

South Bay Cities Council of Governments

Steering Committee Monday, May 12, 2025 MINUTES

Attendees: Rodney Tanaka, Chair (Gardena); Bernadette Suarez, 1st Vice Chair (Lawndale); Bill Uphoff, 2nd Vice Chair (Lomita); Alex Monteiro (Hawthorne); Jon Kaji – 1:43pm departure (Torrance); Craig Quinn (Palos Verdes Estates); Zein Obagi (Redondo Beach); Ray Jackson – 1:39 departure (Hermosa Beach); Nina Tarnay (Manhattan Beach); Britt Huff (Rolling Hills Estates); Cedric Hicks – nonvoting due to inactive status (Carson); Pamela Manning (Transtech); Shruti Skankar (Studio One Eleven); Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Lara Gerges, Ronson Chu, Jake Romoff, Anne Tsai, Eleanor Murphy (SBCCOG)

I. CONFIRM THE QUORUM – 12:00 noon

II. REPORT OF POSTING OF THE AGENDA

- **ACTION:** Received and filed

III. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

IV. PUBLIC COMMENT – 12:05 pm

V. CONSENT CALENDAR – action items noted, remainder are receive & file – 12:15 pm SUAREZ/HUFF

- A. April 14, 2025 Steering Committee meeting minutes – attached (**Pages 5-9**)
 - **ACTION:** Approved
- B. Contract Amendment with Siembab Corporation for additional funds – attached (**Pages 11-13**)
 - **ACTION:** Recommended Board approval
- C. Pending Grants that have been submitted – Received and filed
 - AARP – Senior Emergency preparedness – awards expected in June
 - Caltrans Sustainable Transportation Planning Grant – Climate Adaptation Planning (SBCCOG South Bay Environmental Services Center Program Lead) – awards spring or later
 - Caltrans Sustainable Transportation Planning Grant – Sustainable Communities (Transportation Program Lead) – awards expected spring or later
- D. Monthly Reports – – Received and filed
 - City Attendance at SBCCOG Meetings – attached (**Page 15**)

VI. ACTION ITEMS

- E. Office Move Items – **12:20 pm**
 - Memo – attached (**Pages 17-42**)
 - **ACTION:** Recommended to the 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. – **JACKSON/MONTEIRO**
- F. IT Equipment & Move Support **MONTEIRO/UPHOFF**
 - Memo – to be distributed separately

- **ACTION:** Recommend to the Board approval of the proposals for IT equipment purchases and move-related technical support. – **MONTEIRO/UPHOFF**

G. Homeless Services – **12:30 pm**

- Client Aid Recap Report – attached (**Page 43**)
- Measure A updates – organization issues (LAHSA, LACAHSa, new county entity) and funding issues
- Explain 3 kinds of money – services, prevention, housing – today we are programming services money
- Potential LACAHSa budget
- MOUs for Measure A approved programs for homeless services – attached (**Pages 45-56**)
- **RONSON – CURRENTLY REVIEWING WITH LEGAL COUNSEL THE DRAFT LACAHSa MOU. \$11M IN NEW FUNDING THROUGH MEASURE A. PPO = PRODUCTION AND PRESERVATION AND THAT IS ABOUT \$5.4M OF THE TOTAL. RPHP = RENTER PROTECTIONS AND PREVENTION. THIS FUNDING WILL HELP PROVIDE LEGAL SERVICES AND LEGAL INTERVENTIONS TO PROTECT RENTERS. COULD INCLUDE EVICTION DEFENSE, CRIMINAL RECORD CLEARING, ETC. ALSO COULD INCLUDE SHORT TERM RENTAL ASSISTANCE TO PREVENT HOMELESSNESS.**
- **UPHOFF – CAN SENIORS BE TARGETED?**
- **MONTEIRO – WHAT ABOUT PEOPLE AT RISK OF LOSING SECTION 8 VOUCHERS?**
- **JACKSON – NO INTERIM HOUSING?**
- **RONSON – WE DON'T HAVE A PIPELINE OF PROJECTS LIKE SAN GABRIEL VALLEY DOES FOR THEIR HOUSING FUNDS (THROUGH THEIR TRUST) SO WE HAVE TO FIGURE OUT WHAT TO DO WITH THAT \$5M.**
- **RONSON – THE HOUSING BUILT HAS TO BE PERMANENT. THINKING OF ISSUING AN RFP OR WORKING WITH CITIES TO IDENTIFY PROJECTS THAT MAY BENEFIT FROM IT.**
- **RONSON – THE ADDITIONAL FUNDING AND PROGRAMS WILL REQUIRE ADDITIONAL STAFFING AT SBCCOG. WILL BE LOOKING TO REORGANIZE THE HOMELESS SERVICES TEAM AND ADD STAFF: ADMIN STAFF TO SUPPORT CONTRACTS; DATA ANALYST TO ASSIST WITH REPORTING; HOUSING SPECIALIST; HOUSING LOCATOR. THE HOMELESS SERVICES TEAM WOULD INCLUDE ADDY, A PROGRAM COORDINATOR, AND CARE COORDINATOR (CATHY).**
- **QUINN – WHAT'S THE PRIMARY ROLE OF THE HOUSING LOCATOR? RONSON – TO HELP IDENTIFY SECTION 8 FRIENDLY LANDLORDS.**
- **RONSON – MOU TEMPLATE WOULD BE USED FOR MEASURE A SERVICES PROJECTS/PROGRAMS APPROVED BY THE BOARD IN APRIL.**
- **ACTION:** Recommended to the Board approval of the MOU template for projects identified and approved in the Measure A budget **MONTEIRO/OBAGI**

