AND SERVICES DISTRIBUTION**  
**PROPOSED BUDGET**  
**FISCAL YEAR 2025-2026**

POSITION	RANGE	
Accountant	\$ 70,699	\$ 87,655
Administrative Assistant (Hourly)	37,440	72,100
Administrative Officer	97,850	133,900
Deputy Executive Director	123,600	169,025
Executive Director	180,250	216,300
Project Coordinator	74,880	79,880
Project Manager	79,881	84,880
Senior Project Manager	84,881	105,472
Program Manager	105,473	115,772
Senior Program Manager	115,773	126,072
Project Assistant (Hourly)	37,440	51,500
Intern (Hourly)	37,440	51,500
Part-Time Staff (Hourly)	\$18.00/hour	\$25.75/hour

Updated based on anticipated January 2026 minimum wage increases.  
The above schedule will be effective as of January 1, 2026.

CONTRACTUAL SERVICES - 6210	MID-YEAR FY2024-25	YTD AS OF 03/31/2025	PROPOSED FY2025-26	AMOUNT IN/DECREASE	PERCENTAGE IN/DECREASE
Siembab Corporation (Research Director)	\$ 75,000	\$ 61,501	\$ 75,000	-	Same
Mike Bohlke (Metro Deputy)	123,419	92,564	126,543	3,125	3%
American Dark Fiber (Broadband/Measure M Fiber)	34,500	450	-	(34,500)	Removed
Homeless Services Contractors	1,822,000	907,989	2,280,000	458,000	25%
SCAG-REAP 2.0 Commercial Redevelopment (TBD)	107,000	-	255,000	148,000	138%
SCAG-REAP 2.0 Housing Trust (CivicHome)	-	46,321	108,679	-	New
Metro REAP 2.0 (Mobility Hubs)	51,200	-	69,250	18,050	35%
Jon Rodman (GIS Services)	12,000	5,160	6,500	(5,500)	-46%
CivicSpark (2 Fellows)	62,000	62,000	-	(62,000)	Removed
Rosemary Lackow (Technical Support Contractor)	10,000	6,622	10,000	-	Same
Eide Bailly (Accounting Services)	55,180	37,127	49,120	(6,060)	-11%
Eide Bailly (Additional Accounting Services, as needed)	18,000	2,067	18,000	-	Same
Graphic Design	2,500	-	2,500	-	Same
CPS (HR Consulting Firm)	15,000	6,798	15,000	-	Same
Shannon Heffernan (Planning Principal at Dudek)	96,000	15,200	96,000	-	Same
Toole Design (Caltrans Carson to the Sea Gap Study)	-	-	149,418	-	New
Cool Roofs Contractor (TBD)	-	-	150,000	-	New
EcoNomics & Pails (Organic Waste Consultant)	8,000	-	7,000	(1,000)	-13%
Greg Stevens (Technical Energy Engineering, FEI Program)	8,910	-	8,910	-	Same
Additional Consultants or Staff	100,000	-	70,000	(30,000)	-30%
<b>Estimated Expenses FY 2025-2026</b>	<b>\$ 2,600,709</b>	<b>\$ 1,243,798</b>	<b>\$ 3,496,920</b>	<b>\$ 896,211</b>	<b>34%</b>

**SBCCOG**  
**CALCULATION OF ESTIMATED FUND BALANCE**  
**FOR JUNE 30, 2026**

<b>Fund Balance for June 30, 2024 per Audited Financial Statements</b>	<b>\$ 403,727</b>
Retention & Receivables Not Collected Within 90 Days of the Fiscal Year-End	463,948
Restricted Reserve Commitment:	(651,001)
<b>Adjusted Fund Balance for June 30, 2024</b>	<b>\$ 216,674</b>
 Adopted Mid-Year Revenue Budget FY 24-245	 7,029,299
Adopted Mid-Year Expenditure Budget FY 24-25	(6,879,253)
 <b>Expected Change in Fund Balance FY 24-25</b>	 <b>\$ 150,046</b>
 <b>Estimated Fund Balance June 30, 2025</b>	 <b>\$ 366,720</b>
 Proposed Revenue Budget FY 25-26	 7,838,121
Proposed Expenditure Budget FY 25-26	(7,836,692)
 <b>Estimated Change in Fund Balance FY 25-26</b>	 <b>\$ 1,429</b>
 <b>Estimated Fund Balance June 30, 2026</b>	 <b>\$ 368,149</b>

Note: The SBCCOG has received a \$1.2 million advance from the State of California for the fiber network, of which approximately \$178 thousand has been expended. The balance of \$1.02 million is not part of the fund balance and is currently showing as a liability. The liability is offset by cash received. Should the funds not be used, they will be returned to the State.

**SBCCOG  
LIST OF ACRONYMS USED  
PROPOSED BUDGET  
FISCAL YEAR 2025-2026**

<b><u>ACRONYM</u></b>	<b><u>DEFINITION</u></b>
BHSA	Behavioral Health Services Act
CALCOG	California Council of Governments
CAP	Climate Action Plan
CA-SUI	California State Unemployment Insurance
CEC	California Energy Commission
CIMP	Coordinated Integrated Monitoring Program
CPUC	California Public Utilities Commission
DCWMG	Dominguez Channel Watershed Management Area Group
DWP	Department of Water & Power
ETRM	Electronic Reference Technical Manual
EUC	Energy Upgrade California
EV	Electric Vehicle
EWMP	Enhanced Watershed Management Plan
FTE	Full Time Equivalent
FUTA	Federal Unemployment Tax Act
FY	Fiscal Year
GA	General Assembly
GBC	Green Building Challenge
GBN	Green Business Network
GSW	Golden State Water
HERO	Home Energy & Resources Organization
HLE	Holiday Light Exchange
ICLEI	International Council for Local Environmental Initiatives
IIP	Industrial Individual Permittee
LA	Los Angeles
LACFD	Los Angeles County Flood District
LADWP	Los Angeles Department of Water & Power

<b><u>ACRONYM</u></b>	<b><u>DEFINITION</u></b>
LAIF	Local Agency Investment Fund
LARC	Los Angeles Regional Coalition
LATA	Local Agency Technical Assistance
LGSEC	Local Government Sustainability Energy Coalition
LTN	Local Travel Network
MEL	Metro Express Lanes
MTA	Metropolitan Transportation Authority
NPDES	National Pollutant Discharge Elimination System
ODC	Other Direct Costs
PACE	Property Assessed Clean Energy
PATH	People Assisting the Homeless
PUC	Public Utilities Commission
REAP	Regional Early Action Planning
REN	Regional Energy Network
SB	South Bay
SBCCOG	South Bay Cities Council of Governments
SBFN	South Bay Fiber Network
SBWIB	South Bay Work Investment Board
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCG	Southern California Gas
SPA	Service Planning Area
SS4A	Safe Streets and Roads for All
VMT	Vehicle Miles Traveled
WBMWD	West Basin Metropolitan Water District
WRCOG	Western Riverside Council of Government
WRD	Water Replenishment District

## Budget Summary

The proposed FY2025-26 budget continues to reflect a balanced budget. Both revenues and expenditures are anticipated to increase compared to FY2024-25's mid-year budget: Revenues - \$834,522 (11.9%) and expenditures - \$957,439 (13.9%), resulting in a "revenues less expenditures" balance of \$1,429.

Increases in revenue are primarily due to additional funding from new and existing contracts/grants while increases in expenditures are primarily due to anticipated staffing and contractors/consultants needs to implement programs, overall increases in supplies and services, and budgeting \$75,000 for moving expenses.

The narrative below highlights overall budget changes with explanations for significant variances (+/-5%).

## Revenue

The following are explanations of the revenue changes with the corresponding account codes and descriptions of the revenue categories:

- 4090: Interest Income – **Decreased** by \$15,372 to conservatively project future returns on funds administered for partner agencies
- 4899: Room Usage/Rentals – **Increased** by \$280 to account for anticipated office relocation and expanded rentable space
- 4999: Miscellaneous Revenue – **Decreased** by \$765 due to an unexpected one-time refund received in FY2024-25
- 4513: SoCalGas - Energy – **Increased** by \$35,081 to recognize an additional \$250,000 in secured contract funding
- 4517: SoCalGas - LADWP – **Increased** by \$16,669 to reflect a full fiscal year of new funding anticipated for FY2025-26
- 4520: WBMWD Contract – **Increased** by \$8,110 based on expected funding from a new FY2025-26 contract
- 4570: Measure R Hwy – **Increased** by \$4,155 to align with actuals and projected spending based on historical averages
- 4571: Measure R Transit/Transfer – **Increased** by \$2,688 to align with actuals and projected spending based on historical averages
- 4611: Measure M MSP – **Decreased** by \$21,183 following the conclusion of the Inglewood Transit Connector (ITC) funding request
- 4572: Measure M LTN – **Increased** by \$27,515 to support current work
- 4594: LA County (REN) – **Increased** by \$56,559 based on funding secured for 2026 under an 8-year contract
- 4526: Rolling Hills Organic Waste – **Increased** by \$34,783 due to work split between two fiscal years
- 4600: Homeless: Street to Housing – **Decreased** by \$200,000 as this funding source will be consolidated under Measure A
- 4604: LA County Local Solutions Fund (LSF) – **Decreased** by \$2,771,324 as this funding source will be replaced with Measure A
- 4612: South Bay Fiber Network (SBFN)/Broadband – **Decreased** by \$184,186 as this contract is scheduled to end 6/30/2025
- 4011: SCAG REAP 2.0 – **Increased** by \$401,751 to account for work on Commercial Redevelopment and the Housing Trust
- 4013: Metro REAP 2.0 (Mobility Hubs) – **Increased** by \$353,050 to recognize work for this new contract
- 4574: LATA Grant – **Decreased** by \$455,594 as this funding was fully utilized in FY2024-25

## Expenditure

The following are explanations of the expenditure changes with the corresponding account codes and descriptions of the expenditure categories:

Salaries & Benefits – **Increased** by \$336,737 to account for staffing needs and projected cost escalations

Supplies & Services – overall **increase** of \$660,302

- 6204: Dues to Outside Organizations – **Decreased** by \$3,000 based on anticipated needs
- 6207: Staff Training/Development – **Increased** by \$5,000 to support current and future employees
- 6209: Audit Fees – **Increased** by \$8,358 based on proposals received from both current and prospective auditors
- 6212: Rent & Utilities – **Increased** by \$57,992 to align with recently approved lease agreement and independently paid utilities
- 6215: IT Services/Maintenance – **Increased** by \$8,867 to support current staffing levels and anticipated organizational needs
- 6216: Software/Hardware – **Increased** by \$9,617 to support current staffing levels and anticipated organizational needs
- 6222: City Reimbursements (Homeless Services) – **Decreased** by \$322,673 to support anticipated city projects
- 6221: Moving Expenses – **Decreased** by \$39,600 to recognize completed payment of security deposit and first month's rent

6210: Contractual Services – overall **increase** of \$896,211 (34%)

- Homeless Services Contractors – **Increased** by \$458,000 in preparation for Measure A implementation
- SCAG-REAP 2.0 – **Increased** by \$148,000 to secure contractor for commercial redevelopment execution
- Metro REAP 2.0 (Mobility Hubs) – **Increased** by \$18,050 to implement work for this new project
- Jon Rodman (GIS Services) – **Decreased** by \$5,500 to adjust based on anticipated needs
- Eide Bailly (Accounting Services) – **Decreased** by \$6,060 to remove \$10,000 for additional services and account for future rate increases
- EcoNomics & Pails (Organic Waste Consultant) – **Decreased** by \$1,000 to account for work conducted over two fiscal years
- Additional Consultants or Staff – **Decreased** by \$30,000 based on anticipated organizational needs

## Restricted Reserve Commitment

The restricted reserve commitment has been adjusted from **\$347,884** (which was based on three months of FY2022–23 operational expenses) to **\$651,001**, which is based on three months of estimated FY2025–26 operational expenses.

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# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, SBCCOG Executive Director  
Kim Fuentes, Deputy Executive Director

SUBJECT: Environmental Activities Report – April 2025

## **I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH**

### **CivicSpark Fellows**

CivicSpark Fellows, a program operated through AmeriCorps, supports the SBESC programs. The program has two Fellows: 1) Kevin who focuses on Energy Efficiency and 2) Zoran who focuses on outreach events and communications. Due to DOGE Federal program cuts, the AmeriCorps agency issued sudden terminations of 98% of state-managed AmeriCorps grants, including those that fund the CivicSpark program in California, Colorado, and Washington. As a result, all California Fellows were furloughed and ordered to pause service until further notice. An update on their status will be provided by May 24. In the meantime, the SBCCOG has hired Kevin and Zoran as part-time temporary employees for the next 16 weeks so they may continue their projects.

### **Energy Efficiency & Sustainability**

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#### Regional Energy Network (SoCalREN) AGENCY SUPPORT

*Contract period is January 1, 2025 - December 31, 2025*

*Contract goal: Work Plan (including goals) underway for 2025.*

#### Cool Roof Pilot

A pilot funded by the SoCalREN to complete a feasibility study for implementing cool roofs at city facilities in the South Bay. The SBCCOG released an RFP for consultant services to conduct research and provide information and recommendations on the technology, benefits and co-benefits, funding sources, and site identification. The pre-proposal conference was held on April 17<sup>th</sup> and proposals are due May 2<sup>nd</sup>. A recommendation will be to Steering and Board in May with the project duration June through November 2025. SBCCOG Staff will work with cities to identify sites of interest and has already received positive feedback from cities who want to participate.

### 2025 SoCalREN Energy Efficiency Offerings

The SoCalREN offers incentives for the following pieces of equipment (*eligibility and amounts vary based on each incentive*):

- Heat Pump Water Heater
- Tankless Water Heater
- Faucet Aerator
- Laminar Flow Restrictor
- Low-flow Showerhead
- Gas dryer Modulating Valve
- Hot Water Pipe Insulation

To qualify for incentives, projects must be completed in 2025. **If your city is interested in any of the above, please contact Eleanor Murphy at [Eleanor@southbaycities.org](mailto:Eleanor@southbaycities.org).**

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to conduct on-site visits summarized below and work with SoCalREN to implement programs. To date, SBCCOG has inventoried **57** facilities across 15 South Bay cities, 1 school district, and 1 special district. Staff have identified over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement.

**Project Status:** SBCCOG and SoCalREN project managers are working with the following to help move energy efficiency projects forward:

- City of Redondo Beach – Perry Park sports field lighting and Performing Arts Center indoor lighting.
- City of Inglewood – The Alliance Building Solutions (ABS), 3<sup>rd</sup> party provider, project scope was presented and approved at the March 25 City Council Meeting. Prior to that meeting, the SoCalREN technical staff reviewed the scope and made recommendations to the city staff.
- City of El Segundo – The SoCalREN has finalized its review of the lighting upgrade opportunities for the City Hall Complex. SoCalREN, SBCCOG, and City staff met to review the opportunities and identify the next steps. The city is currently understaffed, and it is difficult to move the project forward quickly.
- Lennox Elementary School District – SoCalREN is working with the district and PacWest to identify incentives for an 8-site lighting upgrade project.

**57 – Site Visits Completed for Facility Equipment Inventories in the following agencies:**

- |                                    |                            |                                     |
|------------------------------------|----------------------------|-------------------------------------|
| • BEACH CITIES HEALTH DISTRICT (1) | • INGLEWOOD (8)            | • ROLLING HILLS (3)                 |
| • CARSON (2)                       | • LAWNSDALE (3)            | • ROLLING HILLS ESTATES (2)         |
| • EL SEGUNDO (7)                   | • LOMITA (4)               | • TORRANCE (3)                      |
| • GARDENA (4)                      | • MANHATTAN BEACH (3)      | • HERMOSA BEACH SCHOOL DISTRICT (2) |
| • HAWTHORNE (3)                    | • PALOS VERDES ESTATES (1) |                                     |
| • HERMOSA BEACH (3)                | • RANCHO PALOS VERDES (3)  |                                     |
|                                    | • REDONDO BEACH (5)        |                                     |

Energy Resilience Action Plan (ERAP) Program – The SBCCOG is working with the cities of **Gardena, Hawthorne, Lomita, and Manhattan Beach** to develop Energy Resilience Action Plans. The city specific plans look at near to long-term strategies to support community energy resilience, develop a retrofit plan to transform city owned facilities into community resilience centers, and provide a collection of resilience planning resources and references. The SoCalREN has completed the first phase deliverable – the Resilience



Hub Opportunity Assessment (RHOA) and the SoCalREN and SBCCOG staff met with each city to present the findings. The next and current step is to conduct community surveys on site selection and community needs as well as conduct site audits. SBCCOG staff is creating and distributing community surveys online, print, and social media formats.

