

South Bay Cities Council of Governments

**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
BOARD OF DIRECTORS' MEETING MINUTES
THURSDAY, MAY 22, 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/6OQIMNMA3P0?FEATURE=SHARED](https://youtu.be/6OQIMNMA3P0?feature=shared)**

I. CALL TO ORDER

Chair Tanaka of Gardena called the meeting to order at 6:00pm.

II. & III. CONFIRM POSTING OF THE AGENDA

Ms. Bacharach confirmed the posting of the agenda.

MOTION by Board Member Stegura, seconded by Board Member Suarez, to **APPROVE** Board Member Hicks' AB 2449 virtual attendance as a voting member. No Abstentions. No Objections. **MOTION Passes.**

In attendance were the following voting elected officials:

Cedric Hicks, Carson (AB 2449) (7:45 departure)	Bill Uphoff, Lomita
Ryan Baldino, El Segundo	Barry Waite, Lomita (alternate – nonvoting)
Rodney Tanaka, Gardena	Nina Tarnay, Manhattan Beach (6:04pm arrival, 7:20pm departure)
Raymond Jackson, Hermosa Beach	Craig Quinn, Palos Verdes Estates
James Butts, Inglewood (6:27pm arrival, 7:38pm departure)	David Bradley, Rancho Palos Verdes
Bernadette Suarez, Lawndale	Brad Waller, Redondo Beach
Jennifer LaMarque, LA County D4	Debby Stegura, Rolling Hills Estates
Irma Galicia, LA County D2	Aurelio Mattucci, Torrance

Also, in attendance were the following persons:

Jeff Kiernan, Cal Cities	Colleen Farrell, SBCCOG
Karly Katona, Trifiletti Consulting	David Leger, SBCCOG
Martha Tremblay, LA County Sanitation Districts	Jacki Bacharach, SBCCOG
Holly Osborne, South Bay resident	Karen Kanda, SBCCOG volunteer
Andy Sywak, Metro	Kim Fuentes, SBCCOG
Mike Bohlke, Metro	Lara Gerges, SBCCOG
Elisa Mendez, Metropolitan Water District of Southern California	Natalie Champion, SBCCOG
Emory Ward, City of Inglewood	Ronson Chu, SBCCOG
	Wally Siembab, SBCCOG

IV. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

Ms. Bacharach move Homeless Services up to after the presentation of Homeless Services and to remove Items G & H from the Consent Calendar to the Office Move agenda report.

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

There were no public comments.

VI.CONSENT CALENDAR

- A. April 24, 2025 minutes** (*attachments*) – **Approved**
- B. MOUs for Measure A approved programs** – (funds to the SBCCOG) (*attachments*) – **Approved**
- C. Contract with Studio One Eleven for REAP 2 Commercial Redevelopment Planning Services** (*attachment*) – **Approved**
- D. Contract with Environmental Innovations for SCE Simplified Savings Program for Small and Medium Businesses** (funds to the SBCCOG) (*attachment*) – **Approved**
- E. Contract with Alternative Energy Systems Consulting, Inc. for Cool Roof Feasibility Study and Site Identification Analysis Services** (*attachment*) – **Approved**
- F. Contract Amendment with Siembab Corporation for additional funds** (*attachment*) – **Approved**
- I. Legislative Matrix** (*attachment*) – **Approved**
 - a. Support: AB 986
 - b. Oppose: AB 810
- J. 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 Hicks, seconded by Board Member Quinn, to **APPROVE** the Consent Calendar without Items G and H via Roll Call Vote.

Yes: Hicks, Baldino, Tanaka, Jackson, Suarez, Uphoff, Quinn, Waller, Stegura, Mattucci, LaMarque

No: *None*

Abstain: *None*

MOTION Passes.