H. REAP 2.0 – **12:45 pm**

- Housing Trust Feasibility Study
 - 2nd meeting of Advisory Committee on May 22
 - Working with Jenkins and consultant re: possible changes to legislation and/or JPA
- Micro-Mobility Hubs update
 - Jake doing a literature review.
 - Looking at alternatives to SCAG's "mobility hubs" to be less transit focused and more in line with our priorities.
 - **JAKE – DRAFTING AN RFP RIGHT NOW. CURRENTLY USING LOCUS DATA TO GET TRIP INFORMATION ON VARIOUS MODES WHICH WILL HELP IDENTIFY POTENTIAL SITES. LOOKING AT SCAG'S MOBILITY HUB**

LITERATURE, BUT IT DOES NOT NECESSARILY CAPTURE ALL OF THE CONTEXT SPECIFICS OF THE SOUTH BAY.

- Commercial Redevelopment
 - Memo for consultant selection
 - **JAKE – RFP WAS RELEASED IN APRIL. 8 PROPOSALS RECEIVED, 3 WERE SELECTED FOR INTERVIEW. THE REVIEW COMMITTEE IS RECOMMENDING STUDIO ONE ELEVEN. THEY WORKED ON THE FIRST PHASE OF THE PROJECT IN REAP 1.0 AND HAVE A STRONG BACKGROUND IN SOUTH BAY SPECIFICS.**
 - **UPHOFF – THIS IS JUST FOR COMMERCIAL REDEVELOPMENT? JAKE – YES, BUILDING UPON THE REAP 1.0 PROJECT, THIS IS A DEEPER ANALYSIS WITH A FIT AND FEASIBILITY STUDY. NOT EXPLORING SITES, BUT DEEPER DIVE INTO THOSE SITES ALREADY IDENTIFIED.**
 - **UPHOFF – SO RESULTS OF THE PROJECT SHOULD BE ABLE TO BE APPLIED TO OTHER CITIES TOO? JAKE – YES, EXACTLY.**
 - **HUFF – WHAT IS KOSMONT’S AFFILIATION? JAKE - THEY WILL DO THE ECONOMIC/FIT AND FEASIBILITY ANALYSIS AS A SUBCONSULTANT TO STUDIO ONE ELEVEN.**
- **ACTION:** Recommended Board approval of Studio 11 team for commercial redevelopment project. **UPHOFF/MONTEIRO**

I. Legislation – 12:55 pm

- Legislative Matrix – attached (**Pages 57-64**)
- **ACTION:** Recommend that the Board: Support AB 986; Oppose AB 810
UPHOFF/QUINN

J. Update on South Bay Environmental Services Center Activities – attached – 1:05 pm (Pages 65-72)

- Furloughing of Civic Spark Program and Remedial Actions
- Green Business Assist Program
 - SCE Simplified Savings Program for Small and Medium Business (hard to reach & disadvantaged) – attached (**Pages 73-79**)
- SoCalREN Cool Roof Pilot Study
 - A pilot funded by the SoCalREN to complete a feasibility study for implementing cool roofs at city facilities in the South Bay. Technical consultant contract selection

KIM – USUALLY DO ABOUT 100 COMMUNITY EVENTS IN A YEAR, HIT THAT NUMBER IN APRIL. VOLUNTEER TRIP TO THE SANITATION DISTRICTS SAN JOSE CREEK WATER RECLAMATION PLANT.