#### School District Outreach

*SoCalREN Enrollments to Date:* Centinela Valley Union High School District, El Segundo Unified School District, Hawthorne School District, Hermosa Beach City School District, Lennox Elementary School District, Manhattan Beach Unified School District, Palos Verdes Peninsula School District, Redondo Beach Unified School District and Torrance Unified School District. Some school district Board members attended the SBCCOG General Assembly.

#### FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Wildan, SBCCOG is supporting the pilot program for the Food Desert Energy Efficiency Equity (FDEEE) and Commercial Direct Install programs in the City of Gardena. These programs provide free energy efficiency measures and installation to hard to reach and low-income low-access businesses. SBCCOG Staff will be on the ground in Gardena in May reaching out to businesses to participate. Gardena will be the first full implementation of the program which will be rolled out to the rest of the SoCalREN territory for specific selected sites that meet program criteria.

#### ENERGY STAR Portfolio Manager (ESPM)

SBCCOG staff has contacted all South Bay cities to confirm buildings that require Building Energy Benchmarking (AB802) reporting for buildings greater than 50,000 square feet. These reports are due to the California Energy Commission by June 1. For the 4th year in a row, SBCCOG staff has drafted energy use reports and coordinated city review and approval prior to submitting them to the California Energy Commission on behalf of the cities in an effort to reduce city staff time and resources while meeting compliance.

#### Institute for Local Government Beacon Awards

SBCCOG is offering support to cities in applying for the Institute for Local Government's annual Beacon Awards. This program honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. Applications are due by July 15. If you are interested in the SBCCOG staff helping your city, reach out to Shawn at [Shawn@southbaycities.org](mailto:Shawn@southbaycities.org).

#### Regional Energy Network (SoCalREN) Multifamily & Kits for Kids

*Contract period is January 1, 2025 - December 31, 2025*

*Contract goals: Contact, track progress, and outreach to local community organizations; track number of virtual events held and attendees; distribute program collateral to local community organizations.*

### SoCalREN Multifamily Energy Efficiency

SBCCOG continues to share program information with eligible multifamily housing properties. The SBCCOG is working with the County's team to develop case studies highlighting the successful projects in the South Bay region as well as co-branded marketing materials.

### Kits for Kids

All school districts are eligible to participate in the LA County Kits for Kids program, which provides energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1000 to teachers who implement in their classrooms. This program is completely free. This fall, SoCalREN is increasing program enrollment by 300%. SBCCOG staff is working to get South Bay schools involved targeting Lennox ESD, Inglewood USD, and Torrance USD. Staff may need assistance identifying a point person in each district to administer the program and assistance from our elected officials is welcomed.

### Southern California Gas Company Energy Pathways

*Contract period is May 19, 2024 – May 22, 2025*

SBCCOG staff continues to work with SoCalGas to promote gas energy efficiency assistance program opportunities and financing support to cities, school districts, and residents. Greg Stevens, Energy Engineer, is reviewing like-for-like replacements for gas-powered HVAC units identified in the Facility Equipment Inventory (FEI) program and the report was completed in April 2025. Recommendations will be shared with cities in May.

### South Bay Cities Energy and Climate Recognition Program

Q1 updates have been sent to city staff and presented at the April Board Meeting. Congratulations to the cities of Gardena and Torrance for earning Gold in Q1. SBCCOG Staff can assist in earning or documenting points. Reach out to Eleanor Murphy. [eleanor@southbaycities.org](mailto:eleanor@southbaycities.org) for more information.

## **Water Conservation**

### West Basin Municipal Water District Programs (West Basin)

*The contract period is July 1, 2024, through June 30, 2025*

SBCCOG and West Basin staff met on April 14 and April 27 to discuss the implementation of programs. New contract is expected in June.

### Educational Outreach Support - Exhibit Events

*Contract goal: 100 exhibition events, presentations, workshops, networking opportunities, etc.*

*Status of goal: 99 event exhibits, presentations, workshops, networking opportunities, etc.*

### Speakers Bureau

*Contract goal: identify and coordinate up to 14 speaking opportunities*

*Status of goal: waiting on West Basin staff for an update on the presentation topics*

### Support for Workshops, Events, & Webinars Educational Classes

*Contract goal: Up to 10 physical classes or virtual webinars*

*Status of goal: 5 completed*

#### Completed Classes:

Friday, April 18, 2025, WB\WRD Goodbye Grass, Hello Garden: Qualify for Rebates

#### Upcoming Classes:

Tuesday, May 6, 2025, WB/WRD Garden Design

Thursday, May 8, 2025, Firescaping Workshop

### Commercial Water Efficiency Program

*Contract goal: Assist West Basin staff in promoting MWD's rebates for the Commercial. Industrial and Institutional (CII) sectors*

*Status of goal: On Hold*

### Rain Barrel Giveaway

*Contract goal: 5 Rain barrel distribution events.*

*Status of goal: 6 Rain barrel program distribution GOAL met*

SBCCOG staff assisted West Basin staff with registration and email reminders for the City of Topanga rain barrel event, which was held on Saturday, April 26. Additionally, SBCCOG staff have responded to phone inquiries on the dedicated West Basin line and enrolled customers on the Interest List for 2025.

### Water Replenishment District of Southern California (WRD)

*The contract period is January 1-December 31, 2026*

*Contract goal: promote WRD programs and support in-person events*

*Status of goal: ongoing*

Ongoing promotion of WRD programs continues through SBCCOG's e-newsletters and other social media channels. In addition, SBCCOG posts WRD events on the website and sends out e-blasts to increase attendance at events.

#### Completed Classes:

- 4/18/ 2025, "Goodbye Grass, Hello Garden: Qualify for Rebates" class., IN PERSON, 111 W Mariposa Ave, El Segundo, CA 90245. (NOTE: done in conjunction with West Basin)

#### Upcoming Classes:

- 5/6/2025, Garden Design – IN PERSON, West Basin & WRD, Carson
- 5/10/2025, Small Space Gardening, IN PERSON, Madrona Marsh, Torrance
- 5/20/2025, Edible Gardening, IN PERSON, Nakaoka Community Center, Gardena

## Los Angeles Department of Water and Power (LADWP) under SoCalGas

*The contract period is July 1, 2024, through June 30, 2025*

### Task – Community Outreach and Promotional Events

*Contract goal: Exhibit or present at 10 targeted special events*

*Status of goal: 15 exhibit events completed*

In addition to these events, SBCCOG staff continued to research new community event opportunities in District 15 and to communicate with event planners to secure in-person participation as well as provide information virtually.

### Task - Commercial Kitchen Water Assessments

*Contract goal: Conduct 8 commercial water kitchen assessments in CD15*

*Status of goal: 8 water assessments completed, and materials and packages were distributed*

SBCCOG staff conducted outreach walks in District 15 and completed three water assessments during the month of April.

## **Waste Reduction**

### Sanitation Districts of LA County (LACSD)

*Contract period is July 1, 2024-June 30, 2025- Educational Outreach Support Exhibit Events*

*Contract goal: 100 exhibition events, presentations, workshops, networking opportunities, etc.*

*Status of goal: 107 Exhibition events, presentations, workshops, networking opportunities, etc.*

Contract goal: Schedule up to 3 Sanitation Districts-related presentations.

Status of goal: 3 presentations scheduled - COMPLETED

#### *Presentations Scheduled:*

- LACSD Speaker Presentation to Torrance Environmental Quality & Energy Conservation Commission – April 4, 2025 – **POSTPONED** to June or July
- LACSD Speaker Presentation to Redondo Beach's Public Works and Sustainability Commission – June 23, 2025

The SBCCOG staff conducted research, updated the speaker's bureau master list, and reached out to organizations to schedule presentations on behalf of the Sanitation Districts.

## Rolling Hills Organic Waste

*Contract period is April 8, 2024 – April 1, 2026*

The SBCCOG is working with the City of Rolling Hills to facilitate public education and outreach for their residents on organic waste recycling and food waste prevention. This work is funded by a CalRecycle SB1383 grant. Staff is working with EcoNomics, Inc, technical consultant, who will provide outreach content. Kickoff meeting with the EcoNomics, Inc will be held in May.

## **Green Business**

### South Bay Green Business Assist Program (GBAP): Ongoing

The SBCCOG continues to provide information to local businesses on opportunities to implement sustainability programs maintaining relationships and communication channels with business that have self-identified as environmentally conscience. Businesses receive information on the status of SBCCOG utility partners' programs, information posted on the SBCCOG website, and a quarterly e-newsletter. Conversations with LA County and the California Green Business Network were conducted this month to help identify more resources for businesses. The CGBN program, provided by SoCalREN is now open to all South Bay cities.

GBAP by city: Carson (18), El Segundo (55), Gardena (26), Hermosa Beach (12), Hawthorne (83), Inglewood (20), Lawndale (30), Lennox (10), Lomita (9), Manhattan Beach (10), Palos Verdes Estates (9), Rancho Palos Verdes (11), Redondo Beach (6), Rolling Hills Estates (6), Torrance (92), Los Angeles County – Community of Westmont (1) and District 15 (11) for a total of **409** businesses in the program as of April 2025.

## **Climate Action**

SBCCOG staff, the CivicSpark Fellow, and volunteers are currently finalizing the draft greenhouse gas inventory (GHG) reports and distributing them to cities for review. Additionally, the SBCCOG hosted an online webinar to city staff on Thursday, April 17 to walk through the methodology and review process for the GHG inventories. The Fellow will be available to present findings to city committees and commissions in Q2 2025.

## **Transportation**

### Metro Express Lanes (MEL) (Contract period November 18, 2022 – November 17, 2025)

South Bay events are being held both virtually and in-person. SBCCOG staff continue to prepare, update, and share the SBCCOG outreach calendar for events that provide opportunities to support the mission and goals of the Metro Express Lane program. For March the SBCCOG/SBESC distributed MEL materials at twenty events.

## II. VOLUNTEERS

Status of Program: **83.25** hours for April 2025

Zoran, Project Coordinator, has been updating program materials and hour tracking systems to streamline processes.

## III. MARKETING, OUTREACH, & IMPLEMENTATION

### Outreach Events

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In April 2025:

3 - Networking Event

2- Workshops Event

16- In Person Community Event

1 - Business Event

Total for the period July 1, 2024, to date:

34- Networking Event

72- In Person Community Event

9- Business Event

8- Workshops Event

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, SBCCOG Executive Director  
Ronson Chu, SBCCOG Senior Project Manager for Homeless Services

SUBJECT: Approval of St. Margaret's Center (SMC) Time Limited Subsidy (TLS) Contract and Prepayment

## BACKGROUND

At the June 2023 SBCCOG Board Meeting, the Board approved the Local Solutions budget, including roughly \$500,000 for the Time Limited Subsidy Program. In the SBCCOG's current Local Solutions contract with Los Angeles County, approved by the Board of Directors, the Time Limited Subsidy (TLS) program is designed to provide up to 12 months of rental assistance for individuals or households experiencing or at risk of homelessness. On April 25<sup>th</sup>, 2024, the Board of Directors approved the Memorandum of Understanding for the TLS program. As Measure H is phasing out as Measure A is implemented, we have allocated Measure H carryover funding to continue supporting this program. On April 14<sup>th</sup>, 2025, the SBCCOG Steering Committee approved the Measure H carryover budget of approximately \$800,000 for the TLS program. Currently, the City of Torrance and the Watts Labor Community Action Committee are the only entities contracted to access this program funding. SBCCOG staff have been working to onboard other partner organizations so that more South Bay residents in need can access this rental assistance.

Catholic Charities of Los Angeles, Inc./St. Margaret's Center (SMC) is one of our partner organizations that is being onboarded to the program. The SBCCOG currently contracts with SMC to provide housing navigation and case management in Inglewood, Del Aire, Lawndale, Lennox, Westmont/West Athens, and Alondra Park. Due to the freeze on LAHSA TLS resources, SMC's participation in the SBCCOG's TLS program is critical to increasing housing placements and further reducing homelessness in the region.

The recommended actions included in this memo will enable SMC to access the SBCCOG TLS program, with an initial \$25,000 in pre-payment TLS rental assistance as they do not have the cash flow to front load the payments. We expect that additional jurisdictions and service providers can still be signed on to participate in the TLS program and access funding, which we anticipate can house around 20-30 people.

## RECOMMENDATION

The SBCCOG staff recommends that the Board approve the following:

1. Execution of the attached MOU with SMC to utilize the Time Limited Subsidies program
2. Disbursing \$25,000 in TLS funds for SMC as a pre-payment for cash flow purposes
3. Invoicing the County for \$25,000



Catholic  
Charities  
of Los Angeles, Inc.

Archbishop José H. Gomez  
Chairman of the Board

Reverend Monsignor Gregory A. Cox  
Executive Director

April 30, 2025

1531 James M. Wood Boulevard  
Los Angeles, CA 90015-1112  
Tel: (213) 251-3400  
Fax: (213) 380-4603  
[www.CatholicCharitiesLA.org](http://www.CatholicCharitiesLA.org)

Mr. Ronson Chu  
Senior Project Manager, Homeless Services  
South Bay Cities Council of Governments  
2355 Crenshaw Blvd., Suite 125  
Torrance, CA 90501

Dear Mr. Chu:

Catholic Charities of Los Angeles, Inc. is pleased to submit the signed MOU/Agreement for the Time-Limited Subsidy (TLS) Reimbursement Program.

We thank you for your support and look forward to continuing our partnership with the South Bay Cities Council of Governments to provide life-changing services to needy South Bay households.

If you have any questions, please do not hesitate to contact Mary Agnes Erlandson, St. Margaret's Center Director, at [maerlandson@ccharities.org](mailto:maerlandson@ccharities.org) or Jonathan Said, St. Margaret's Center's Homeless Services Manager, at [jsaid@ccharities.org](mailto:jsaid@ccharities.org).

Sincerely,

Rev. Monsignor Gregory A. Cox  
Executive Director





**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS AND  
CATHOLIC CHARITIES OF LOS ANGELES, INC./ST. MARGARET’S CENTER  
REGARDING THE USE OF THE TIME-LIMITED SUBSIDY (TLS)  
REIMBURSEMENT.**

This Memorandum of Understanding (“MOU”) is between the South Bay Cities Council of Governments (“SBCCOG”), a joint powers authority, and Catholic Charities of Los Angeles, Inc./St. Margaret’s Center (“Service Provider”), a nonprofit corporation (collectively, the “Parties”).

**RECITALS**

- A. On May 3, 2022, the Board of Supervisors unanimously approved a motion to implement the New Framework to End Homelessness in Los Angeles County which included an increase of co-investment opportunities for cities and Councils of Governments (Local Jurisdiction). With this Local Jurisdiction funding, the SBCCOG was awarded roughly \$2 million a year through June 30, 2027.
- B. On an annual basis, the SBCCOG convenes homeless staff of its 16 cities and Supervisor Districts to review the Local Jurisdiction funding plan and solicit feedback. On June 22, 2023, the SBCCOG Board of Directors approved the Local Jurisdiction funding plan, now referred to as Local Solutions funding plan, which designated \$500,000 for a Time-Limited Subsidy Reimbursement Program.
- C. The Service Provider has indicated to SBCCOG that it would like to seek reimbursement for TLS services that the Service Provider provides to its clients.
- D. The Parties desire to enter this MOU to set forth and memorialize the obligations of the Parties with respect to the SBCCOG Time-Limited Subsidy Program.

**AGREEMENT**

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and promises herein contained, the SBCCOG and the Service Provider hereto agree as follows:

**I. TERM:**

This MOU shall be effective as of May 1, 2025, and shall remain in full force and effect until June 30, 2027 (“Term”), unless sooner terminated or extended, in whole or in part, as provided in the Los Angeles County Contract Number HI-23-002 (Exhibit 1 County Local Jurisdiction Contract). This MOU is contingent upon SBCCOG receiving funding from Los Angeles County.

**II. SERVICE PROVIDER RESPONSIBILITIES:**

- A. The Service Provider will oversee the timely rental subsidy payment to the property owner.