VII.PRESENTATIONS

A. Sanitation District's Update on the Pure Water California Project

Martha Tremblay of LA County Sanitation Districts and Elisa Mendez of Metropolitan Water District of Southern California presented an overview of the Pure Water Southern California Project, a partnership between the Sanitation Districts and MWD. Ms. Mendez explained that Metropolitan serves as the nation's largest wholesale water provider, delivering water to 19 million people through 26 public member water agencies and supporting a \$1.6 trillion regional economy. The agency imports water from the Northern Sierra and Colorado Rivers while investing in local projects and conservation initiatives. Ms. Tremblay summarized Metropolitan's Climate Adaptation Master Plan for Water (CAMP4W), which provides decision-makers with a roadmap focused on increasing resiliency, flexibility of delivery systems, and equitable access to affordable water. The plan includes comprehensive assessment criteria using quantitative metrics, qualitative information, and gap analysis to evaluate projects based on reliability, resilience, adaptability, affordability, and environmental co-benefits. She detailed the Pure Water Southern California Program, with MWD serving as lead agency to process used water from homes, businesses, and industries in LA County. The program utilizes the Sanitation Districts' AK Warren Water Resource Facility for initial treatment, followed by purification at Metropolitan's advanced water purification facility. The treated water can be stored for use during dry periods, with the program designed to purify 150 million gallons per day or 155,000 acre-feet annually, providing sufficient water for 1.5 million people. This represents one of the largest programs of its kind globally. The partnership involves constructing new infrastructure and utilizing existing facilities, including a new Advanced Water Purification facility in Carson along with a workforce development

center. The presentation covered the placement of conveyance pipelines, pump stations, and spreading facilities throughout the service area. Financial aspects of the \$6.4 billion program were discussed, including current funding sources: \$80 million in state funding, \$7 million in federal grants, \$16.5 million in partner contributions to date, and \$125 million from the USBR Large Scale Water Recycled Grant Program. Additional funding will be sought through state climate bonds and partnership contributions. The Workforce Development Initiative was highlighted, featuring a project labor agreement and pilot programs expected to support 75,000 jobs during construction and 2,460 ongoing operational positions. The program schedule encompasses environmental planning from 2021-2026, design and construction from 2023-2035, and Phase 1 startup and operations from 2033-2035, with coordination with the City of Carson to avoid Olympic Games impacts. The Board received updates on environmental planning review timelines, including the Draft Environmental Impact Report scope available for public review from May 2025 through July 14. Environmental topics addressed in the draft EIR include air quality, noise, cultural resources, and tribal cultural resources, with archaeological consultation planned. Information was provided regarding upcoming community meetings for public engagement.

B. Update on LACAHSa and Redondo Beach, Torrance and Beach Cities Functional Zero Program and Progress

SBCCOG Staff Ronson Chu presented information on the draft LACAHSa funding allocation, explaining that 35% of Measure A funds are dedicated to designated jurisdictions through the Regional Planning and Homeless Prevention (RPHP) program. Mr. Chu described the funding columns and allowable uses, emphasizing that funds must be utilized within each fiscal year budget cycle to be in compliance. Board Member Uphoff inquired about Annual LACAHSa Board priorities which will be developed. Mr. Chu reported that LACAHSa is considering bonding some of the funds. Ms. Bacharach indicated that SBCCOG will monitor fund utilization across member jurisdictions. Mr. Chu informed the Board that a draft MOU was received the previous week and is out for comment. A July 1 execution date is planned but comments are still being received by LACAHSa before they send a final MOU. He also confirmed that funds will be received directly by the SBCCOG. The Board discussed programming strategies, with Mr. Chu citing examples from Inglewood and El Segundo and noting that San Gabriel Valley has identified specific uses for their allocation. Mr. Chu acknowledged that SBCCOG lacks a Housing Trust for fund programming but mentioned RFP project opportunities. Ms. Bacharach emphasized that flexible definitions will be critical for understanding allowable expenditure scope. Mr. Chu presented priority program recommendations, including legal interventions to protect renters and expressed urgency regarding the LA County Homeless Court and Criminal Record Clearing Project, which require continuity funding as current programs end in June. He proposed rental assistance for short-term support to prevent homelessness, suggesting outsourcing to cities with existing programs such as Gardena, Carson, and Torrance. Board Member Uphoff questioned criteria for defining individuals at risk of homelessness and methods for publicizing fund availability. Mr. Chu explained that while LACAHSa defines at-risk populations, he advocated for broader definitions including couch surfers and individuals sleeping in vehicles. Ms. Bacharach expressed concern that narrow definitions could limit innovation in program development. Board member Mattucci suggested programs should address comprehensive scenarios, citing examples of tenants facing IRS garnishment actions that could lead to homelessness. Mr. Chu confirmed that legal assistance funds could support such cases, and Board Member Mattucci inquired whether predatory fee situations would qualify for fund usage. Mr. Chu indicated legal assistance could address these circumstances. Staffing needs were discussed, with Mr. Chu noting requirements for expanded SBCCOG staff including Measure