KIM – ABLE TO GET CALIFORNIA GREEN BUSINESS NETWORK CERTIFICATION FOR THE ENTIRE SUBREGION BEING PAID FOR BY COUNTY FOR 1 YEAR. KITS FOR KIDS EXPANDED BY 300% ALLOWING MORE SCHOOL DISTRICTS TO PARTICIPATE. FIRST REGIONAL PARTNER TO PILOT A COMMERCIAL DIRECT INSTALL PROGRAM.

KIM – DISTRIBUTED 5 GHG REPORTS TO CARSON, GARDENA, HERMOSA BEACH, INGLEWOOD AND TORRANCE. REPORT LOOKS AT HOW EMISSIONS HAVE REDUCED SINCE PLANS WERE ADOPTED. 4 RESILIENCE HUBS ANALYSES TO GARDENA, HAWTHORNE, LAWNDAL, AND MANHATTAN BEACH. LOOKED AT CITY FACILITIES THAT COULD BE USED FOR RESILIENCE CENTERS AND WHAT MORE MIGHT NEED TO BE

DONE TO THEM TO MAKE THEM BETTER. COMPLETED AND SUBMITTED 10 CITY AB 802 COMPLIANCE RPEORTS FOR CITIES.

UPHOFF - WOULD YOU PRODUCE SPECS ON RESILIENCY CENTERS? KIM - THIS WORK IS MORE ABOUT ENERGY EFFICIENCY AND POTENTIAL UPGRADES LIKE SOLAR AND EV CHARGING. IT WOULD BE LIKE SITE LOCATION AND TO GIVE CITIES AN IDEA OF THE TOOLS TO TAKE IT TO THE NEXT STEP. UPHOFF - SUBREGIONAL COORDINATION OR MAPS TO REFER PEOPLE THROUGHOUT THE SOUTH BAY WOULD BE SOMETHING TO EXPLORE.

KIM - CIVIC SPARK FELLOWS WERE FURLOUGHED WITHIN ABOUT A 24 HOUR PERIOD, BUT WE BROUGHT THEM ON AS TEMPORARY STAFF SO THEY COULD CONTINUE THEIR WORK. FEDERAL FUNDING RECISIONS WERE THE CAUSE. FUNDING ISSUES COULD ALSO IMPACT BENCHMARKING WORK. ENERGY STAR PORTFOLIO MANAGER IS FUNDED FEDERALLY. WHEN FED BUDGET WASN'T ABLE TO BE APPROVED A FEW YEARS AGO, THEY CLOSED DOWN THE WHOLE TOOL AND IT COULDN'T ACCESSED. STATE BENCHMARKING LAW MAY BE IMPACTED. WE DOWNLOADED DATA SO WE HAVE THE HISTORIC INFO IN CASE IT IS AFFECTED AGAIN.

KIM - GREEN BUSINESS PROGRAM. PIECED DIFFERENT PROGRAMS TOGETHER TO FUND THE SOUTH BAY GREEN BUSINESS ASSIST PROGRAM. OVER 400 BUSINESS PARTICIPATE TODAY. USE IT TO LEVERAGE OTHER PROGRAMS AND DISTRIBUTE INFO TO THAT AUDIENCE. CERTIFICATION WILL BE TIED TO THE PROGRAM BUT WE ALSO HAVE SPONSORS FOR THE PROGRAM (WEST BASIN, GOLDEN STATE WATER). APPROACHED BY GBN TO IMPLEMENT A SCE PROGRAM FOR DISADVANTAGED OR HARD TO REACH BUSINESSES. CONTRACT TO ENGAGE BUSINESSES AND LET THEM KNOW ABOUT THE PROGRAM AND GET THEM ENROLLED. THIS TYPE OF CONTRACT IS DIFFERENT. IT'S MORE LIKE A "PAY FOR PERFORMANCE" BUT THE WAY THIS ONE IS SET UP, WE GET HALF THE FUNDING RIGHT AWAY AFTER STAFF GOES THROUGH THE TRAINING. WE DON'T THINK WE WILL HAVE A PROBLEM TO ENROLL BUSINESSES, \$300/BUSINESS LIMIT OF \$20K.