- B. The Service Provider will invoice SBCCOG on a monthly basis for payments made on behalf of the client to the property owner.
- C. The Service Provider shall adhere to the Program Guidelines and Program Rules in Exhibit 2.
- D. The Service Provider shall fulfill requirements for rental pricing, housing plan performance, and reporting in accordance with Exhibit 3.
- E. The Service Provider, if given prepayment of funds, shall adhere to the Prepayment Guidelines in Exhibit 4.
- F. The Service Provider hereby warrants, represents, and covenants that it will comply with all applicable local, state, or federal guidelines, regulations, requirements, and statutes and/or as required under the laws or regulations relating to the source of the program funds to be transferred by the County to the SBCCOG to the Service Provider pursuant to this MOU and Exhibit 1, and will not use the program funds for costs associated with activities in violation of any law or for any activity inconsistent with the requirements and purposes set forth in this MOU.
- G. The Service Provider shall maintain records related to the program operation and use of program funds for five (5) years following the expiration of this MOU. SBCCOG shall have access to the records upon request.
- H. The Service Provider will maintain the relationship with the underlying property owner. The Service Provider will oversee that the client is abiding by applicable Exhibit 2 Program Guidelines and Rules, HOA Guidelines, and other rules and regulations of the program, service provider, and property owner. The SBCCOG will not be a party to any underlying rental transaction nor a party of any agreement between the property owner, client, and service provider.

### **III. SBCCOG RESPONSIBILITIES:**

- A. The SBCCOG will reimburse to Catholic Charities of Los Angeles, Inc./St. Margaret's Center an amount not to exceed the rental pricing requirements in Exhibit 3.
- B. As TLS is in conjunction as a resource to the standalone Housing Focused Case Management programs, SBCCOG will reimburse Catholic Charities of Los Angeles, Inc./St. Margaret's Center for administrative costs incurred at no more than a 10 percent administrative fee rate on submitted invoices.
- C. The SBCCOG shall monitor the Service Provider's execution of the Time-Limited Subsidy Program to ensure compliance with Guidelines, Rules, and Deliverables.
- D. The SBCCOG shall provide the Service Provider with a reporting template format for the submission of quarterly reports in accordance with Exhibit 3.

- E. The SBCCOG shall maintain records related to the program operation and use of program funds for five (5) years following the expiration of this MOU.

**IV. THIRD PARTY LIABILITY AND INDEMNIFICATION:**

- A. The Parties agree to indemnify, defend, and hold harmless each other, including its elected and appointed officers, employees, agents, attorneys, and designated volunteers from and against any and all liability, including, but not limited to demands, claims, actions, fees, costs, and expenses (including reasonable attorney's and expert witness fees), arising from or connected with the respective acts of each entity arising from or related to this MOU. Neither entity shall indemnify the other entity for that other entity's own negligence or willful misconduct.

**V. MISCELLANEOUS:**

- A. This MOU shall be binding upon and shall be to the benefit of the respective successors, heirs, and assigns of each entity; provided, however, neither entity may assign its respective rights or obligations under this MOU without prior written consent of the other entity.
- B. This MOU (including for the purpose of clarity, the recitals, to this MOU), contains the entire agreement between the SBCCOG and the Service Provider with respect to the matters herein, and there are no restrictions, promises, warranties, or undertakings other than those set forth herein and referred to herein.
- C. No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by the authorized representative from each entity; no oral understanding or agreement not incorporated herein shall be binding on either of the entities.
- D. The SBCCOG and the Service Provider hereby certify compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace as set forth in Exhibit 2, attached hereto and incorporated herein by reference.
- E. In the event an entity defaults in the performance of any of its obligations under this MOU or materially breaches any of the provisions of this MOU, the non-breaching entity may enforce this MOU through any available remedies.
- F. This MOU is not intended to be a third-party beneficiary contract and confers no rights on anyone other than the parties hereto.
- G. Notices or other communications, which may be required or provided under the terms of this MOU, shall be given to the individuals identified for each entity. All notices shall be in writing and deemed effective when delivered in person or deposited in the United States mail, first class, postage prepaid, and addressed as below. Any notices, correspondence, reports, and/or statement authorized or required by this MOU, addressed in any other fashion shall be deemed not given.

**South Bay Cities Council of Governments:      Catholic Charities of Los Angeles, Inc.:**

South Bay Cities Council of Governments  
2355 Crenshaw Blvd., Suite 125  
Torrance, CA 90501  
Attn: Jacki Bacharach

Catholic Charities of Los Angeles, Inc.  
1531 James M Wood Blvd  
Los Angeles, CA 90017  
Attn: Rev. Msgr. Gregory A. Cox

- H. In an action or proceeding to enforce or interpret any provision of this MOU, the entities shall bear their own attorney's fees, costs, and expenses.
- I. The laws of the State of California and applicable local and federal laws, regulations, and guidelines shall govern this MOU. In the event of any legal action to enforce or interpret this MOU, the laws of the State of California shall apply and the Venue shall be Los Angeles County.
- J. Either entity shall be excused from performing its obligations under this MOU during the time and to the extent that it is prevented from performing by an unforeseeable cause beyond its control, including but not limited to any incidence of fire or flood; acts of God; commandeering of material, products, plants, or facilities by the federal, state, or local government; national fuel shortage; or a material wrongful act or omission by the other Party; when satisfactory evidence of such cause is presented to the other entity, and provided further that such nonperformance is unforeseeable, beyond the control and is not due to the fault or negligence of the entity not performing.
- K. Provider shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company admitted to do business in California and approved by the SBCCOG (1) a policy or policies of broad-form comprehensive general liability insurance with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Provider, its officers, employees, agents, and independent contractors in performance of services under this Agreement; (2) property damage insurance with a minimum limit of \$1,000,000.00; (3) automotive liability insurance, with minimum combined single limits coverage of \$500,000.00; and (4) worker's compensation insurance with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater. SBCCOG and participating public agencies, their respective officers, employees, attorneys, staff consultants, and volunteers shall be named as additional insureds on the policy (ies) as to comprehensive general liability, property damage, and automotive liability. The policy (ies) as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the SBCCOG shall be excess insurance only.
- L. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving SBCCOG thirty (30) day's prior written notice thereof. Consultant agrees that it will not cancel, reduce, or otherwise modify the insurance coverage.

- M. All policies of insurance shall cover the obligations of Consultant pursuant to the terms of this Agreement; shall be issued by an insurance company which is admitted to do business in the State of California or which is approved in writing by the SBCCOG; and shall be placed with a current A.M. Best's rating of no less than A VII.
- N. Consultant shall submit to SBCCOG (1) insurance certificates indicating compliance with the minimum worker's compensation insurance requirements above, and (2) insurance policy endorsements indicating compliance with all other minimum insurance requirements above, not less than one (1) day prior to beginning of performance under this Agreement. Endorsements shall be executed on SBCCOG's appropriate standard forms entitled "Additional Insured Endorsement", or a substantially similar form which the SBCCOG has agreed in writing to accept.
- O. This MOU may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute the same agreement.
- P. Authority and Signatures: The individuals signing this MOU, and its exhibits, which are incorporated herein by reference, have the authority to commit the entity they represent to the terms of this MOU, and do so commit by signing.

**(Signatures on Following Page)**

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS**

By: \_\_\_\_\_  
Rodney Tanaka, SBCCOG Chair

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Jacki Bacharach, Executive Director/Board Secretary

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Michael Jenkins, Legal Counsel

**CATHOLIC CHARITIES OF LOS ANGELES, INC.**

By: Gregory A. Cox  
Rev. Monsignor Gregory A. Cox, Executive Director

Date: 4/30/2025

EXHIBIT 1: COUNTY CONTRACT

EXHIBIT 2: PROGRAM GUIDELINES AND SUGGESTED RULES

EXHIBIT 3: RENTAL PRICING, PERFORMANCE, AND REPORTING REQUIREMENTS

EXHIBIT 4: PREPAYMENT GUIDELINES

## **EXHIBIT 1: COUNTY CONTRACT**

Attached.

## EXHIBIT 2: PROGRAM GUIDELINES AND SUGGESTED RULES

### Program Guidelines

- 1) **Eligibility** – Prior to approval of the Time-limited Subsidy (TLS) reimbursement, Provider will schedule a case conference with SBCCOG to review participant housing plan. Participants must be in the Coordinated Entry System (CES) and must have a housing plan created by the case manager. The housing plan will include participant self-sufficiency goals in three-month increments, with financial independence goal no later than one year. Participants must be at an acuity level where they can be in the rooms unsupervised. The program is open to Adults, Families, Seniors, and Veterans as defined by the Coordinated Entry System. Participants must be in the SBCCOG jurisdiction.
- 2) **Reimbursement** – Program allows for providers to support client rent payments and seek reimbursement using the SBCCOG Local Solutions Fund. Providers must have proper documentation including receipts and lease agreements. Payments will be for reimbursements only. The SBCCOG will not have any direct relationship with the underlying lessor partner.
- 3) **Pricing** – Units rented must be priced at or below the Fair Market Rent (FMR) or Small Area Fair Market Rent (SAFMR) for the applicable Public Housing Authority (PHA) that has jurisdiction over the unit zip code.
- 4) **Duration** – Up to one year with three month evaluation intervals. Extensions will be on a case-by-case basis contingent on continued funding availability and participant progress in their housing plan. SBCCOG may also recommend subsidy step-downs. SBCCOG reserves the right to approve eligibility and grant extensions after consultation with the case worker.
- 5) **Check-ins** – Non-profit partners are required to have at least 2 check-ins with their TLS client per month. This check-in must be in person. Check-ins can include documented reporting of Housing Plan Progress, Document Readiness, Benefits Progress, Work Assessment, Credit Checks, and Budgeting among other relevant topics.
- 6) **Services** – In recognition that a successful housing plan may entail wrap-around services, providers shall address barriers to long-term self-sufficiency. Services that may be necessary include document services, transportation services, employment search, job interview preparation, and the pursuit of longer-term welfare support. The SBCCOG will receive reports from providers to confirm that necessary interventions are being provided.
- 7) **Furniture and Supplies** – For TLS housing, the SBCCOG's Client Aid Program will assist in the purchase of the bare necessities such as mattresses, microwaves, mini-fridge, fans, toilet paper, towels, dishes, and other welcome supplies. Providers must first make an effort to solicit their resources for these items before accessing the Client Aid Program. Purchases will be coordinated through CES furniture providers when possible.



### **EXHIBIT 3: RENTAL PRICING, PERFORMANCE, AND REPORTING REQUIREMENTS**

#### **Pricing**

Proposed Service Provider selected unit rents cannot exceed local Public Housing Authority (PHA) Fair Market Rent (FMR) standards or Small Area Fair Market Rent (SAFMR).

Sample table below for Redondo Beach PHA as of 02/01/2024:

<b>Unit Type</b>	<b>90277</b>	<b>90278</b>
SRO	\$1,500	\$1,500
Efficiency	\$2,261	\$2,062
1-Bedroom	\$2,546	\$2,328
2-Bedroom	\$3,230	\$2,955
3-Bedroom	\$4,142	\$3,791
4-Bedroom	\$4,570	\$4,180

Invoicing will occur quarterly, by the 15<sup>th</sup> of the following month. For rental units, Service Provider must provide the lease and lease payment receipt or invoice from landlord as documentation of the transaction.

#### **Program Performance – Sample Housing Plan**

All participants must have a housing plan. See sample housing plan below:

<b>Target</b>	<b>3 months</b>	<b>6 months</b>	<b>9 months</b>	<b>12 months</b>
Reduce rent subsidy to zero at or before the end of 12 months	Client achieves 25% of their housing plan. (ie. Finishes resume and begins applying for jobs)	Client achieves 50% of their housing plan (ie, Interviews and accepts jobs)	Client achieves 75% of their housing plan (ie. Begins work and collects first few paychecks)	Client achieves 100% of their housing plan and is self sufficient. (ie. Job and income stabilized)

## **Reporting**

The Service Provider will provide a quarterly report which will detail the following metrics:

- Number of new people placed in the quarter
- Number of people graduated to self-sustenance
- Cumulative number of people placed
- Cumulative number of people graduated
- Notes and success stories
  - o Report back on each client enrolled in TLS:
    - Note where each client is on their housing plan
    - Note successes and challenges
    - Preview next 3 months goals
  - o Success stories

Additionally, as part of the evaluation of a participant's program eligibility, the SBCCOG may request the following information. This information will be used to assess ongoing eligibility as well as help fulfil requirements for Client Aid that may be needed support such as security deposits, application fees, or job related expenses.

For example, when a Case Manager requests a TLS, the SBCCOG will ask questions such as: what the barriers are to securing their own housing; does the individual exhibit any acuties; does the individual have income for food/transportation, etc.

### **Requested fields**

- Case manager name
- Individual's first name
- HMIS ID (if known)
- Date of birth and or Year of birth
- Race and Ethnicity; Gender
- Service Provider of residence (from provided LAHSA SPA 8 Service Provider list)
- Housing status (Shelter, Street, RV/Vehicle, Couch Surfing, etc..)
- Length of homelessness
- Length of time in current Service Provider
- If less than one year, previous location
- Other organizations they are working with
- If family or friends can offer housing
- Monthly income; Income type/types
- Work status
- Eviction history
- Approximate credit score (if known, 300 - 850)
- If open to shared housing/If open to shelter (congregate, non-congregate)
- Pets
- EHV/Housing Voucher status, if applicable
- Needed documents
- Self-Assessed Physical impairment

- Self-Assessed Mental health impairment
- Case manager observation: “Acknowledging inability to diagnose, may mental health or behavioral health impair individual's ability to meet their housing and/or stability goals?”
- Substance use; Frequency of use; Effect of substance use on goals
- History of domestic violence
- Current legal concerns, if any
- History of Megan's Law

The SBCCOG will work with the Service Provider to gather this information in a flexible and not burdensome manner.

#### **EXHIBIT 4: PREPAYMENT GUIDELINES**

- A. The SBCCOG, by way of County invoicing, shall provide the Service Provider \$25,000 of prepayment funds. The Service Provider may request up to \$50,000 of prepayment funds in subsequent requests.
- B. Any prepayment of funds for this MOU shall be used towards the security deposit, monthly rent, and any move in costs approved by SBCCOG.
- C. All Program Guidelines in Exhibit 2 shall be followed.
- D. If the Service Provider seeks prepayment funds, the Service Provider will provide participant lease agreements, monthly invoicing showing deductions against the prepayment balance, payment receipts from landlord/property manager
- E. The Service Provider shall notify SBCCOG one month prior to spending 50 percent of their allocated prepayment funds. For example, if the Service Provider is given \$25,000 in prepaid TLS funding, the Service Provider will notify SBCCOG one month prior to spending down to \$12,500. When notified, SBCCOG will submit a new request to the County for additional prepayment funds for TLS.

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Transportation Committee

SUBJECT: Phasing of the Inglewood Transit Connector Project & Request for Scope of Work Modification

## BACKGROUND

The City of Inglewood has submitted a request (Exhibit 1) that asks the SBCCOG Board of Directors to approve of a scope of work modification to their funding agreement with Metro for Measure R Transit funding for the Inglewood Transit Connector (ITC) project. The City is requesting that the existing \$250M in Measure R Transit funds be used for Phase 1 improvements of the ITC Program as described in Exhibit 1.

The ITC team will present on the new, phased approach now referred to as the ITC Program at the May 12<sup>th</sup> Transportation Committee and the May 22<sup>nd</sup> Board of Directors meeting.

## RECOMMENDATION

That the Transportation Committee recommend the SBCCOG Board of Directors approve the City of Inglewood's request to approve a scope of work amendment between the City and Metro that would utilize the existing \$250M in Measure R Transit funding for Phase 1 of the ITC Program.

Attachment: Exhibit 1 – City of Inglewood Request

# Inglewood



# California

Public Works Department  
ONE MANCHESTER BOULEVARD / INGLEWOOD, CA. 90301 / P.O. BOX 6500 / INGLEWOOD, CA. 90312  
Telephone (310) 412-5333 / Fax (310) 412-5552  
[www.cityofinglewood.org](http://www.cityofinglewood.org)

May 5, 2025

Ms. Jacki Bacharach  
Executive Director  
South Bay Cities Council of Governments  
2355 Crenshaw Blvd, Suite 125  
Torrance, California 90501

Dear Ms. Bacharach,

On behalf of the City of Inglewood, I write to request the South Bay Cities Council of Governments (SBCCOG) support for the City's pursuit of an amendment to our Measure R Funding Agreement for the Inglewood Transit Connector (ITC) Project by and between the City and Metro that reflect a phased approach to project implementation and prioritizes Measure R resources to fund improvements completed as part of Phase 1.