A Services, LACAHSa support, and housing specialist positions, though administrative and legal support were not included in current planning. Board Member Uphoff asked about rent arrearage support eligibility, and Mr. Chu reported that 30% of homelessness results from eviction events, with legal assistance preventing eviction approximately 80% of the time. Ms. Bacharach inquired about foreclosure assistance, and Board Member Waller asked about mortgage arrearage support. Ms. Bacharach indicated plans to share program information with City Manager offices.

Regarding Functional Zero, Mr. Chu provided an update on functional zero initiatives, explaining the focus on street homelessness and noting that while LA County does not implement functional zero programs, many cities are pursuing various types including senior and veteran-specific programs. He reported that many individuals seek family reconnection services. The Board received updates on Redondo Beach's functional zero status, with median duration at 17 days and inflow of 46 individuals, maintaining functional zero classification. Mr. Chu reported ongoing monitoring of Manhattan Beach, Hermosa Beach, and Torrance, noting they are five months into a six-month data collection period. He confirmed SBCCOG's role as management consultant for functional zero programs.

C.Homeless Services (Moved up from VIII.SBCCOG Program Actions Items. Reports and Updates)

1. Catholic Charities of LA/St. Margaret's Center Time Limited Subsidy MOU
(*attachment*)

Mr. Chu provided an overview of the Time Limited Subsidy (TLS) program, which was previously approved with \$500,000 in funding at the June 2023 meeting and supplemented with approximately \$800,000 in Measure H carryover funds approved by the Steering Committee in April 2025. The TLS program provides up to 12 months of rental assistance for individuals experiencing or at risk of homelessness. Mr. Chu recommended approval of a Memorandum of Understanding with Catholic Charities of Los Angeles, Inc./St. Margaret's Center to access the TLS program, including a \$25,000 pre-payment for cash flow purposes and invoicing the County for reimbursement, which would enable the program to house an estimated 20-30 additional people in the South Bay region.

MOTION by Board Member Uphoff, seconded by Board Member Butts, to **APPROVE** the Subsidy MOU via Roll Call Vote.

Yes: Hicks, Baldino, Tanaka, Jackson, Butts, Suarez, Uphoff, Tarnay, Quinn, Waller, Stegura, Mattucci, LaMarque

No: None

Abstain: Galicia

MOTION Passes.

VIII.SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE

A.SBCCOG FY25-26 Budget Presentation and Discussion (*attachment*)

Ms. Fuentes presented the draft budget to the Board of Directors. Ms. Bacharach noted that the budget would be revised upon receipt of additional funds and indicated that all recommendations and questions from Board members would be incorporated into future iterations. SBCCOG Staff Lara Gerges provided an analysis of the proportional increase in both revenue and expenditures, identifying grants and contracts as the primary revenue sources, followed by dues and general fund reserves. She explained that consultant and staff comprise significant budget components, with 8% of revenue representing pass-through funds distributed to member cities. Ms. Gerges detailed increased funding sources including SCAG REAP 2.0, Metro REAP 2.0, Caltrans