ELEANOR - COOL ROOFS FEASIBILITY STUDY RFP CONSULTANT RECOMMENDATION. UP TO 15 SITES TO BE CHOSEN, AND BASED ON THOSE LOCATIONS, COSTS AND FUNDING AND DETAILS WOULD BE DEVELOPED. 2 PROPOSALS RECEIVED, SELECTION COMMITTEE INTERVIEWED BOTH.

- **ACTION:** RecommendED to the Board approval of: 1) Environmental Innovations contract for the GBN program and 2) Consultant selection for the SoCalREN Cool Roof Pilot Study
ENVIRONMENTAL INNOVATIONS/GBN CONTRACT – OBAGI/UPHOFF
COOL ROOFS PILOT – MONTEIRO/OBAGI

K. Board Meeting Agenda Development – **1:15 pm**

- May –draft agenda – attached (**Pages 81-83**)
 - Redondo Beach Functional Zero Update
 - Sanitation District – Pure Water California Project
 - Inglewood Transit Connector Update
 - Nominations for officers open
- June
 - Election of Officers

- July
 - Housing Trust Update
 - Civic Spark Fellows Project Overviews
- Potential Speakers
 - Mayor Bass – invite us to Getty House
 - Andrew Dermanoski, Colonel, USSF, LAAFB
- Special meeting possibilities
 - Alta Sea Wave Project
 - Sanitation District Water Treatment Plant Tour
 - Harbor-UCLA Tour of new facilities – set date after General Assembly

L. Draft FY25-26 Budget – **1:20 pm**

KIM – \$11M RONSON SPOKE ABOUT EARLIER IS NOT IN THE DRAFT BUDGET. IF THE MOU AND DETAILS ARE FINALIZED IN TIME TO INCORPORATE IT BEFORE THE JUNE MEETING, IT WILL BE. IF NOT, IT WILL COME BACK AS AN AMENDMENT TO THE BUDGET IN A FUTURE MEETING.

LARA – DRAFT BUDGET IS BALANCED. INCREASES TO REVENUE LARGELY FROM SCAG/METRO REAP 2.0, CALTRANS CARSON TO THE SEA GRANT, COOL ROOFS STUDY, AND LA COUNTY REN AND DECARBONIZATION/DIRECT INSTALL. INCREASES TO EXPENDITURES ARE PRIMARILY THE INCREASED STAFFING NEEDS FOR THE NEW GRANTS AS WELL AS THE NEW OFFICE RENT. AUDIT FEES ARE EXPECTED TO INCREASE AS WELL.

KIM – ALSO PROPOSING TWO POLICY UPDATES. ONE INCREASES THE RESTRICTED RESERVE COMMITMENT FROM \$347K TO \$649K AND IS BASED OFF OF AN ESTIMATED 3 MONTHS OF FY25-26 OPERATIONAL EXPENSES. DUE TO SIGNIFICANT OPERATIONS CHANGES WITH THE OFFICE MOVE, STAFF FELT IT WAS PRUDENT TO CHANGE THE GOAL FROM THE FY22-23 BASIS IT WAS ESTABLISHED ON. THERE IS ADEQUATE FUNDING AVAILABLE TO COVER THIS INCREASE. SECOND POLICY UPDATE IS A SALARY SCHEDULE INCREASE TO GO INTO EFFECT JANUARY 1, 2026. AS MINIMUM WAGE INCREASES FOR HOURLY WORKERS, THERE IS AN IMPACT ON SALARIED WORKERS TOO SINCE THEY HAVE TO MAKE DOUBLE THE HOURLY. OVER THE YEARS, ENTRY LEVEL POSITIONS WERE STARTING TO GET LOST. ADJUSTMENTS WERE MADE TO THOSE IMPACTED, BUT NOW IT IS IMPACTING THE OTHER POSITIONS SINCE THE ENTRY LEVEL SALARY RANGES HAVE CREPT UP. WOULD LIKE TO INCREASE IT ANNUALLY GOING FORWARD BASED ON ANTICIPATED STATE MINIMUM WAGES. DOESN'T MEAN POSITIONS ARE BEING PAID THIS, BUT IT GIVES THE FLEXIBILITY TO ALLOW FOR STAFF TO STAY WITHIN THEIR POSITIONS AND RECEIVE INCREASES WITHOUT BEING PUSHED INTO A NEW POSITION.