## BACKGROUND

Since 2018, the City has advanced the ITC, an automated people mover (APM) system connecting the Market Street commercial area and Metro K Line's Downtown Inglewood Station to the City's sports and entertainment venues. The ITC seeks to address the following objectives:

- Provide direct and convenient connection to the Metro regional transit system for local residents and the region to access the City's new major employment, commercial, and activity center.
- Close a first/last mile gap between the regional Metro rail system by connecting the Metro K Line to the City's Sports and Entertainment District.
- Improve air quality and reduce greenhouse gases by reducing traffic congestion on both event and non-event days.
- Improve the quality of life for residents and visitors; and
- Support the ongoing Citywide economic revitalization, growth opportunities for transit-oriented development (TOD) within the City's Downtown TOD Plan area, including commercial and residential uses and through the creation of public parking facilities.

The City received all local and state approvals in 2022 and federal approvals in 2023. In December 2023, the City worked with the Federal Transit Administration (FTA) to establish a project budget of \$2.252 billion (\$2.05 billion as a base project budget and \$202 million as a backstop budget). This budget was informed by FTA's extensive risk analysis, discussions with FTA and the three shortlisted teams, project refinements, and construction-related cost escalation.

In a parallel effort, the City secured local, state and federal funding commitments totaling \$900 million, and in December 2023, received Entry into Engineering from the FTA with a \$1 billion Capital Investment Grant (CIG) commitment, achieving approximately \$1.9 billion in total

funding commitments. This included a commitment of \$250 million in Measure R funds, as well as a pledge of \$108 million in Measure M Subregional Equity Program funds, with support from the South Bay Cities Council of Government (SBCCOG) Board.

In November 2023, the City issued a Request for Proposal (RFP) for design, build, financing, operation and maintenance (DBFOM) of the ITC Project after having shortlisted three respondents. In May 2024, the City received and evaluated a proposal from Elevate Inglewood Partners (EIP), led by Plenary, and selected EIP as the best value proposer.

Based on the capital cost set forth in EIP's proposal, together with the FTA's requirements for backstop funding, the ITC Project had an estimated shortfall in funding of approximately \$500 million. Additionally, significant constraints on construction activity on Prairie Avenue and Manchester Boulevard established by the Los Angeles Olympic Committee have created challenges to ensuring viable transportation to the venues is available during the 2028 Summer Olympics Games.

### PHASED APPROACH

The City has completed further alternatives analysis and identified immediate improvements that could be implemented to address the City's mobility, sustainability and quality of life objectives. As part of this analysis, staff reconfirmed that the ITC Project is the most effective solution to providing a high-quality transit infrastructure to connect to the City's event venues to the regional rail system and to support the City's long-term growth. Accordingly, the City has proposed implementing the ITC Project in phases (collectively, the ITC Program).

Phase 1 includes the following elements of the ITC Program while preserving the opportunity for subsequent phased implementation of the ITC Project:

- Event activated bus-only lanes and new bus service on existing public right-of-way that will utilize state-of-the-art intelligent transportation system technology to increase transit ridership and improve transit services while maintaining roadway capacity.
- Mobility Hubs designed to intercept vehicles en route to the City's sports and entertainment centers and reduce congestion in surrounding residential communities with pedestrian access improvements, passenger mobility and transit services (i.e., self-service kiosks, wayfinding services, real-time transit information, bike share and repair stations, bike racks and lockers, etc.), bus rotaries, layover areas and connections, and parking structures. The City anticipates siting mobility hubs at ITC station sites, including on Market Street/Florence Avenue (at the site of the future APM station), and is also exploring other strategic locations in Downtown Inglewood and on the southern end of the City.

On April 22, 2025, the Inglewood City Council authorized the Mayor to execute a development agreement with EIP to advance elements of the Phase 1 of the ITC Project. The ITC team will work in concert with EIP to prepare a comprehensive implementation plan that will guide the delivery of all Phase 1 activities and elements, which also include, but are not limited to, the implementation of the event-based bus-only lanes and the establishment of mobility hub(s) strategically located throughout the City.

The City will conduct robust stakeholder engagement and public outreach to solicit input to help advance and finalize the designs of improvements completed in Phase 1.

While Phase 1 includes developing a preservation strategy for the future construction and operation of the APM, final design and construction of the APM would proceed as a future Phase 2 after the Olympics, and when the City has been able to secure necessary funding.

Lastly, the City is working with CalSTA and Caltrans to ensure that the State's Transit and Intercity Rail Capital (TIRCP) funding is used to implement Phase 1. The California Transportation Commission (CTC) is scheduled to consider this as part of their May 15-16<sup>th</sup> Agenda.

### PROJECT BENEFITS

Implementation of this phased approach will meet the multi-modal mobility, climate pollution reduction and quality of life goals of the City and SBCCOG, as well as Measure R.

Updated modeling indicates that an estimated annual ridership of over 3.1 million riders (2.336 million on event days and 817,000 during non-events) could be served by the proposed multi-modal network, which includes new dedicated bus lane improvements from both the north and south ends of the City to the Sports and Entertainment District.

Furthermore, the phased program addresses the anticipated needs of LA28 in the City, as up to 200,000 visitors are expected in Inglewood on a daily basis during the Olympic Games, for Opening and Closing Ceremonies and numerous daily Olympic events. Given that Prairie Avenue, the main thoroughfare where the Olympic venues are located, will be closed during the Games to create a secure perimeter, offsite Mobility Hubs will be needed to support the robust busing network that will be implemented.

This approach is consistent with the terms and intent of the original Funding Agreement, as well as the underlying principles of Measure R. Implementation of this phased approach addresses the City's short and long-term mobility needs and remains consistent with the SBCCOG's mobility priorities and previous funding recommendations to Metro.

Based on the above, the City would like to amend our Measure R Funding Agreement to reflect the phased approach to project implementation and prioritize Measure R resources to fund improvements completed as part of Phase 1. Your timely consideration would be sincerely appreciated.

Sincerely,



Tony Olmos, P.E.  
PUBLIC WORKS DIRECTOR



A photograph of four young adults standing in a line, waiting for a train. They are seen from behind, looking towards a train with large glass windows. The person on the far left has long brown hair and wears a blue shirt with a pink backpack. The second person has a large red afro and wears a light purple shirt with a grey backpack. The third person has dark hair and wears a light blue shirt with a black backpack. The person on the far right has long dark hair and wears a striped shirt with a denim skirt and a tan backpack. The text "INGLEWOOD TRANSIT CONNECTOR" is overlaid in white, bold, sans-serif font across the middle of the image.

# INGLEWOOD TRANSIT CONNECTOR



## CONNECTING INGLEWOOD, TODAY AND TOMORROW

The ITC is being reimagined and rephased.

We have modified our mobility plan to ensure it will improve daily life, support local businesses, and preserve Inglewood's culture while preparing for future growth.

Our plan is community centered and will deliver better mobility for locals and visitors, less traffic congestion, and investment in places like Market Street.

Ultimately, the ITC is more than a transit project. It's a people-first investment in Inglewood's future—built by Inglewood, for Inglewood.

◀ *Inglewood Stories*  
By Michael Massenburg



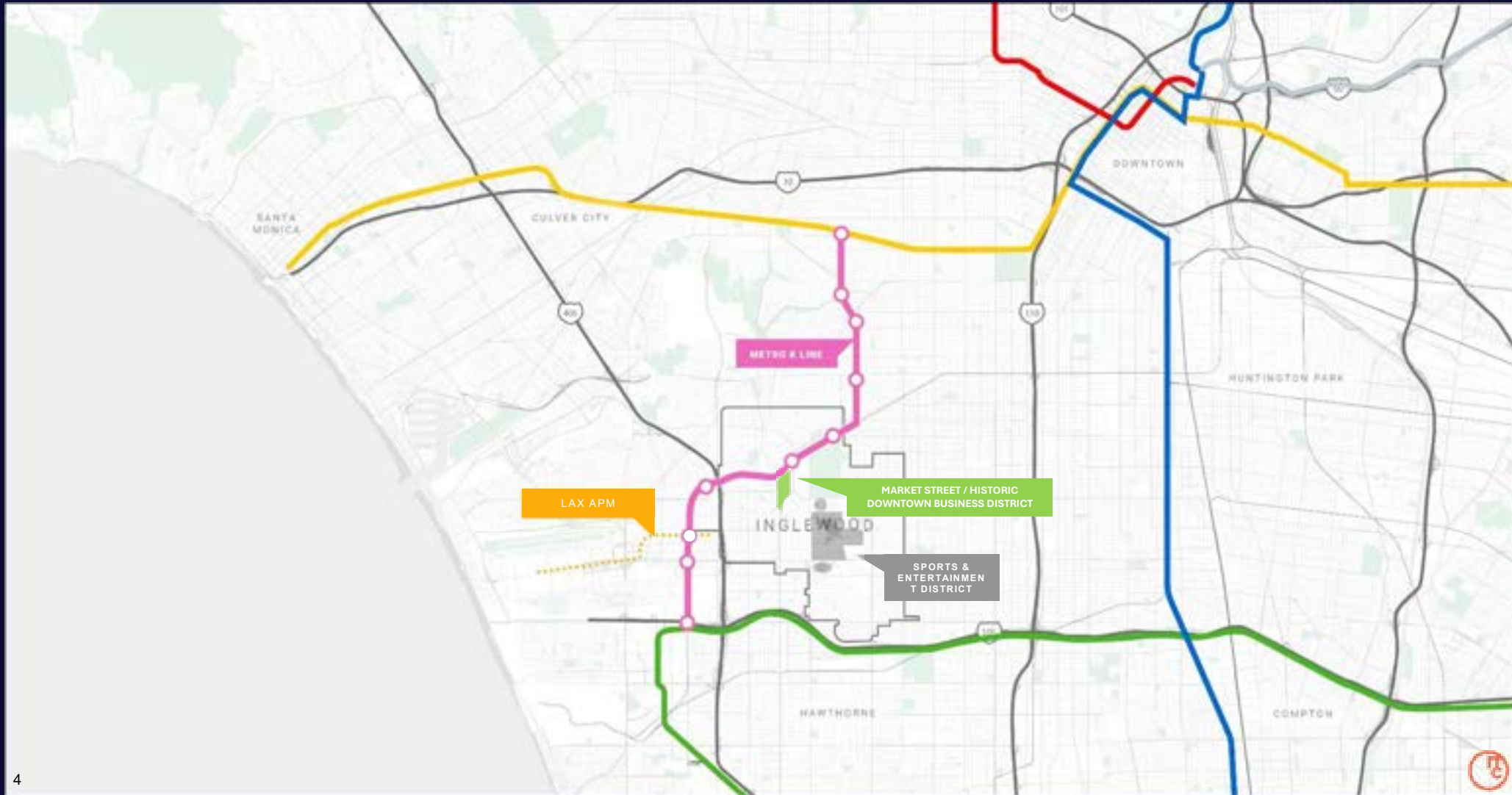


A photograph of a young couple holding hands and smiling at each other. They are standing in front of a blue bus at night. The woman is wearing a yellow jacket and a patterned backpack, and the man is wearing a tan jacket and a brown backpack. The bus has several stickers on its side, including a wheelchair symbol and a phone symbol. The text "A REIMAGINED ITC PROGRAM" is overlaid in large, orange, sans-serif capital letters on the left side of the image.

# A REIMAGINED ITC PROGRAM



## ADDRESSING FOR A FIRST-LAST MILE GAP



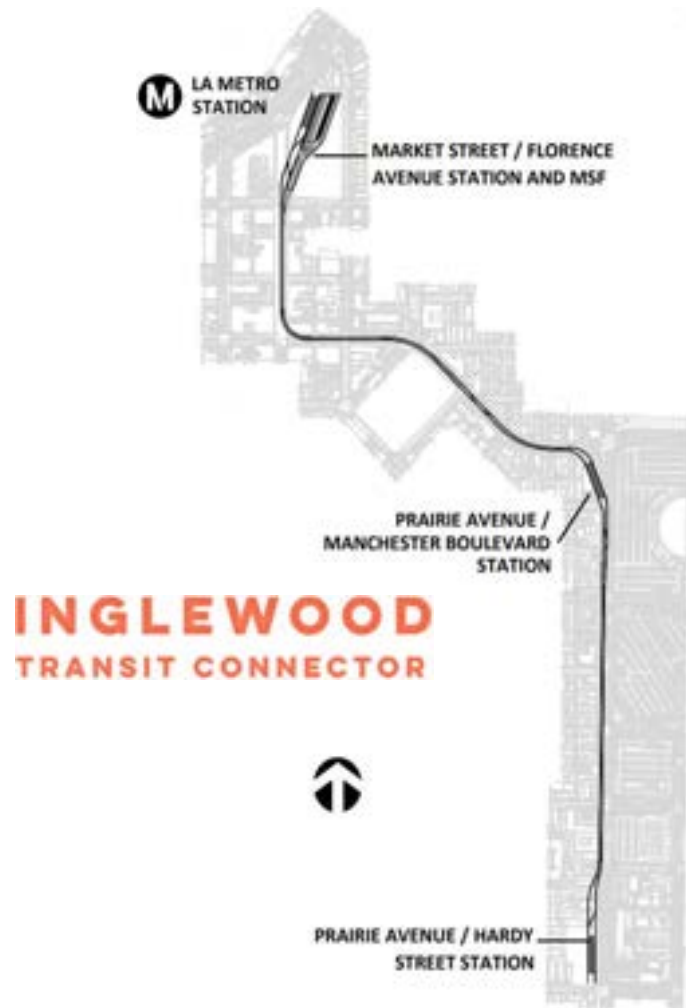
## SOLVING FOR TRAFFIC CONGESTION TO IMPROVE QUALITY OF LIFE



## IMPROVING MOBILITY AND INTERCEPTING TRAFFIC



## A REPHASED ITC PROGRAM



### BACKGROUND

- Initiated Project in 2018 – LA Metro Motion to identify how to connect City Centers to Metro Regional Rail System
- By March 2022 – Project completed all CEQA and NEPA clearances
- By May 2022 – Completed RFQ process for DBFOM teams
- By December 2023 – Secured commitments of approx. \$1.9B of State, Local, and Federal Sources. Achieved FTA's approval of Entry to Engineering for 50% of Project cost (\$1B of CIG funds)
- By July 2024 – Elevate Inglewood Partners (EIP) led by Plenary was selected as best value proposers for DBFOM, however, bid exceeded anticipated project budget
- October 2024 – County of LA initiated Climate Resiliency District for ITC Backstop;
- October to Present – Reexamination of Path Forward / Community Engagement
- Today - Action to award EIP initial development agreement to advance Phase 1 Project that will preserve for ITC APM



### Secured Funding:

Sources of Funding	Total (\$ m)
Measure R	250
Measure M	108
State Appropriations	11
Solutions for Congested Corridors Program	6.3
TIRCP Cycle 4	95
TIRCP Cycle 6	407
Federal Appropriations	8
RAISE	15
<b>Total Sources</b>	<b>900.3</b>

- To date, the City has purchased real estate, completed utility relocations including the replacement of water main utility, completed planning and design to achieve Entry to Engineering with the Federal Transit Administration, and completed predevelopment and procurement activities.
- Measure M funding has been reserved by the SBCCOG for “backstop” purposes to meet FTA requirements.
- State grantors are now working to reallocate TIRCP funds for phased strategy in May; City is working with the SBCCOG and Metro in parallel for local funds.
- City will seek a Letter of No Prejudice from FTA to achieve local match requirements for future APM.

## A REPHASED ITC PROGRAM

# Increasing Transportation Options & Mobility for Inglewood Residents

**Today**



**Phase 1 of ITC Program**



- North Bus Route A (Dedicated Lane)
- North Bus Route A (Mixed Traffic)
- North Bus Route B
- South Bus Route A (Dedicated Lane)
- South Bus Route A (Mixed Traffic)
- South Bus Route B (Dedicated Lane)
- South Bus Route B (Mixed Traffic)
- Pedestrian Corridor
- LAWA APM
- Metro K Line
- Metro C Line
- Downtown Inglewood Station (K Line)
- Districts
- Mobility Hubs



## CONNECTING INGLEWOOD, TODAY AND TOMORROW:

1

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### **Rephased Solution Reflects Community Priorities**

The ITC is a rephased solution that builds on past planning and is grounded in the needs we've consistently heard from Inglewood residents and local businesses: traffic relief, better local mobility, and investment in Market Street.

2

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### **Consistent Communication, Ongoing Engagement**

We're not just announcing a plan—we're building it with community input at every turn, through consistent updates and real outreach.

We know the direction we're heading based on your input. Now we want your help shaping the experience, design, and the impact.

3

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### **Market Street, Reimagined & Investment for Locals**

The ITC brings long-term investment to Market Street—creating a corridor that's safer, more accessible, and more enjoyable to walk, bike, or shop on.

To us, revitalization means lifting up what's already vibrant and rooted here—not replacing it.

## A REPHASED ITC PROGRAM

### A PHASED APPROACH

The ITC Project will be delivered in phases, with Phase 1 introducing a multi-modal transit hub network and event bus lanes to improve mobility, increase transit ridership, and address City environmental challenges.

Phase 1 preserves the option for a high-capacity 1.6-mile automated people mover designed to connect the Metro K Line to Inglewood City activity centers, serving the long-term growth of the City.

- ✓ **Increase mobility both within Inglewood and to the city from surrounding areas**
- ✓ **Reduce traffic congestion and improve air quality to improve quality of life for its residents**
- ✓ **Create a transit plan that serves both residential community, and can address also major events at 3 world-class venues**
- ✓ **Spur the revitalization of historic downtown Market Street**
- ✓ **Create a first/last mile solution from Metro rail to City activity centers**

### Successful Transit Center Examples



## A REPHASED ITC PROGRAM

The re-phased plan is based on insights gained from years of **engagement with the Inglewood community:**

- Workshops
- One-on-one meetings with stakeholders
- Open houses and townhalls
- Focus groups

**We are committed to robust and ongoing public outreach as we seek to further develop and deliver this the Phase 1 Project ahead of the Olympics.**





PHASE 1 PROJECT

# EVERYDAY MOBILITY DESIGNED FOR EVERYDAY RESIDENTS



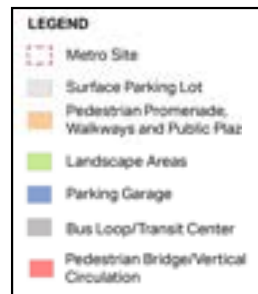
## Phase 1 ITC Project

- A network of Mobility Hubs with bus rotaries, transit amenities, pick up drop off, TNC access and parking
- Dedicated event bus-only lanes on La Brea & Hawthorne Blvd
- Enhanced Intelligent Transportation System



## EVERYDAY MOBILITY DESIGNED FOR EVERYDAY RESIDENTS

### Mobility Hub Site Plan – Market St / Florence Avenue





## EVERYDAY MOBILITY DESIGNED FOR EVERYDAY RESIDENTS

### Transit Amenities & Other Key Uses

Site will be designed to include transit amenities

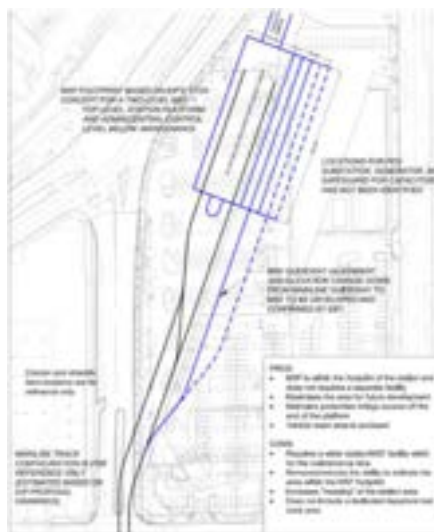
City will also develop incentives and strategies to create attractive and organized rideshare access to help address congestion near the City activity centers and surrounding residential community.



## Market Street Mobility Hub Design Will Anticipate And Preserve For Future APM

- ✓ Phase 1 will acquire the ROW necessary for APM
- ✓ Phase 1 will include the construction of the pedestrian bridge connection from Metro's Downtown Inglewood station; ped bridge will connect to future APM station
- ✓ City will update zoning code to ensure proper setbacks are required for any future construction adjacent along parcels adjacent to the APM alignment
- ✓ Mobility Hub parking structures will generate revenue to support future APM O&M costs

**Market Street Station**





## City Will Work with EIP to Reexamine, Identify Additional Optimization Opportunities, and Preserve for a Future APM System

- ❖ Assess and revalidate transit technology, including review of upcoming autonomous bus technology.
- ❖ Review and refine ITC APM Project scope – station configurations, station locations, number of stations, fleet size, Maintenance & Storage Facility design and other ITC APM Project elements.
- ❖ Identify all actions to preserve APM, including preserving right-of-way, station zones, and MSF, as well as recommended actions that would support future constructability and delivery of the ITC APM Project, such as setbacks, footprints, foundations, utilities and infrastructure.

### Exploring Emerging Technologies

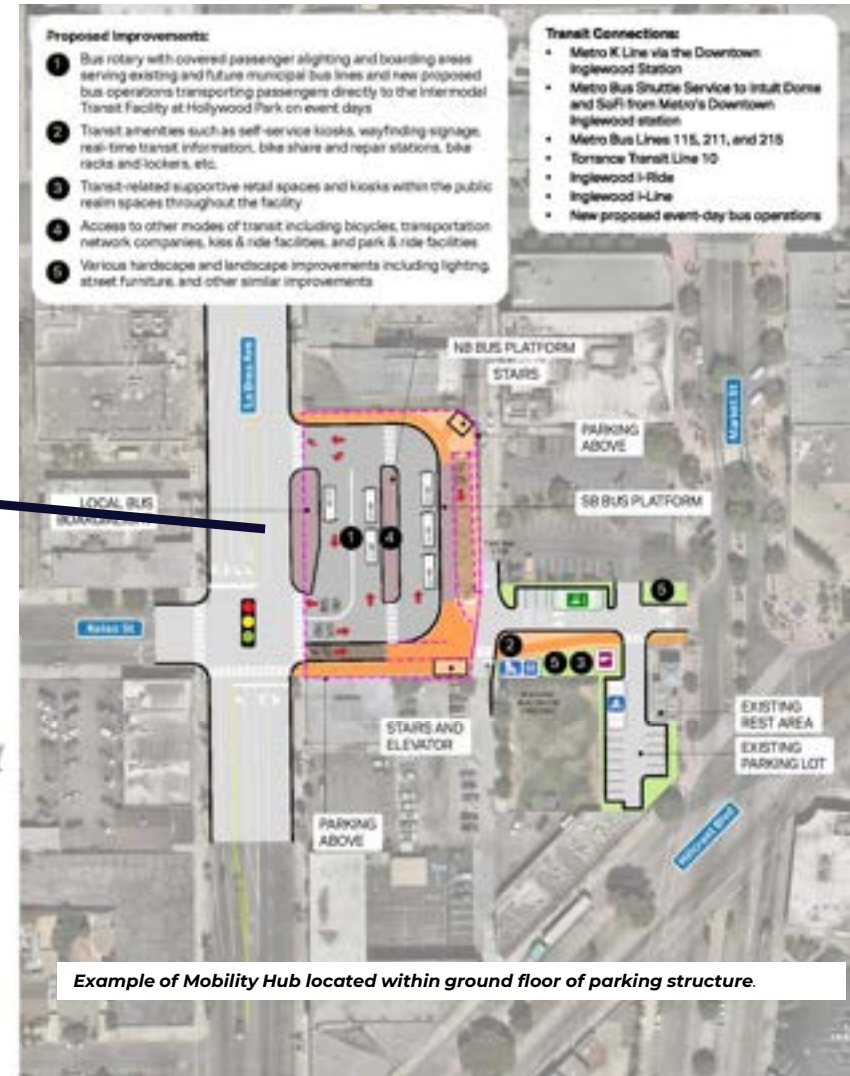


### Exploring Maintenance Facility Options



### Exploring Potentiality for the Future







# Mobility Hub – Prairie Ave & Imperial Hwy

Example of Mobility Hub  
Located Within Ground Floor  
of Parking Structure



## EVERYDAY MOBILITY DESIGNED FOR EVERYDAY RESIDENTS

# Mobility Hub at Hawthorne Ave & 111 Street



Will Develop in Partnership with Caltrans, County, Hawthorne, Metro and other partners.



## Bus-Only Lane Alternatives: Possible Lane Configuration

Team studied several bus lane concepts along La Brea/Hawthorne Corridor, including the following:

### **CONCEPT 1:** *Side-Running Bus Lanes Along La Brea Corridor*

- Side-running dedicated bus lanes along entire La Brea within existing ROW.
- Converts two general-purpose lanes (one in each direction) adjacent to the curbside parking lanes to bus-only lanes.

### **CONCEPT 2:** *Combination Side- and Center-Running Bus Lanes Along La Brea Corridor*

- Center-running dedicated bus lane on southbound La Brea Avenue south of E. Spruce Avenue to Arbor Vitae Street, where the ROW widens significantly.
- Side-running dedicated bus lane on northbound La Brea Avenue north of Arbor Vitae Street to E. Spruce Avenue.
- Side-running dedicated bus lanes on La Brea Avenue south of Arbor Vitae Street in both directions.
- Both the side- and center-running lanes convert general-purpose lanes to bus-only lanes.

### **CONCEPT 3:** *Curb-Running Bus Lanes Along La Brea Corridor*

- Curb-running dedicated bus lanes along entire La Brea, removing existing on-street parking south of E. Spruce Avenue.
- Dedicated lanes would replace existing parking lanes while maintaining three general-purpose travel lanes in each direction.

### **Exploring Concepts : Curb-Running Bus Lanes Along La Brea/Hawthorne Corridor**

#### **Benefits:**

- ✓ Better passenger accessibility and bus operations by allowing drop-offs on curb with no lane changes
- ✓ Retains all existing travel lanes, limiting impacts to traffic
- ✓ Accessible and preferred by local transit agencies

#### **Required Infrastructure Improvements:**

- ✓ Reconfiguration/narrowing of existing general-purpose travel lanes in northern and central portions of the La Brea corridor to accommodate 12-foot dedicated bus lanes due to ROW restrictions
- ✓ Dynamic signage for event-day restrictions

## Modeling Validates Substantial Event Transit Demand With Mobility Hub Plan / Bus Only Lanes

- Updated transit ridership projections revalidate and reconfirm that substantial transit demand exists on event days to the City of Inglewood's activity centers
- Transit modeling, using approved STOPS and TIRCP methodology, shows
  - 2.36M annual event day riders
  - 817J non-event day riders

SUMMARY OF UNLINKED TRIPS - FUTURE OPENING YEAR (2028) CONDITIONS  
AT-GRADE BUS ALTERNATIVE (NORTH & SOUTH ROUTES 4,000 PPHPD)

	ANNUAL RIDERSHIP - YEAR 2028				
	# Unlinked Trips_Metro LR	# Unlinked Trips_Metro BRT/RB	# Unlinked Trips_Metro MB	# Unlinked Trips_Bus Alternative	Total
TOTAL (2028) UNLINKED TRIPS - NON-EVENT	918,081	139,093	61,794	817,030	1,935,997
TOTAL (2028) UNLINKED TRIPS - EVENTS	2,432,143	353,960	169,045	2,366,992	5,322,140
TOTAL (2028) UNLINKED TRIPS	3,350,224	493,052	230,839	3,184,022	7,258,137

NOTES:

LR = LIGHT RAIL

BRT/RB = BUS RAPID TRANSIT/RAPID BUS

MB = MUNICIPAL BUS (LOCAL BUS)

\* assumes Hollywood Park Phase I build-out



## 2028 Ridership Demonstrates Need for Near Term Solution

**City is analyzing the right level of services for bus operation in the short term to address the transit demand, while also :**

- Assessing roadway traffic capacity to ensure no traffic disruption, especially during event days;
- Evaluating cost effectiveness to provide optimal service while managing total ITC Program Development and Construction and Operation and Maintenance costs

**City will move forward with enhanced ITS technology to improve roadway operations for bus plan.**

- Improvements include updating the central control of traffic flow through technology improvements
- Will enable traffic engineering, event staff and emergency services to pre-define the behavior of the signal controllers by scenarios
- Will facilitate monitoring in real time
- Will facilitate communication to the public and staff through dynamic signage

**City will also work to improve the City's Event Traffic Management Operations team to align access and circulation plan with technology improvements**

- Will facilitate communication to the public and staff through dynamic signage
- Will explore how to potentially intercept and steer TNCs at Mobility Hubs

RIDERSHIP PER EVENT - FUTURE OPENING YEAR (2028) CONDITIONS  
AT-GRADE BUS ALTERNATIVE (NORTH & SOUTH ROUTES 4,000 PPHPD)

Venue/Event Type	Number of Events/Year	Bus Ridership per Event	Annual Bus Ridership
NFL Game	22	15,612	343,464
College Game	1	15,612	15,612
NFL - Small Size Event	8	9,574	77,392
NFL - Mid-Size Event	20	14,510	290,200
Olympic Opening/Closing Ceremony	2	15,612	31,224
Olympic Archery	9	3,399	30,234
Performance Arena - Concert	75	2,437	182,740
The Forum - Concert	75	7,201	540,090
Olympic Gymnastics	14	6,050	84,694
IBEC - NBA Game	49	7,473	366,176
IBEC - Other Sporting Event	35	3,067	106,533
IBEC - Large Concert	5	7,588	37,940
IBEC - Medium Concert	8	5,915	47,323
IBEC - Small Concert	10	3,579	36,791
IBEC - Family Shows	20	3,492	69,847
IBEC - Corporate Events	100	783	78,317
IBEC - Plaza Events	10	1,557	24,907
<b>Total - Event Ridership</b>	<b>409</b>	<b>-</b>	<b>2,366,992</b>
<b>Non-Event Ridership</b>	<b>-</b>	<b>-</b>	<b>817,030</b>
<b>Total Annual Ridership</b>	<b>-</b>	<b>-</b>	<b>3,184,022</b>

## As Part of the Comprehensive Plan, the City will Assess Ridership and Feasibility of a Revamped Community Circulator System



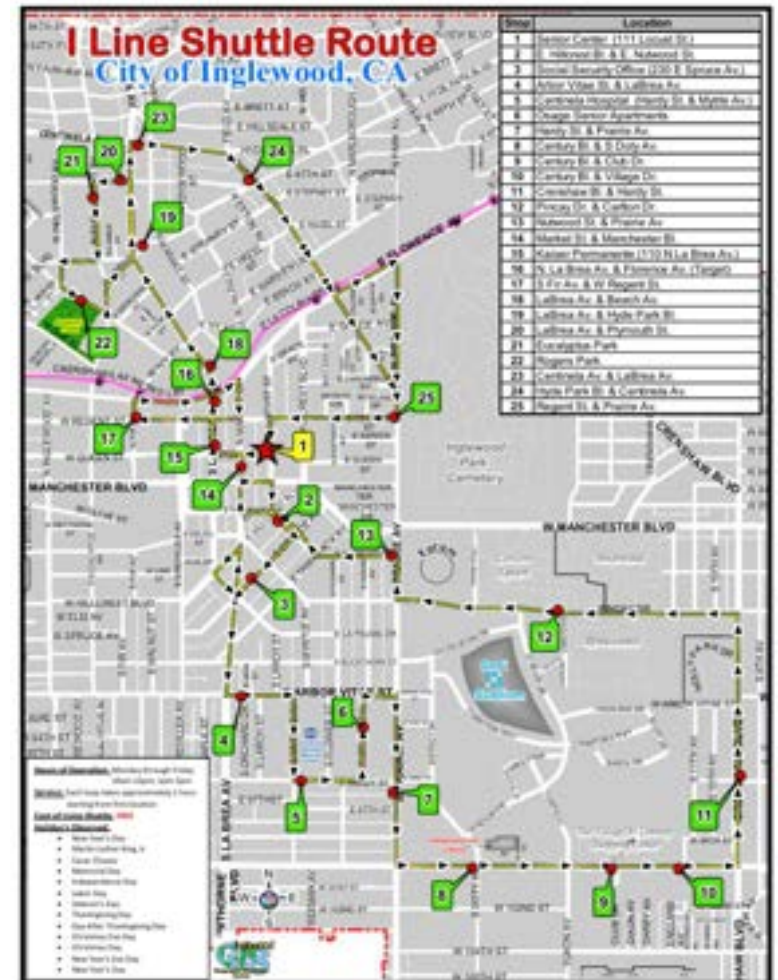
### Now Available: Iride Inglewood

If you live in Inglewood or Lemoor, getting to work at LAX is much easier with Iride—a new ride-to-work transportation service powered by the City of Inglewood.

Iride operates 7 days a week, with A.M. and P.M. service hours. Iride drivers will complete all rides within the following service hours:

A.M. service hours from 4:00 A.M. – 8:00 A.M.  
P.M. service hours from 12:45 P.M. – 4:45 P.M.

Ready to ride? Click the "Sign Up Now" button and fill out the form to get access to the Iride mobile app.





A photograph of a man and a woman looking at a smartphone together. The man is on the left, wearing a light-colored hoodie, and the woman is on the right, wearing a white sweater. They are both smiling. In the foreground, there is a red coffee cup with a white lid. The background is slightly blurred, showing an indoor setting. The entire image has a warm, yellowish-orange tint.

# **DOWNTOWN & MARKET ST INVESTMENT THAT SUPPORTS LOCAL BUSINESSES & RESIDENTS**



# Market Street Streetscape & Pedestrian Improvements



## PRECEDENT IMAGES

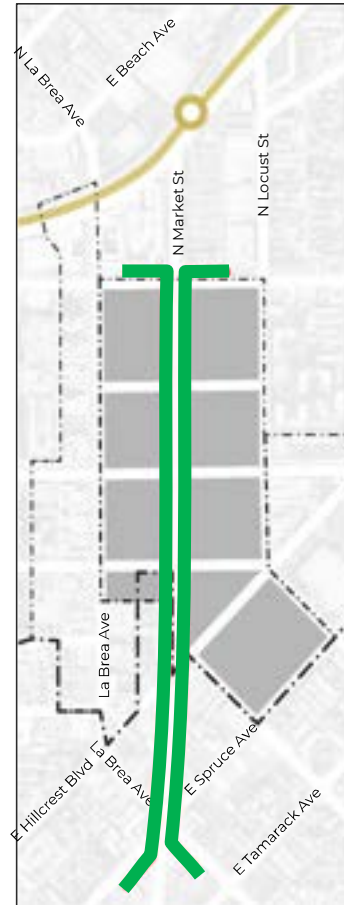


## DOWNTOWN & MARKET STREET INVESTMENT

# Initiating Downtown Market Street Revitalization Efforts In Parallel with Transit Plan Implementation



Existing conditions along Market Street include vacancies, worn exterior finishes, and lack of pedestrian, streetscape, and safety improvements as shown in the example below.



The City has partnered with PCR Finance and Capital to administer a Façade and Tenant Improvement Program, also known as "Destination Market Street".

Businesses will be able to receive up to \$250,000 in grants for eligible improvements.

Program launch will align with business relocations associated with the implementation of the Phase 1 Project.

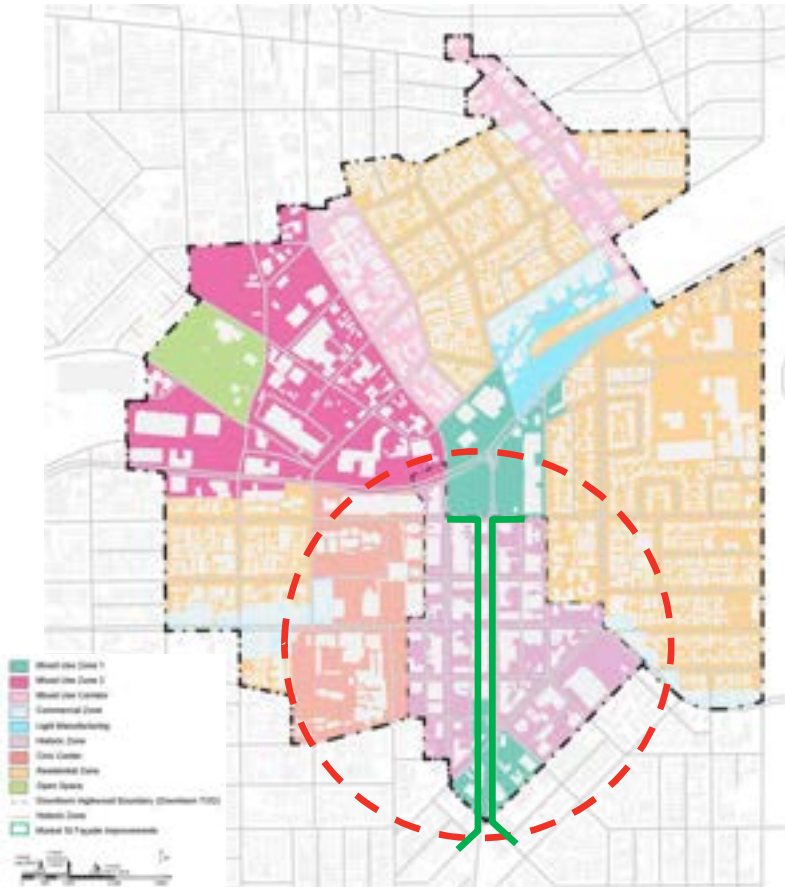
- Eligible Near Term Façade Improvements
- Downtown Inglewood Boundary (Downtown TOD)
- ... Historic Zone Boundary
- Historic Market Street District



# Update TOD Plan to Revitalize Downtown and Preserve for APM

### Will work with Stakeholders to Develop Downtown Inglewood TOD Updates for Council Consideration to:

- Update parking requirements, include parking district activation and mobility hubs
- Designate circulation, pedestrian, mobility areas, including universal valet, transportation network companies (Uber/Lyft), and mobility hubs
- Revisit height restrictions, allow smaller scale retail units to keep the “small town” feel, eliminate lot size requirements
- Create a design guide/checklist, set clear historic resources requirements and create shorter permitting and ministerial project review; streamline entitlement process
- Set requirements to preserve for future APM (e.g. setbacks, balcony protrusions to prevent fire life safety issues)





## Transit Plan To Support Housing In the City



303 E. Florence Avenue



The Astra at 215 Regent Street



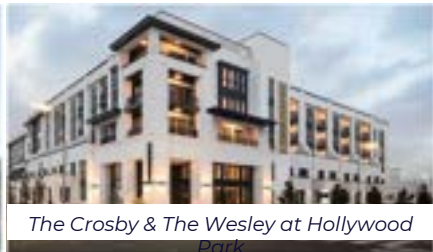
La Brea Lofts at 201 N. La Brea Avenue



225 N. La Brea Avenue



336 E. Hillcrest Boulevard



The Crosby & The Wesley at Hollywood Park

**Both Phase I and Phase II will benefit the City's existing housing centers as well as current and future renters:**

- Mobility hubs and future APM stations are located in existing high-density communities, including the **Downtown Transit Oriented Development Plan** area, with an average of 14,302 residents per square mile. Many do not own cars, and those that do welcome an affordable transit alternative throughout the City and region.
- There are already almost **10,000 housing units**, including over **600 affordable housing units**.
- Additionally, the City and County are continuing the creation of a **Climate Resilience District**, or CRD, to help fund the Project. When implemented, the **CRD would also set aside \$50 million for the creation of affordable housing in Inglewood**.



# **INGLEWOOD TRANSIT CONNECTOR**

## **STATUS AND NEXT STEPS**

- APRIL 22, 2025: Inglewood City Mayor authorized the Mayor to sign a Phase 1 Development Agreement with EIP.
- May 15/16, 2025: CTC to consider TIRCP Grant reallocation for Phase I Project at California Transportation Commission
- May 12, 2025 (Committee) and May 22 (Board): SBCCOG to consider support of proposed updates to Measure R Agreement.



## ONGOING COMMUNITY ENGAGEMENT

- **Staff will conduct workshops, focus groups, and community meetings to:**
  - Solicit input to help advance and finalize the designs of the Phase 1 Improvements
  - Ensure smooth construction communication and relocation
  - Support the activation of local business engagement and opportunities for participation in the construction and ultimate operations of the Project.
- **Staff will prepare an Implementation Plan** that will guide the delivery of Phase 1 elements including Destination Market Street Façade and Tenant Improvements, streetscape improvements, bus-only lanes, and the establishment of mobility hubs.



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# South Bay Cities Council of Governments

May 22, 2025

To: SBCCOG Board of Directors

From: SBCCOG Transportation Committee

Re: I-405 Auxiliary Lanes Project: I-105 to Artesia Blvd

## BACKGROUND

In March, the SBCCOG Transportation Committee received an update on the I-405 Auxiliary Lane Project (I-105 to Artesia Blvd). The project has been designed by Metro with funding provided by the SBCCOG through the Measure R South Bay Highway Program. So far, approximately \$17.4 million has been programmed for the project by the SBCCOG. At the time, it was reported that the estimated construction cost for the project would be approximately \$130 million. Recently the SBCCOG was informed that the cost has gone up to include \$40 million for construction management by Caltrans.

The SBCCOG has been working closely with Metro over the last year to explore outside funding opportunities for the completion of the project. Metro staff explored the Solutions for Congested Corridors Program but were unable to apply because a responsible fiscal agency was required for the project. Metro was unwilling to assume that role and subsequently asked the SBCCOG to assume fiscal responsibility, meaning that the SBCCOG would be responsible for the cost of the project as estimated and all cost overruns.

At its March meeting, the Transportation Committee asked SBCCOG staff to work with Mayor Butts and his team to further explore outside funding opportunities and to return in May with the results.

## ANALYSIS

SBCCOG staff worked with Metro and Inglewood representatives to evaluate other funding opportunities for the project. As of this time, there have not been any potential opportunities. Although SBCCOG staff believes the project is a critical safety improvement project, staff cannot recommend the SBCCOG assume fiscal responsibility for the project for several reasons.

First, the SBCCOG Board adopted a policy in March 2020 that restricted the SBCCOG to funding the environmental and design phases of large freeway projects so that they are well-positioned to compete for outside funding (primarily state and federal grants) for the right-of-way and construction phases. The Board felt that the subregion could assist with the development of these large projects but should not bear sole financial responsibility for building improvements that benefit the entire county and beyond.

Second, there is little guarantee that the estimated \$170 million construction cost will hold. Essentially we would have no control over the project or the schedule. Other subregions that

have assumed fiscal responsibility for Caltrans projects have shared that projects have not only been multiple years behind schedule but also tens of millions of dollars over budget.

Finally, a commitment of \$200 million or more (assuming cost increases) may not be possible given the remaining funds available in both Measure R Highway and Measure M MSP programs over the period in which the project would need the money. Even if there was sufficient funding, it would severely restrict the SBCCOG's ability to meet current city project obligations, costs to complete current city projects, and solicit new projects for many years.

If the SBCCOG Board does not choose to become its responsible fiscal agency, it does not mean that the project may never come to fruition. Notifying Metro of a decision against becoming the responsible fiscal agency would allow Metro to cease consultant work. Upon de-obligation by Metro, the balance of funding programmed will return to the Measure R Highway program. SBCCOG staff remains supportive of the project and will continue to work with Metro and other stakeholders to find funding to complete the project in the future. At this time, SBCCOG staff believes that the organization should notify Metro that it cannot agree to become the responsible fiscal agency for the project.

#### RECOMMENDATION

That the SBCCOG Transportation Committee recommend the Board of Directors formally notify Metro that the SBCCOG will not become the responsible fiscal agency for the I-405 Auxiliary Lane Project (I-105 to Artesia Blvd.) and to de-obligate the remaining funds programmed to the project and return them to the Measure R Highway Program for repurposing.

*Prepared by: David Leger, Senior Project Manager*

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: Kim Fuentes, Deputy Executive Director  
David Leger, SBCCOG staff

SUBJECT: Office Move Update

## BACKGROUND

The lease for the South Bay Cities Council of Governments' (SBCCOG) current office expires June 30, 2025, and staff must vacate by that date. Staff continues to prepare for the move in advance of the current lease end date.

## **New Space: 357 Van Ness Way**

- *Lease Agreement* – The lease was approved by the SBCCOG Board of Directors at their April 27<sup>th</sup> meeting and was executed by both parties. The projected commencement date is July 1<sup>st</sup>.
- *Construction* – SBCCOG met with representatives from the new building to select office finishings such as carpet and flooring choices. The construction team anticipates both Suite 90 (boardroom space) and Suite 110 (staff space) to be ready for move-in July 1<sup>st</sup>. The landlord believes that Suite 90 may be ready for move-in prior to that due to less improvements needed. Staff is currently exploring off-site meeting locations for the June Board of Directors meeting should Suite 90 not be ready for use at that time.
- *IT* – SBCCOG staff provided an overview of the move to Sharp (the SBCCOG's IT services provider) with the anticipated needs including internet equipment; de-cabling of the current office upon move-out; cabling the new location; potential Boardroom equipment to accommodate the significantly larger space (conferencing equipment and possible in-room microphone/speakers to assist with acoustics); and re-deployment of current equipment to new conference rooms within the new space. The Sharp team continues to prepare equipment recommendations for the new space which will be presented for approval in June if it is not received in time for May. Staff is also working with vendors to provide cost estimates for cabling (ethernet) needs at various locations within the new space. A recommendation on a vendor for this service will also be presented in June if not received in time for May.
- *Office Furniture* – SBCCOG staff expects most furniture at the current location to be moved to the new space. However, due to the fact that the new space is significantly larger, additional furniture will be needed. This may include additional workstations and desks, storage racks, conference room furniture, and other pieces yet to be identified. SBCCOG staff will do its due diligence in evaluating what furniture is needed and will return with updates.

## **Current Space: 2355 Crenshaw Blvd**

- *Meetings* – SBCCOG hosts several meetings each month for outside organizations/agencies, including the South Bay Association of Chambers of Commerce, Clean Power Alliance, and

Metro. SBCCOG staff has notified them of the upcoming relocation so that the appropriate coordination can take place ahead of June. SBCCOG staff has also begun coordinating with the City of Torrance to request meeting locations for the June 26<sup>th</sup> SBCCOG Board meeting. As previously noted, there is a possibility that the new Board room will be completed early enough to host the June Board meeting; however, back-up plans are being made should the construction not be completed in time.

## BUDGET

Below is the estimated budget and balance based on information currently available. The chart will be updated as actual costs are incurred and any additional items are identified.

<b>Budget Category</b>	<b>Estimate</b>	<b>Actual</b>
Security Deposit – Van Ness Way	\$23,760.00	\$23,760.00
Moving Services	\$9,390.51	
De-Cabling 2355 Crenshaw	\$1,482.08	
Xerox Relocation	\$275.00	
<b>TOTAL COSTS:</b>	<b>\$34,907.59</b>	<b>\$23,760.00</b>
TOTAL BUDGET	\$75,000.00	\$75,000.00
<b>BUDGET REMAINING</b>	<b>\$40,092.41</b>	<b>\$51,240.00</b>
<b>Other items to be included in the budget:</b>		
IT Costs	TBD	
New office furniture	TBD	

# South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: Jacki Bacharach, SBCCOG Executive Director

RE: Nominations for 2025-2026 SBCCOG Officers

It was decided after last year's elections that there would be no Nominating Committee this year. E-mails have been sent to the Board members explaining that nominations would be accepted via email to me or from the floor at the May and June Board of Directors meeting.

To date, one nomination has been received for 2<sup>nd</sup> Vice Chair from Zein Obagi, Redondo Beach.

Chairman: Bernadette Suarez, Lawndale

1<sup>st</sup> Vice Chair Bill Uphoff, Lomita

2<sup>nd</sup> Vice Chair Nominees:  
Zein Obagi, Redondo Beach

All candidates have agreed to serve if elected.

## **RECOMMENDATION:**

The Board should open nominations from the floor placing those that have nominated themselves into nomination.

Nominations will be closed and election of officers will be at the June Board meeting

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**TO: SOUTH BAY CITIES COG BOARD OF DIRECTORS**  
**FR: JEFF KIERNAN, LEAGUE OF CALIFORNIA CITIES**  
**RE: CAL CITIES UPDATE FOR 5/22/2025 MEETING**

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### ADVOCACY UPDATE

In May, Cal Cities welcomed a record number of local officials to Sacramento to be part of the City Leaders Summit (CLS) educational conference and advocacy trip. During the three day event, city officials or staff representatives met with all 120 legislative offices to advocate for [Cal Cities legislative priorities](#), inform legislators on the results of our [Annual Homelessness Survey](#), and address any individual city concerns directly with legislators.

The CLS advocacy trip takes place during a busy time in Sacramento, with several legislative deadlines looming, including the deadline for fiscal and non-fiscal bills to pass out of committees in their first house. Deadlines for fiscal bills to clear the dual appropriations committees is next on May 23 and then June 6 is the deadline for legislation to cross over to the second house or be stalled until 2026. Cal Cities also recently [hosted a webinar](#) to help inform our members about the fate of hundreds of bills – including many priority bills for Cal Cities – that will be voted on in the appropriations committees on May 23.

[Early action by Cal Cities members](#) stalled two housing bills that would preempt local land use authority: [AB 647 \(Gonzalez, M.\)](#) and [SB 677 \(Wiener\)](#). AB 647 would have required local governments to ministerially approve up to 8 residential housing units in virtually all single-family zones so long as one unit was affordable, while SB 677 would have significantly expanded SB 9 (Atkins, 2021) and eliminated local governments' ability to collect impact fees on those projects. Both measures failed to make it out of legislative policy committees and are now stalled until next year.

Last week, Governor Newsom made news in [an interview with the New York Times](#) when he called on cities and counties to adopt ordinances that restrict encampments on public property and provided a "model ordinance" that lays out what he'd like to see included in those bans. The Governor also announced the release of an additional \$3 billion in Prop 1 funds in this same article. [In response to the Governor's announcement](#), Cal Cities renewed our call for funding to address homelessness, not just model ordinances, while noting that 80% of cities already have ordinances like these in place and, of those, 40% had recently been updated after the Governor's executive order on this same subject last July. While Cal Cities is pleased that the Governor has made \$3 billion in Prop 1 funds available, these dollars – voted in by Californians in March 2024 for the construction of mental health facilities and supportive housing – *cannot be used to enforce the encampment clean-up ordinances*.

Finally, the Governor also announced his May Revise to the State Budget on May 14 with a projection of a \$16 billion dollar deficit that the Governor blames on President Trump's tariff and economic policies. Cal Cities lobbying team prepared a quick summary of the budget for our members that can be found [HERE](#).

### UPDATE ON CAL CITIES ACTION ALERTS

Cal Cities issued Action Alerts requesting urgent action from our members on several pieces of legislation, including:

**1. AB 647 (Gonzalez) Housing Development Approvals: Residential Units – OPPOSE**

Forces cities to allow up to eight housing units — only one of which is required to be affordable — on lots with an existing single-family home or in an area zoned for eight units or less, without any environmental review or public input.

**Status:** Hearing in Assembly Local Government committee cancelled at the request of the author – now a two-year bill

**2. SB 79 (Wiener) Transit Orientated Development - OPPOSE**

This measure would require cities to approve higher-density residential projects up to 7 stories near public transit stops ministerially regardless of local zoning codes, limit the use of local development standards on the proposed project, and allow transit agencies full land authority over residential and commercial development on property they own or lease.

**Status:** In Senate Appropriations, must pass by May 23 or become a two-year bill

**3. SB 634 (Pérez) Homelessness: civil and criminal penalties - ~~OPPOSE~~ NEUTRAL**

As introduced, this bill would have severely limited cities' ability to respond to the growing homelessness crisis in communities across California by prohibiting local governments from adopting any regulation, policy, or guidance that imposes civil or criminal penalties on a person experiencing homelessness.

**Status:** Cal Cities has removed our opposition to SB 634 after meeting with Senator Pérez and seeing new amendments in print that clarify that this measure seeks only to prevent local governments from criminalizing providing food or services to homeless individuals.

**4. AB 650 (Papan) Planning and Zoning: Housing Element: RHNA – SPONSOR / SUPPORT**

This bill would allow local governments to begin the housing element update process six months earlier, provide greater certainty and reduce ambiguity in the housing element review process, and ensure that local governments have adequate time to respond to the California Department of Housing and Community Development's (HCD) review letters.

**Status:** Assembly Appropriations, must pass by May 23 or become a two-year bill

UPCOMING EVENTS

- [June 5 from 6 – 8:30 PM: Los Angeles County Division General Membership meeting \(USC Hotel\).](#) Insurance Commissioner Ricardo Lara will provide an update on the California Department of Insurance's partnership initiatives and their efforts to support the region as it navigates insurance issues after the fires in Los Angeles County. In addition, members will cast a vote on the [Division's 2025 Budget](#) and the Division's Nominating Committee Report which will affirm the selection of our 2025-26 Division Board of Directors in advance of the August Installation. [Register Now.](#)
- [August 7 from 6 – 8:30 PM: Los Angeles County Division Installation & Dinner \(Palos Verdes Estates\)](#)
- [Save the Date! October 8 – 10 in Long Beach: The League of California Cities Annual Conference and Expo.](#) Registration to open in early June ([Long Beach Convention Center](#))



#### REGIONAL COUNCIL OFFICERS

President  
**Cindy Allen, Long Beach**

First Vice President  
**Ray Marquez, Chino Hills**

Second Vice President  
**Jenny Crosswhite, Santa Paula**

Immediate Past President  
**Curt Hagman**  
County of San Bernardino

#### COMMITTEE CHAIRS

Executive/Administration  
**Cindy Allen, Long Beach**

Community, Economic, &  
Human Development  
**David J. Shapiro, Calabasas**

Energy & Environment  
**Rick Denison, Yucca Valley**

Transportation  
**Mike T. Judge, Ventura County**  
Transportation Commission

**Subject: SCAG Update May 2025**

**To: Board of Directors**

**From: Erik Rodriguez, SCAG Government Affairs Officer**

### **ACTION**

#### **GENERAL ASSEMBLY ELECTS 2025-26 REGIONAL COUNCIL OFFICERS**

The General Assembly voted to approve the nominations for the SCAG 2025-26 Regional Council officers as recommended by the Regional Council: Hon. Cindy Allen (City of Long Beach) will serve as 2025-26 Regional Council president; Hon. Ray Marquez (City of Chino Hills) will serve as Regional Council first vice president; and Hon. Jenny Crosswhite (City of Santa Paula) will serve as Regional Council second vice president. Leadership also recognized Sup. Curt Hagman (County of San Bernardino), who finished his term as Regional Council president for 2024-25 and will continue as a board officer in the role of immediate past president. See the [staff report](#) for more details.



*Pictured L to R: Hon. Cindy Allen (City of Long Beach) 2025-26 Regional Council president; Hon. Ray Marquez (City of Chino Hills) first vice president; Hon. Jenny Crosswhite (City of Santa Paula) second vice president; and Sup. Curt Hagman (County of San Bernardino), immediate past president*

### **ACTION**

#### **SCAG GENERAL FUND BUDGET FOR FISCAL YEAR 2025-26 APPROVED**

The SCAG General Assembly adopted the General Fund Budget and Membership Assessment Schedule during its annual meeting on May 1. The General Fund is the designated financial resource for the operating budget of the Regional Council and supports SCAG activities not funded by, or are not allowable charges to, federal or state grant funds. The fiscal year 2025-26

General Fund budget is \$2,817,857, slightly less than the fiscal year 2024-25 General Fund budget of \$3,089,698. See the [staff report](#) for more details.



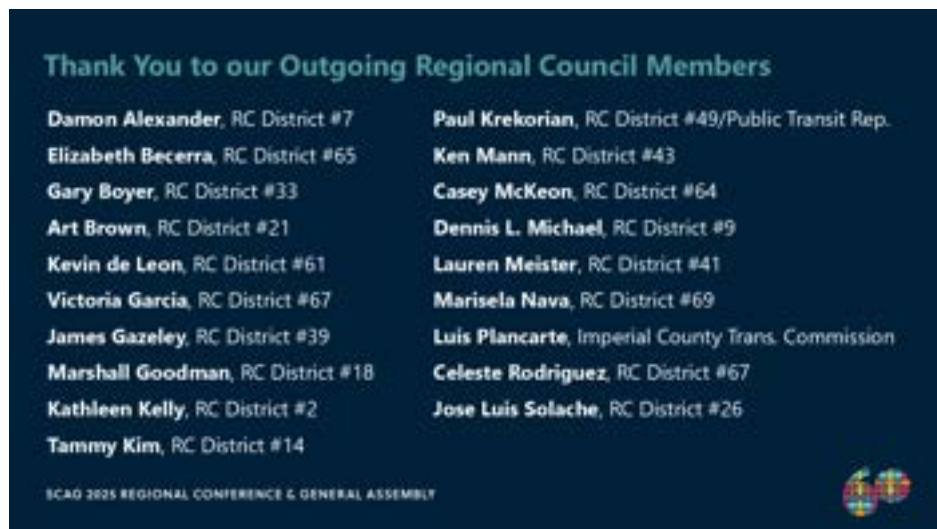
## **ACTION**

### **SCAG AWARDS 10 SCHOLARSHIPS TO SOUTHERN CALIFORNIA STUDENTS**

SCAG recently announced the awardees of the 2025 SCAG Scholarship Program. This 15th annual SCAG Scholarship Program provides support and inspiration for the next generation of public servants. SCAG received a record total of 165 applications from throughout the SCAG region.

The Scholarship Committee of nine Regional Council members and two representatives from academia recommended that the Regional Council award 10 students with a 2025 SCAG Scholarship Award. To view the entire list of scholarship winners and read more about the SCAG Scholarship Program, visit [SCAG News](#).

## **NEWS FROM THE PRESIDENT**



## RECOGNITION OF OUTGOING MEMBERS

Several Regional Council members concluded their service with SCAG over the course of the past year and at the 2025 Regional Conference and General Assembly.

The entire SCAG team thanks all outgoing members for their hard work and contributions to the future of Southern California.

## ‘2024-25 PRESIDENT’S REPORT’ AND VIDEO PUBLISHED

2024-25 SCAG Regional Council President Curt Hagman shared the “[2024-25 President’s Report](#)” while closing out his term at the 2025 Regional Conference and General Assembly. The “2024-25 President’s Report” provides a detailed account of SCAG’s accomplishments since Hagman stepped into the role of Regional Council president in May 2024.

SCAG also screened a video highlighting President Hagman’s leadership of the SCAG Regional Council at the event. To read more about the report and to watch the video, visit [SCAG News](#).

## NEWS FROM THE EXECUTIVE DIRECTOR



## SCAG PRESENTS ‘2025 SUSTAINABILITY AWARDS’ TO HONOR REGIONAL EXCELLENCE

Seven innovative projects across the six-county region were honored by SCAG at the 2025 today during the Sustainability Awards ceremony at the 2025 Regional Conference and General Assembly.

SCAG presented its top award, the “Outstanding Achievement in Sustainability,” to the city of Baldwin Park’s Homeless Reduction Initiative, a groundbreaking innovation in dignified, eco-friendly housing. The initiative began by creating two unique communities—Esperanza Villa, serving individuals, and Serenity Homes, designed for families. These spaces offer far more than a roof: with private units, pet-friendly policies, and comprehensive services, residents receive tools to transition from crisis to stability.

The SCAG Sustainability Awards recognize projects for contributing to the goals of the [Connect SoCal](#) Regional Transportation Plan/Sustainable Communities Strategy and for achieving progress toward a more mobile, sustainable, and prosperous region.

For more the complete list of Sustainability Award winners, visit [SCAG News](#).



## **SCAG SUSTAINABLE COMMUNITIES PROGRAM RELEASES ‘SMART CITIES AND MOBILITY INNOVATIONS’ CALL FOR PROJECTS FINAL REPORT**

SCAG published the [final report](#) for the [Sustainable Communities Program – Smart Cities and Mobility Innovations](#) funding cycle. This grant cycle supported local jurisdictions in improving efficiency and performance of the transportation system by funding curb data collection and inventory, technology assessment and adoption, parking management, and permitting process evaluation. These efforts encourage shared modes, effectively manage parking, and support commerce, and growth of housing and job centers. For more information and to download the final report, read [SCAG News](#).

## **UPCOMING MEETINGS**

## **MAY**

**7th** Regional Transportation Demand Management Forum  
**13th** Legislative/Communications and Membership Committee  
**27th** Transportation Conformity Working Group  
**28th** Modeling Task Force  
**28th** Regional Transit Technical Advisory Committee

## **JUNE**

**5th** Executive/Administration Committee  
**5th** Community, Economic, and Human Development Committee  
**5th** Energy and Environment Committee  
**5th** Transportation Committee  
**5th** Regional Council  
**17th** Legislative/Communications and Membership Committee  
**19th-20th** Executive/Administration Committee Retreat  
**24th** Transportation Conformity Working Group

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**Gardena Councilman Mark E. Henderson, Ed.D**  
**SCAG Regional Council Report**  
**May 2025**

1. At the general assembly we installed the new leadership board led by Councilwoman Cindy Allen (SCAG President)
2. On the final day there was a riveting keynote speaker Tucker Bryant, innovation strategist introduced the audience to the concept of breaking free from invisible barriers to creativity and bold leadership. He his keynote, The Poet's Keys he inspired the audience to reimagine our approach to collaboration and change.

Panel discussions included:

**Creating a Regional Legacy for the 2028 Summer Olympics and Paralympic Games**

With the LA28 Games approaching, panelists explored how this global event can catalyze lasting improvements in mobility, equity, and infrastructure—benefiting not just visitors, but the region’s nearly 19 million residents. Speakers included senior leaders from LA28, the Los Angeles County Metropolitan Transportation Authority, the city of Los Angeles, and the city of Long Beach.

**(One critical takeaway from this panel was the acknowledgment that there is no funding allocated to support some of the LA28 requests. An appeal was made that the entire region looks to collaborate where possible, as their own costs, possibly.) Commentary by RC Member Henderson**

**Fostering a Healthy Local Economy for All**

As growth slows and crises become more common, how can local governments prepare for both immediate fiscal disruptions and long-term demographic shifts? Panelists shared how their communities are rethinking economic resilience and inclusive development. The panel featured

speakers from San Diego Regional Economic Development Corporation, the city of Santa Ana, and Beacon Economics.

### **From Smart Cities to a Smart Region**

A look at how cities are scaling real-time data analytics, connected infrastructure, and digital platforms into a coordinated, regional mobility strategy—one that reduces emissions, improves accessibility, and delivers better service to all residents. Panelists included leaders from ITS America, the city of Riverside, the Los Angeles Cleantech Incubator, and the city of Moreno Valley.

### **Strong Foundations: Housing Solutions in the Wake of Disaster**

With wildfires worsening an already strained housing market, this panel highlighted innovative strategies for rebuilding stronger, more equitable communities. Speakers included leaders from Jamboree Housing, the Building Industry Association of Southern California, the Casita Coalition, and the Western Riverside Council of Governments.

### **Sustainable Infrastructure for Resilient Growth**

A cross-sector discussion on building climate-resilient utilities, green infrastructure, and electrification to support sustainable growth and housing affordability. Panelists represented the Los Angeles Department of Water and Power, Southern California Edison, Kosmont Companies, and Ethos Real Estate.



During the event, SCAG presented its annual Sustainability Awards, honoring the city of Baldwin Park's Homeless Reduction Initiative with the top award, for “Outstanding Achievement in Sustainability.”

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Metro South Bay Service Council Monthly Meeting Review for May 9, 2025  
Overview Compiled by David Mach, Vice-Chairman

A Safety Tip was given by Vice-Chair David Mach, advising everyone to be aware of their surroundings. Plan ahead and give yourself plenty of time for the trip.

Minutes from the April 11, 2025 meeting were approved.

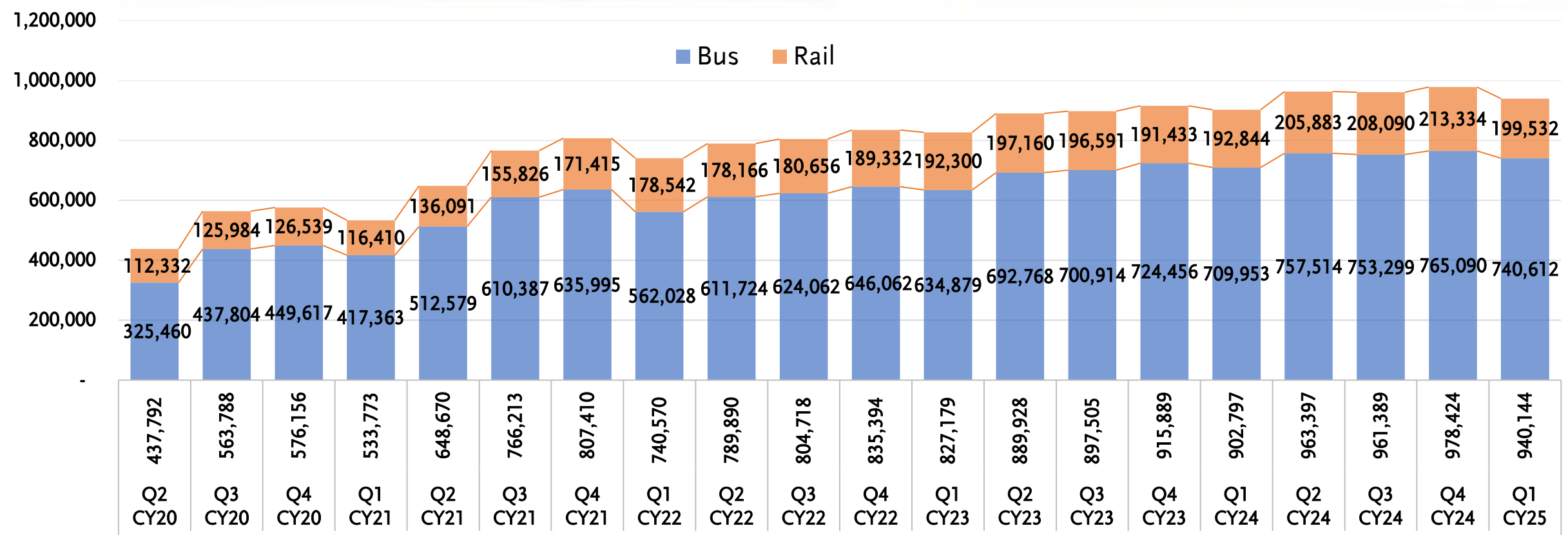
Ms. Joanna Lemus with LA Metro, as Senior Manager for the Civil Rights Programs provided a presentation on Metro's updated Title VI policies. Metro is required to update and submit this plan every 3 years. The plan includes General Requirements such as complaint procedures, public participation plan, Limited English proficiency plan, and others. It also includes Metro's System-wide Service Standards and Policies, collect and report demographic data, monitoring its transit service, evaluate its service and changes, and provide the results of the Service and Fare Equity Analysis. Metro is also keeping its major service change threshold at 25% and its disparate impact and disproportionate burden at 5%. Metro staff plans to bring the updated Title VI program to the Metro Board this summer.

The Service Council also received the Station Experience Quarterly Update by Blanca Buenrostro, Metro Facilities Maintenance Supervisor. Ms. Buenrostro provided update on the elevator open door program. This program ensures elevators doors at Metro stations remain open when not in use. It also allows attendants to visually monitor the elevators and report any issues with maintenance. The program aims to deter unwanted activity inside the elevators and provide customer-facing support to riders. Program launched at Harbor Freeway Station and El Monte Bus Station but will be expanding to other stations in the near future.

The Metro Regional Performance Report began with Senior Executive Officer Joe Forgiarini Planning Manager, providing updates on bus cleanliness, bus ridership, on-time performance, customer complaints, bus breakdowns and the continuing reduction of cancelled services. Average weekday ridership for Bus is now at 84.5% of pre-Covid numbers in 2019. Rail average weekday ridership is 65.8% of pre-Covid numbers. System wide ridership on weekdays is 79.6% of pre-pandemic levels. Metro Micro ridership was 51,792 for March 2025. Canceled service is improving and trending below 2%. The Dodger Stadium Express (DSE) has seen strong ridership increase, especially from Union Station with close to 80% higher compared to last year. Metro team is the Grand Champion by winning 1<sup>st</sup> place in several categories at the APTA International Bus Roaddeo. Lastly, LAX/Metro Transit Center Station is scheduled to open on June 6, 2025. The new hub will connect the C and K Lines and include a 16-bay bus plaza, link 5 Metro and 8 municipal bus lines.

Respectfully submitted on May 14, 2025

David Mach,  
Vice-Chairman - Metro South Bay Service Council



**March Total Ridership Percentage Change 2025 over 2024:**

- Bus: 2.7%    Rail: 1.6%
- Monitoring ridership for impacts from Federal workers returning in full time office attendance.

**March Average Daily Ridership Percentage of Pre-Pandemic:**

Systemwide:	2025	2019	%Pre-Covid
• DX:	957,592	1,202,296	80.0%
• SA:	702,694	709,148	99%
• SU:	577,698	592,298	98%

**COVID-19**

Average Weekday Rail Ridership By Line - March 2025					
Line	Mar-25	% Recovery	Mar-24	% Recovery	Mar-19
A/E/L	114,198	62.7%	113,813	62.5%	182,032
B/D	66,033	48.3%	65,976	48.3%	136,622
C/K	24,112	83.0%	25,531	87.9%	29,056
Note: Recovery compares 2025 and 2024 against 2019 with A/E/L compared as a group due to Regional Connector using March 2018 for A Line due to New Blue impacts. K Line started operation in Oct 2022.					

**Ridership Analysis Relative to Equity Focus Communities (Metro 2022 EFC Map):**

- Bus – Percent of all weekday bus activity within Equity Focus Communities increased from 73% in Oct 2019 to 78.5% in March 2025 (bus stop data available month to month)
- Rail – Percent of all weekday rail activity within Equity Focus Communities increased from 51.7% to 69% from FY19 to FY24 (rail station data available Fiscal Year level)



## M E M B E R S

### GLENN MITCHELL CHAIRPERSON

AMBER MESHACK  
AMEET BUTALA  
ANDREW FOWLER  
ARMANDO PENA  
DR. BRENDA THAMES  
BRIGETTE CALDERON  
CAROLYN WOODARD  
CATHERINE HOLDBROOK-SMITH  
CHRISTINA SMITH  
CRYSTAL SPENCER  
DAWN HARRIS  
DONALD FORD  
EDUARDO LEIVA  
FAISAL HASHMI  
FRAN FULTON  
GLENN GRINDSTAFF  
J. KIM MCNUTT  
JACKIE CHOI  
JANICE JIMENEZ  
JEFF WILSON  
JEFFREY R. JENNISON  
JEREMY DIAZ  
JOE AHN  
JOHN MATHESON  
JOSH LAFARGE  
KEN GOMEZ  
DR. KENDRICK ROBERSON  
KIMBERLEY MILLER  
LOUIE DIAZ  
MARK PANGER  
MARC WEISS  
MARIA CAMACHO  
MIKE COSTIGAN  
MIKE HARRIEL  
MITCH PONCE  
MOHAMMAD NASER  
NAYEEM KHAN  
ODEST RILEY  
PATRICIA BENNETT  
PATRICIA DONALDSON  
PAUL GUZMAN  
PETER BLANCO  
RUTHI DAVIS  
SANJAY MURTY  
SARAH GONZAGA  
DR. STEPHANIE LEWIS  
TAMALA LEWIS  
TED CORDOVA  
TOD SWORD  
TOM BAKALY  
WALTER AHHAITY

### South Bay Workforce Investment Report Update Report for April 2025

The South Bay Workforce Investment Board (SBWIB) reached a major milestone in April with the U.S. Department of Labor's formal approval of its National Apprenticeship Standards, solidifying SBWIB's leadership in the development and expansion of high-quality, industry-driven apprenticeships. The approval includes 22 registered apprenticeship occupations spanning key growth industries such as advanced manufacturing, aerospace, biotechnology, information technology, and energy. With this designation, SBWIB is now positioned to launch and scale apprenticeship programs nationwide under a unified framework, offering employers and job seekers a reliable path to skills development and career advancement.

In addition to this milestone, SBWIB continued its active engagement with South Bay school districts and regional partners to grow pre-apprenticeship opportunities for youth and young adults. SBWIB staff met with administrators and faculty from Centinela Valley Union High School District, Torrance Unified School District, Wiseburn Unified School District, and El Camino College to advance career pathway initiatives in fields including healthcare, bioscience, mechanical engineering, aerospace, arts, media and entertainment, green technology, and energy.

In collaboration with El Camino College, SBWIB presented the 25th Annual Blueprint for Workplace Success Youth & Young Adult Job Fair, which welcomed over 1,400 students and young adults from 20 high schools and academies across the South Bay. Nearly 100 employers participated, resulting in more than 150 on-the-spot job offers and numerous invitations for second-round interviews.

SBWIB also supported the Hawthorne Business Expo & Job Fair, helping coordinate more than 20 employers and recruiters to connect with job seekers and promote local employment opportunities.

Capping off a month of high-impact programming, SBWIB co-presented the 2025 Maker Faire at Hawthorne High School in partnership with Lawndale High School. The event drew over 600 students, families, and community members, and featured 30 exhibitors in STEM and creative fields. Participating organizations included SOLA Robotics, Columbia Memorial Space Center, West Basin Municipal Water District, Rolling Robots, Blow a Glass, Inc., Harmony Project, Cal State Long Beach Shark Lab, and Charles R. Drew University of Medicine and Science. The Maker Faire offered a dynamic space for students to explore innovation, design, and hands-on learning.

These efforts reflect SBWIB's continued commitment to building a robust talent pipeline, advancing youth engagement, reducing barriers to employment and ensuring equitable access to high-quality education and career opportunities across the South Bay and beyond.

### JAN VOGEL EXECUTIVE DIRECTOR



## NEWS

### ***South Bay Workforce Investment Board***

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#### **FOR IMMEDIATE RELEASE**

May 1, 2025

South Bay Workforce Investment Board  
11539 Hawthorne Blvd., Suite 500  
Hawthorne, CA 90250  
Contact: Jan Vogel 310-970-7700

#### **Over 1,400 Students and 100+ Employers Participate in the 25th Annual Job Fair Presented by the South Bay Workforce Investment Board at El Camino College**

**HAWTHORNE, CA** – On Wednesday, April 30th, over 1,400 high school and college-age students gathered at El Camino College (ECC) for the 25th Annual Blueprint for Workplace Success Youth & Young Adult Job Fair, presented by the South Bay Workforce Investment Board (SBWIB) in partnership with ECC. The event saw participation from students representing more than 20 local high schools in the South Bay region, as well as several hundred students from El Camino College. In total, over 100 businesses were registered, offering a wide range of employment opportunities to local youth.

The job fair provided students with the chance to connect directly with employers, resulting in more than 150 students being offered employment on the spot and over 3,000 job leads provided to attendees. Many of these students were also scheduled for second interviews, significantly increasing their chances of securing meaningful, long-term employment.

SBWIB Executive Director Jan Vogel addressed the attendees, stressing the importance of making a strong first impression. "Look the interviewer in the eye, shake their hand, and take this opportunity to learn about the career pathways that could lead to future employment," Vogel said.

Dr. Brenda Thames, President of El Camino College, also welcomed participants, emphasizing the value of the event for young job seekers. "This job fair process continues to be successful in enabling young job seekers to gain first-time employment," Thames said. This year marked the third consecutive year that SBWIB brought the event to the ECC campus.

Torrance City Councilmember Sharon Kalani reminded students that while landing a job is a goal, the journey itself is just as important. "Today, you've already taken the first step by attending this job fair," Kalani remarked. "The skills you're developing and the connections you're making will serve you well as you move forward in your career."

Beyond meeting employers, students participated in interactive workshops led by major organizations like Disneyland and the FBI. These workshops allowed participants to explore career paths and learn firsthand about the skills and qualifications needed to succeed in these exciting industries.

The Youth Job Fair not only provides immediate employment opportunities but also serves as an important resource for students looking to build long-term career pathways. Many of the employers attending the event were seeking entry-level employees, offering young people a chance to develop essential skills and gain valuable work experience. For many teens, this job fair represents their first real-world job experience, a crucial steppingstone to future success.

This annual event is a cornerstone of SBWIB's commitment to helping young people in the South Bay region develop the skills and experience necessary for career success. By facilitating connections between students and employers, the Job Fair offers a valuable opportunity for youth to learn about different industries, explore career options, and secure their first job – all in one day.

#### **About South Bay Workforce Investment Board (SBWIB)**

The South Bay Workforce Investment Board (SBWIB) is a regional workforce development organization that works with businesses, educational institutions, and community partners to help individuals find employment, develop skills, and build sustainable careers. SBWIB offers a variety of programs and services for youth, adults, and businesses, with a focus on providing local talent to meet the needs of the region's employers.

# # #





Photo caption: Over 1,400 high school and college-age students gathered at El Camino College for the 25th Annual Blueprint for Workplace Success Youth & Young Adult Job Fair presented by the South Bay Workforce Investment Board on Wednesday, April 30<sup>th</sup>, 2025.











Lawndale High school students at South Bay Workforce Investment Board's 25<sup>th</sup> Annual Blueprint for Workplace Success Youth & Young Adult Job Fair at El Camino College.



Hawthorne High school students at South Bay Workforce Investment Board's 25<sup>th</sup> Annual Blueprint for Workplace Success Youth & Young Adult Job Fair at El Camino College.

### LOCAL NEWS

## 150 South Bay high school, El Camino College students get offers at youth job fair



Over 1,400 high school and college-age students gathered at El Camino College for the 25th Annual Blueprint for Workplace Success Youth & Young Adult Job Fair presented by the South Bay Workforce Investment Board on Wednesday, April 30th, 2025. (Courtesy SBWIB)



By **TYLER SHAUN EVAINS** | [tevains@scng.com](mailto:tevains@scng.com)

UPDATED: May 7, 2025 at 3:29 PM PDT



South Bay students from more than 20 local high schools and community colleges recently received job offers or got employment leads, and learned about different careers at the 25th Annual Blueprint for Workplace Success Youth & Young Adult [Job Fair](#).

The event, hosted by the [South Bay Workforce Investment Board](#) on April 30 at El Camino College, saw more than 1,400 students and featured more than 100 employers who offered jobs to 150 high school and El Camino College students on the spot, as well as shared more than 3,000 job opportunities to attendees, according to a press release from the workforce investment board.

Many students were also scheduled for second interviews, the release said, increasing their chances of securing meaningful, long-term employment. Through the annual event, teens often get their first real-world work experience as a crucial stepping stone to success, the release added.

During the event, [SBWIB](#) Executive Director Jan Vogel told attendees about the importance of making a strong first impression, encouraging them to look their interviewers in the eye, shake their hands and take the opportunity to learn about various career pathways.

This was the third consecutive year that the job fair has been held at El Camino College.

“This job fair process continues to be successful in enabling young job seekers to gain first-time employment,” El Camino College President Brenda Thames said at the event.



Torrance Councilmember Sharon Kalani, meanwhile, reminded students that while landing a job is a goal, the journey to get there is just as important.

“The skills you’re developing and the connections you’re making,” she said, “will serve you well as you move forward in your career.”

**On top of providing immediate employment opportunities, the annual youth job fair also gets students' feet in the door of long-term career pathways through entry level positions.**

**Students also participated in workshops led by Disneyland, the FBI and other companies and organizations in various industries.**

**The annual event is a cornerstone of the SBWIB's efforts to help young people in the South Bay region develop skills and experience for career success by connecting them to employers, teaching them about different industries, exploring career options and securing their first job all in one day.**

*Originally Published: May 7, 2025 at 3:26 PM PDT*





Southern California Apprenticeship Network Presents

# NETWORK BUSINESS MIXER

Join SCAN for an evening of connection, collaboration, and celebration!

**Tuesday, May 27th, 2025**

**5:30 PM – 7:30 PM**

**Common Space Brewery  
3411 W El Segundo Blvd, Hawthorne, CA**

Scan the QR Code or RSVP at <https://tinyurl.com/SCAN-May2025>



**SCAN**  
Southern California  
Apprenticeship Network  
(Non-Traditional)





# Recruitment Event

**WEDNESDAY, JUNE 04, 2025**

**10:00 AM - 2:00 PM**

**Torrance One-Stop**

**1220 Engracia Ave., Torrance, CA 90501**



## Various Openings

**Scan the QR Code to RSVP**



Or visit:

<https://tinyurl.com/DisneylandRecruitment>

For more information, contact:

**Gaby Carter**

[gcarter@sbwib.org](mailto:gcarter@sbwib.org)

(310) 680-3840



This WIOA Title I financially assisted program or activity is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities by calling in advance to CRS 1-800-735-2922 or 310-680-3830. Stevens

Amendment Disclosure: SBWIB has programs funded via federal funds, please visit

203

<https://StevensAmendmentDisclosure.short.gy/2025> to learn more.

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**SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT**

**LEGISLATIVE, PUBLIC AFFAIRS & MEDIA**

**MEMORANDUM**

DATE: May 15, 2025

TO: South Bay Cities Council of Governments

FROM: Brandee Keith, Sr. Public Affairs Specialist

SUBJECT: May 2025 Agency Updates

**South Coast AQMD Updates**

**Proposed Amended Rules (PAR) 1111 - Reduction of NO<sub>x</sub> Emissions from Natural-Gas-Fired Furnaces; and 1121 - Reduction of NO<sub>x</sub> Emissions from Residential Type, Natural-Gas-Fired Water Heaters**

- South Coast AQMD has been working to update rules related to small space and water heaters.
- South Coast AQMD revised the approach to the rule changes designed to address concerns from the public regarding consumer choice and potential economic impacts.
- The revised approach allows consumer choice of either gas or zero-emission units.
- The updated concept and approach establishes manufacturer requirements for the sale of space and water heating appliances that meet low No<sub>x</sub>- and zero-No<sub>x</sub> emission standards.
- **The rules go before the South Coast AQMD Governing Board for a Public Hearing on Friday, June 6, 2025.**
- For any questions, please contact Alicia Lizarraga [alizarraga@aqmd.gov](mailto:alizarraga@aqmd.gov).

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