Carson to the Sea Gap Study, SoCalREN Cool Roofs Feasibility and Identification Analysis, LA County REN, and Decarbonization Direct Install programs. Regarding expenditures, Ms. Gerges reported that salaries and benefits account for the largest portion of expenses. She noted anticipated increases in audit fees, rent, and utilities associated with the organization's relocation to new office facilities. Ms. Fuentes presented policy updates including restricted reserve commitments for operational expenses addressing rent increases and salary schedule adjustments that double compensation for salaried positions. She indicated that position expansions would require closer review as SBCCOG considers organizational growth. Board Members Baldino and Quinn asked which positions were eligible for overtime compensation, with Ms. Fuentes confirming that three staff members were overtime-eligible. Ms. Fuentes reported that several grant applications had been submitted, including the Caltrans Adaptation and Planning grant. She noted that the Safe Streets 4 All program and \$11 million in homeless services funding were not programmed into the current budget. Board Member Stegura asked whether moving expenses were included in the budget, and Ms. Fuentes confirmed their inclusion on page 108 under account code 6221.

B.SBESC Projects and Programs (*attachment*)

Ms. Fuentes reported on the outreach team's activities, noting that 100 events were conducted this year as of April with significant engagement results, including obtaining over 100 email addresses at a single event for the contact database, which maintains a high open rate. She highlighted the team's achievements in three key program areas: the Green Business Network certification program, the expansion of kits for kids to school districts, and the commercial direct install program, emphasizing the unique connections these programs foster with cities and businesses. Ms. Fuentes provided updates on environmental compliance and analysis work, reporting that seven greenhouse gas reports had been completed, four resiliency hub analyses for cities had been finalized, and 13 AB 802 compliance reports for buildings over 50,000 square feet had been completed and submitted on behalf of SBCCOG member cities. She addressed staffing challenges related to the AmeriCorps program, explaining that while the program lost federal funding, SBCCOG was able to retain the Civic Spark fellows as part-time, temporary staff, preventing project disruptions. Ms. Fuentes noted potential concerns regarding Energy Star program funding, indicating that staff would continue monitoring federal funding status.

D.Senior Services

Ms. Bacharach reported on GIS initiatives and provided an update regarding a County motion on comprehensive registries for seniors. Ms. Bacharach informed the Board that the organization did not receive the AARP grant for emergency preparedness that had been previously applied for.

E.Transportation Reports

1. Transportation Committee Report

a. Inglewood Transit Connector (ITC) Update & Scope of Work Modification Request (*attachment*) – Approved

Mr. Leger discussed the Inglewood Transit Connector (ITC) Program and referenced the presentation at the Transportation Committee Meeting. He presented three key components of the revised program approach. The first component emphasizes that the rephased solution reflects community priorities, building on past planning efforts grounded in needs consistently identified by Inglewood residents and local businesses, focusing on traffic relief, improved local mobility, and investment in Market Street. The second component highlights consistent communication and ongoing engagement with community input at every stage through consistent updates and outreach to help shape the experience, design, and impact. The third

component addresses Market Street investments by creating a corridor that is more accessible. Additionally, Mr. Leger explained that the project includes a people mover component and indicated that the City recommends the SBCCOG Board approval of the project. Karly Katona, of Trifiletti Consulting, provided additional project details and confirmed readiness to proceed with implementation. She noted that Trifiletti Consulting planned to return in the Fall to discuss Measure M allocation for the project.

MOTION by Board Member Uphoff, seconded by Board Member Stegura, to **APPROVE** the Inglewood Transit Connector (ITC) Update & Scope of Work Modification Request via Roll Call Vote.

Yes: Hicks, Baldino, Tanaka, Jackson, Butts, Suarez, Uphoff, Quinn, Waller, Stegura, Mattucci, Galicia, LaMarque

No: None

Abstain: None

MOTION Passes.

b.I-405 Auxiliary Lane Project (*attachment*) – **Approved**

Mr. Leger presented the I-405 Auxiliary Lane Project, which faces a funding shortfall for completion. Mr. Leger noted that Metro is unwilling to serve as the lead agency for project construction and has requested that the SBCCOG consider providing fiscal oversight for the project. Mr. Leger emphasized that the SBCCOG believes the project is important as it enhances safety throughout the region. He reported that Caltrans indicated the project budget could increase and presented the SBCCOG Board with the following decision options: stop work entirely, pull back from current activities, continue the design phase, or revisit the project once funding is secured. Ms. Bacharach expressed concern that the SBCCOG providing fiscal oversight for a state highway project would be outside the SBCCOG jurisdiction. Mr. Leger responded that the I-405 serves the region beyond the South Bay area, which justifies regional involvement.

MOTION by Board Member Uphoff, seconded by Board Member Waller, to **APPROVE** formally notifying 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 via Roll Call Vote.

Yes: Baldino, Tanaka, Jackson, Butts, Suarez, Uphoff, Quinn, Waller, Stegura, Mattucci, Galicia, LaMarque

No: Hicks

Abstain: None

MOTION Passes.

2.Metro Report – Board member James Butts/Mike Bohlke

Board Member Butts reported on Metro's \$9.4 billion budget, representing a 2% increase from the previous year. He noted that \$2.4 billion in new bonds had been issued and that fare revenues were expected to increase. Board Member Butts discussed the free ride programs and projected ridership increases of 3%, while noting Metro's projected fund balance of \$3.75 billion for 2026. He highlighted structural budget challenges facing Metro, particularly due to reduced federal government grants. Andy Sywak of Metro shared that LA County Supervisor Hahn proposed a feasibility study for a water taxi connecting Long Beach and San Pedro for

accessibility during the Olympic events, specifically connecting the J line to San Pedro to a water taxi. Mr. Sywak announced the new Open and Slow Streets Grant program, a \$10 million initiative designed to support car-free street events for cities in preparation for the World Cup and Olympics, including coverage for road closures. He indicated that applications would open in August and offered to share webinar information with Board members. Updates on LAX infrastructure were provided, with Mr. Sywak reporting that the LAX Metro Transit Center, Metro's largest station, is scheduled to open in June 2025, followed by the people mover system opening in January 2026 and noted that Metro has named William "Bill" Scott as the inaugural chief of its new Transit Community Public Safety Department. Board Member Jackson inquired about the shuttle-only lane configuration, specifically asking whether it operates as a dedicated lane or whether it's integrated with other LAX traffic lanes. Metro staff will look into a response to Board Member Jackson's question.

3. Micromobility Programs and Projects

a. Local Travel Network

Ms. Bacharach shared that the SBCCOG is working with several different cities and that Toole Design is the consultant working on the Caltrans Carson to the Sea Gap grant and has already had a kick-off meeting.

b. E-Bike Safety Issues

Ms. Bacharach shared that the Safe Streets 4 All (SS4A) federal grant will cover e-bike safety and ride and drive demonstrations and events in different cities. The start date is unknown.

F. REAP 2.0 Updates

1. Housing Trust Feasibility Study

Ms. Bacharach shared the meeting today of the Housing Trust Feasibility Study Group and that the meeting covered the housing needs assessment. She noted that \$1.33 billion would be needed annually after using all known available funds for the South Bay to meet their RHNA obligation and recommended sharing this information with the legislative offices.

2. Commercial Redevelopment to Housing

Ms. Bacharach shared that Studio One Eleven was approved for this study.

3. Mobility Hubs

Ms. Bacharach shared that she is reviewing the final draft of the RFP for the SBCCOG to get a consultant to work on the mobility hubs. She noted it has to go to Metro for their approval and then it comes back to the SBCCOG for circulating, with the goal to start the RFP process on May 30th.

G. Office Space (attachment)

Mr. Leger reported that the new lease agreement had been approved by the Board and confirmed that the June Board meeting would be conducted off-site. He explained that office furniture planning included conducting an inventory and acquiring items based on organizational needs. Mr. Leger presented the Consent Calendar items recommended by the Steering Committee, providing descriptions of proposed moving services. He presented a breakdown of quotes and associated costs for different types of moves, with pricing dependent on the completion timeline of new office construction.

Moved from Consent Calendar: G. Proposals for Services Related to Office Relocation (attachments) – Approved

- a. Janitorial Services
- b. Moving Services
- c. Cable Removal from Current Office
- d. Xerox Relocation
- e. Direct Staff to Determine Appropriate Internet Service and Authorize to Proceed

MOTION by Board Member Uphoff, seconded by Board Member Suarez, to **APPROVE** the proposals for Services Related to the Office Relocation via reverse roll call Vote. No Abstention. No Objections. **MOTION Passes.**

Moved from Consent Calendar: H. IT Equipment & Move Support Proposals (*attachments*)
– Approved

Board Member Uphoff expressed concern that the organization should not be liable for incurring additional costs if the new office facility is not ready for occupancy as scheduled. Ms. Fuentes clarified that rental payments would not be required if the office space is not ready for use.

MOTION by Board Member Jackson, seconded by Board Member Suarez, to **APPROVE** the IT Equipment & Move Support Proposals via Reverse Roll Call Vote. No Abstention. No Objections. **MOTION Passes.**

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

Ms. Bacharach explained the nomination process for Board positions, indicating that nominations would be accepted from the floor during the meeting and that Board members could nominate themselves or others. She noted that nominations would remain open until the June meeting. Chair Tanaka confirmed that positions were available for nomination and recognized Board Member Obagi's nomination from the floor. Chair Tanaka inquired whether Board Member Stegura had interest in serving in a position and encouraged other Board members to consider available positions during the open nomination period. Chair Tanaka congratulated Board Member Jackson on his appointment to the California Coastal Commission. Board Member Mattucci raised questions about the process for vetting agenda items for Board consideration, specifically citing emergency preparedness planning for cities without critical resources. Ms. Bacharach responded that the Steering Committee serves as the appropriate setting for vetting agenda items.

IX.UPCOMING EVENTS & ANNOUNCEMENTS

Chair Tanaka announced Gardena's Chief of Police retirement celebration scheduled for June 5th. Board Member Jackson extended an invitation to Board members to attend Fiesta Hermosa taking place during the upcoming weekend. Board Member LaMarque provided information regarding Fleet Week activities and Ms. Bacharach informed the Board that the June Board meeting would not be conducted virtually, indicating an in-person format only since the meeting would be offsite.

X.AGENCY REPORTS

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

1. League of California Cities & LA Division Legislative Committee (Britt Huff, Jeff Kiernan, Bea Dieringer) (*attachment*)
2. SCAG update (Erik Rodriguez) (*attachment*)
 - i. Regional Council (Mark Henderson, Jim Gazeley, Drew Boyles) (*attachment*)
 - ii. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
 - iii. Transportation (Bill Uphoff, Asam Sheikh)

- iv. Energy and Environment (Britt Huff)
- 3. Metro Service Council (David Mach) (*attachment*)
- 4. South Bay Workforce Investment Board (Chris Cagle) (*attachment*)
- 5. AQMD update (Brandee Keith) (*attachment*)
- 6. Area G Emergency Management (Brandy Villanueva)
- 7. California Association of Councils of Governments – CALCOG (Britt Huff)
- 8. County Department of Public Health (Alicia Chang)
- 9. South Bay Aerospace Alliance (David Bradley/Rodney Tanaka)
- 10. Baldwin Hills and Urban Watersheds Conservancy (Katrina Manning)
- 11. Santa Monica Bay Restoration Commission (Dean Francois/ Zein Obagi)
- 12. South Bay Association of Chambers of Commerce (Barry Waite)

XI.ADJOURNMENT

Chair Tanaka adjourned the meeting at 7:57 pm until the next Board Meeting on Thursday, June 26, 2025 at the Nakaoka Community Center in Gardena.

Respectfully Submitted:
Natalie Champion
SBCCOG Staff