UPHOFF – I THINK THE RESERVE UPDATE IS PRUDENT.

MONTEIRO – SALARY SCHEDULE CHANGES MAKE SENSE.

QUINN – ANY CONTRACT EMPLOYEES AND PROVISIONS TO THAT COMPENSATION? KIM – WALLY IS A CONTRACTOR, MIKE BOHLKE, JON RODMAN. THOSE ARE PRIMARILY BASED ON GRANT WORK, SO THERE ISN'T AN ANTICIPATED IMPACT.

HUFF – I SEE A SENIOR PROGRAM MANAGER BUT DON'T SEE PROGRAM MANAGERS. KIM – SALARY SCHEDULE IS ALL OF THE POSITIONS WE HAVE, BUT THEY ARE NOT NECESSARILY ALL FILLED.

QUINN – ARE CITY DUES GOING UP OR DOWN? LARA – IN FEBRUARY 2024, BOARD APPROVED A CPI BASED INCREASE EACH YEAR WHICH IS INCLUDED IN THE BUDGET.

- **ACTION:** Provide direction and referED to the Board for their review and comments
TARNAY/MONTEIRO

M. Approval of Invoices – **1:35 pm**

- **ACTION:** Approved invoices for payment
SUAREZ/OBAGI

VII. INFORMATION ITEMS

N. SBFN – **1:40 pm**

JAKE – WEEKLY MEETINGS WITH THE NEW OWNERS. LOOKING TO DO A NEEDS ASSESSMENT/MARKET ANALYSIS. ALSO EXPLORING FUNDING OPPORTUNITIES FOR EXPANSION AND A POTENTIAL PILOT CITY. SOUTH BAY CONNECT NEWSLETTER IS BEING REVAMPED AND WILL BE COMING OUT TWICE A YEAR.

O. Update on Senior Services – **1:45 pm**

RONSON – STILL DEVELOPING THE NEXT MEETING’S AGENDA. WANT TO EXPLORE HOW TO DEVELOP A LIST OF HARD TO REACH SENIORS. THIS IS CRITICAL WHEN EMERGENCIES LIKE THE RECENT FIRES BROKE OUT.

P. Update on the Local Travel Network & E-Bike Safety Issues – **1:50 pm**

ANNE - ONBOARDING THE TOOLE TEAM AND KICKOFF OF THE CALTRANS GRANT. LTN FUNDING AGREEMENT JUST EXECUTED FOR LOMITA. SBCCOG TO SUPPORT COMMUNITY ENGAGEMENT FOR THEIR PROJECT. RFQ POSTED FOR SUPPORTING CITY CAPACITY TO DO THE DESIGN/PLANNING WORK TO IMPLEMENT THE LTN. SBCCOG IS LOOKING TO PRE-QUALIFY SOME CONSULTING FIRMS FOR LTN SUPPORT FOR CITIES.

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:55 pm

OBAGI - HE AND JAKE MET WITH CIRCUIT. THEY DO SHUTTLE ELECTRIC VEHICLES WITHIN A GEOGRAPHIC AREA. INTERESTED IN SEEING IF REDONDO BEACH, MANHATTAN BEACH, HERMOSA BEACH, AND EL SEGUNDO WOULD BE INTERESTED IN WORKING TOGETHER. WAYMO IS SEEKING AUTHORITY FROM DMV TO DO SERVICE IN THE SOUTH BAY.

UPHOFF: DISTRICT ATTORNEY IS HAVING A MEETING OF HOMELESS ADVISORY BOARD. IF THERE IS ANYTHING WE WANT IN COLLABORATION WITH THE DA, PLEASE LET HIM KNOW.

HICKS: WOULD LIKE TO SEE AN UPDATE ON OLYMPICS AND WORLD CUP PREP. DR. PARHAM FROM CSUDH IS RETIRING AS OF END OF YEAR. CSULB ALSO LOOKING FOR NEW PRESIDENT.

IX. NEXT STEERING COMMITTEE – Monday, June 9, 2025 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT