

South Bay Cities Council of Governments

Steering Committee
Monday, November 3, 2025
SBCCOG Office
In person and virtually via Zoom
357 Van Ness Way #90
Torrance, CA 90501

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 11:00 am the day of the meeting via e-mail to 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=IprLink>

ACCESSING THE MEETING:

For the public and guests, receive Zoom meeting credentials in advance by using the below link to RSVP: https://us06web.zoom.us/meeting/register/tZcsce6orD0pGda5p_4pKbh3J1EqKDIJgaSY#/registration
OR visit <https://zoom.us/join> or dial (669) 444-9171 and use Meeting ID: 831 6702 6332; Passcode: 505171

AGENDA

- I. **CONFIRM THE QUORUM – 12:00 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Receive and file
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- IV. **PUBLIC COMMENT – 12:05 pm**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. October 13, 2025 Steering Committee meeting minutes – attached (Pages 5-9)
 - **ACTION:** Approve
 - B. Contract amendment with Lackow Planning
 - Amendment attached (Page 11)
 - **ACTION:** Recommend Board approval
 - C. Contract for General Counsel Legal Services

- Contract attached (**Pages 13-24**)
- **ACTION:** Recommend Board approval

D. Contract Amendment with Apple One Temporary Employment Services

- Amendment attached (**Pages 25-26**)
- **ACTION:** Recommend Board approval

E. Progress re: JPA agreement approvals

- On Council agendas in Lawndale and Lomita

F. Pending Grants

- Biodiversity Grant – concept review is pending agency questions
- Caltrans Sustainable Grant - application to be submitted in November

G. Monthly Reports – Receive and File

- City Attendance at SBCCOG Meetings – attached (**Page 27**)
- Client Aid Recap Report – attached (**Page 29**)
- Time Limited Subsidy Recap Report – attached (**Pages 31-32**)

VI. ACTION ITEMS

H. Scheduling a meeting with LA Councilman McOsker – **12:15 pm**

- The request for a meeting was made immediately after the last Steering Committee meeting
- As of 10/29/25, although we have been informally told he will meet with us, there has been no communication from his scheduler or any other follow-up
- **ACTION:** Provide any further direction?

I. Homeless Services – **12:20 pm**

- Contract with Harbor Connects
 - Memo attached (**Page 33**)
- **ACTION:** Recommend Board approval of Harbor Connects contract

J. Board Meeting Agenda Development – **12:25 pm**

- November 20 – draft agenda attached – **one week early** (**Pages 35-37**)
 - Volunteer Recognition
 - Bonding person from LACAUSA and discussion of the proposed housing trust
 - WSPA re: impacts of some of the refinery closures (both confirmed and rumored) on the state and particularly the South Bay
- January
 - Classification and Compensation Study
 - Baldwin Hills Conservancy Update
 - Cool Roofs Study presentation
- February
 - Our County Sustainability Plan presentation
- Special meeting possibilities
 - Alta Sea Wave Project
 - Sanitation District Water Treatment Plant Tour
 - Harbor-UCLA Tour of new facilities

- K. General Assembly location and Speaker Suggestions – **12:30 pm**
 - Quotes from venues are still being collected. They will be available at the meeting and the staff will have a recommendation
 - **ACTION:** Recommend Board approval of the staff recommended site

- L. Legislation – **12:40 pm**
 - A new legislative session is starting
 - **ACTION:** Discuss possible legislation to send to our representatives to advance our programs

- M. Approval of Invoices – attached (**Pages 39-56**) – **12:50 pm**
 - **ACTION:** Approve invoices for payment

VII. INFORMATION ITEMS

- N. Update on the Local Travel Network & E-Bike Safety Issues – **12:55 pm**
 - Presentation at Hawthorne City Council – expressed interest

- O. Land Use and Transportation Update & REAP – **1:00 pm**
 - Housing Trust Feasibility Study – cost vs. Benefit
 - Commercial Redevelopment
 - Micro-Mobility Hubs

- P. South Bay Environmental Services Center Activities – attached (**Pages 57-64**) – **1:10 pm**
 - Capture the Cold Technology program
 - Report on the Technology Showcase for Members and Partners – October 29

- Q. SBFN – **1:20 pm**
 - Update on status of the network and the transition

- R. Update on Senior Services – **1:25 pm**

- S. Pending Issues – **1:30 pm**
 - Making Office Space available. A policy will be brought back at a later date. There has been no follow-up on the previous request

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:35 pm

- November 20 – Office Open House and Volunteer Reception – flyer attached (**Page 65**)
- December 11 – Energy and Climate Recognition Awards Luncheon – flyer attached (**Page 67**)
- January 2 - Cybersecurity Presentation

IX. NEXT STEERING COMMITTEE – Monday, December 8, 2025 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT

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South Bay Cities Council of Governments

Steering Committee Monday, October 13, 2025 Minutes ADDED K-1

Attendees: Bernadette Suarez, Chair (Lawndale); Bill Uphoff, 1st Vice Chair (Lomita); Raymond Jackson, 2nd Vice Chair (Hermosa Beach); Cedric Hicks (Carson); Rodney Tanaka (Gardena); Alex Monteiro (Hawthorne); James Butts (Inglewood – non voting); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Zein Obagi (Redondo Beach); Aurelio Mattucci (Torrance); Holly Osborne (Public); Jacki Bacharach, Wally Siembab, David Leger, Natalie Champion, Ronson Chu, Jake Romoff, Anne Tsai, Kevin Umana, Aaron Ruiz (SBCCOG)

- I. **CONFIRM THE QUORUM – 12:04 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Received and filed
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
 - **ADD EMERGENCY BEDS FOR INGLEWOOD – RECOMMEND BOARD APPROVAL**
 - **CONSENT CALENDAR**
 - **MEASURE A PREPAYMENTS**
 - **PENDING GRANT NOT SUCCESSFUL**
- IV. **PUBLIC COMMENT – 12:05 pm - NONE**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. September 8, 2025 Steering Committee meeting minutes – attached (Pages 5-9)
HICKS/JACKSON
 - **ACTION:** Approved
 - B. Approval of Measure A Prepayments to SBCCOG Non-Profit Providers
 - Memo attached
 - **ACTION:** Approved
 - C. Eide Bailly Third Amendment for Financial Services (\$49,680 payment by the SBCCOG)
 - Amendment attached
 - **ACTION:** Recommended Board approval
 - D. Express Lanes South Bay Outreach Program (\$54,000 payment to SBCCOG)
 - Scope of work attached (MOU language will be available at the Board)
 - Scope expanded to include coordination and follow-up with cities on toll revenue projects
 - **ACTION:** Recommended Board approval
 - E. Pending Grants

- ~~LA 2050 – plan for micromobility lending of vehicles at senior facilities – notification expected in October~~ **R = NOT SUCCESSFUL**
- Biodiversity Grant – application submitted

F. Monthly Reports – Receive and File

- City Attendance at SBCCOG Meetings – attached (Page)

VI. ACTION ITEMS

G. Request from LA Council District 15 to amend the Joint Powers Authority to allow for a non-elected alternate for the LA City member – **12:15 pm**

- Outstanding Dues Payment as of 10/3/25 - in process but city has no vote until dues are paid
- New information explained at the meeting which has caused the staff to recommend a delay in amending the Joint Powers Authority for the purpose of providing a non-elected alternate for this Board seat. **MCOSKER SPEAKING AT PUBLIC MEETINGS OF COMMUNITY GROUPS ABOUT HOW THE SBCCOG IS NOT A GOOD ORGANIZATION. HIS COMMENTS WERE DISCUSSED AS WELL AS THE COMMUNITY TELLING HIM THAT THEY DISAGREED WITH HIM AND SUPPORTED OUR EFFORTS – SPECIFICALLY RE: HOMELESS SERVICES**
- **SUAREZ – MEET WITH MC OSKER**
- **JACKSON – KEEP AMENDMENT ON TRACK AND MEET WITH MC OSKER**
- **HICKS – MEET WITH MC OSKER. DON'T CONFUSE THE POSITION WITH THE PERSON. MOVE FORWARD WITH AMENDMENT. DEAL WITH THE TWO ISSUES SEPARATELY.**
- **UPHOFF – CHECK IS COMING. NEGATIVE VIEWS BUT DOESN'T SHOW UP TO COG TO DO THIS. RATHER HAVE SOMEONE HERE REPRESENTING THE CITY.**
- **QUINN – WHO WOULD WE COMPLAIN TO IN THE CITY OF LA? CONSIDER LA CITY ETHICS OFFICE CONSIDERING MCOSKER'S REMARKS TO STAFF HAVE BEEN ABUSIVE.**
- **OBAGI – AGREES WITH HICKS AND UPHOFF. GO FORWARD WITH RULE CHANGE. CONTINUE PROTECTING STAFF FROM HARASSMENT**
- **MATTUCCI – RESPECTS PEOPLES RIGHTS TO EXPRESS CONCERNS BUT A LEVEL OF RESPECT REQUIRED. NOT IN FAVOR OF NON-ELECTED PEOPLE HERE – NON-REPRESENTATIVE. SOUTH BAY IS ONE OF THE CLEANEST, SAFEST PART OF THE REGION**
- **ACTION: GO FORWARD WITH AMENDMENT – PUT IT ON THE BOARD AGENDA**
- **MEETING WITH MC OSKER – EXECUTIVE COMMITTEE – SUAREZ, UPHOFF, JACKSON – TANAKA COULD GO.**

H. Board Meeting Agenda Development – **12:25 pm**

- October - draft agenda - attached
 - Waymo: Future Transportation in our Region
 - Presentation from Civic Home re: Housing Trust – **WILL JUST HAVING AN ENTITY CREATE COSTS?**
 - JPA AMENDMENT
 - GENERAL ASSEMBLY DISCUSSION
- November 20 – **one week early**
 - Classification and Compensation Study
 - Action on Housing Trust

- WSPA re: impacts of some of the refinery closures (both confirmed and rumored) on the state and particularly the South Bay
- January
 - Baldwin Hills Conservancy Update
 - Cool Roofs Study presentation
 - **SPECIAL WORKSHOP @ 4 PM RE: CYBERSECURITY WITH FBI & PVE**
 - **COUNCILMEMBER LAZZARO – MAYBE FUTURE GENERAL ASSEMBLY - 2027**
- February
 - Our County Sustainability Plan presentation
- Special meeting possibilities
 - Alta Sea Wave Project
 - Sanitation District Water Treatment Plant Tour
 - Harbor-UCLA Tour of new facilities

I. Parameters for Renting Office Space - **12:30 pm**

- Issues for renting – cost we need to cover, landlord issues
- **\$5000 FOR THE YEAR FOR HERO**
- **FIGURE OUT PER SQUARE FOOT AMOUNT**
- **MATTUCCI DOES COMMERCIAL LEASING FOR A LIVING – DON'T GO AGAINST THE SUBLEASE. FOLLOW THE LEASE. WORST CASE – RENT AS COST SHARE WHERE THEY PAY FOR THE SERVICES – DON'T DO SUBLEASE OR RENTAL AGREEMENT.**
- **2 PRICING SCHEDULES – ONE FOR NON-PROFIT AND ONE FOR PROFIT????**
- **ACTION: COME BACK WITH RECOMMENDATION - \$5000 FOR HERO MIGHT BE OK**

J. General Assembly location update - **12:35 pm**

- Memo attached
- **_CHRIS PIMENTEL IS TALKING TO THE CHARGERS – 400 PEOPLE WOULD BE TIGHT BUT DOABLE**
- **OBAGI – COULD LOSE PEOPLE IF WE DON'T GO TO CARSON. RB PERFORMING ARTS?**
- **MONTEIRO – CARSON HAS MOST EVENTS – CONSIDER CARSON**
- **JACKSON – BOX LUNCH AND SIT IN CHAIR – DON'T DO THINGS THAT WE HAVE ALREADY DONE.**
- **UPHOFF – OTHERS TOO MUCH MONEY.**
- **TARNAY – NEED PRICE BREAKDOWN. TRY FOR A GAME LOCATION**
- **HICKS – COSM IS BETTER THAN INTUIT**
- **OBAGI – WOULD FAVOR COSM – TARNAY, JACKSON**
- **PUBLIC MEETING – CAN'T CHARGE – ONLY FOR LUNCH**
- **TARNAY – EXPLORE CHARGING FOR LUNCH**
- **QUINN – WHY DO WE DO IT? EVERY YEAR? IF WE HAD TO CUT, WOULD WE CUT THIS? DOESN'T APPRECIATE STAFF NETWORKING, LIKED IT FOR ELECTED STAFF**
- **ACTION: TO THE BOARD – LEANING TOWARD COSM AND POSSIBLY GOING BACK TO CARSON**

K. Approval of Invoices – to be sent in supplemental distribution – **12:45 pm**

- **ACTION: Approve D invoices for payment – UPHOFF/MONTEIRO**

ADDED IN THE REVISED AGENDA

K.1 - Measure H Budget Emergency Beds for Inglewood

- **Memo attached**
- **ACTION: Recommended Board approval OBAGI/TARNAY**

VII. INFORMATION ITEMS

L. Update on the Local Travel Network & E-Bike Safety Issues – 12:50 pm

- Presentation on the Implementation of the LTN – new ideas and reasons – **ROMOFF AND TSAI**

MONTEIRO – SCHEDULE MEETING FOR HAWTHORNE CITY COUNCIL – MAYOR WANTED TO BAN E-BIKES. DOING PARKING STUDY NOW. ROMOFF – WILL GO INTO DETAIL ON SAFETY PROGRAMS TOO. HAWTHORNE PAYS FOR CROSSING GUARDS. 10 MINUTES ONLY

UPHOFF – CAME TO LOMITA CITY COUNCIL LAST WEEK. TRAFFIC CALMING AROUND SCHOOLS – HOW TO INFLUENCE TRAFFIC AROUND THE SCHOOLS. WHAT ARE PRESSURE POINTS IN THE COMMUNITY?

OBAGI – STATE WIDTH REQUIREMENTS FOR NEVS? TSAI – MURATSUCHI BILL – NEV PLAN WOULD ALLOW IMPLEMENTATION ON LANES. THERE ARE GUIDELINES FOR LANE WIDTH. LOOKING INTO IT IN THE CARSON TO THE SEA PROJECT.

SIEMBAB – ALL LOVED THE NEV IN THE PILOT PROJECT. MOVING AWAY FROM CHANNELING BIKES TO LANES ON STREETS. DIFFUSE THE TRAFFIC ON ANY ONE STREET. BIKE LANES NEED TO MOVE THE NUMBER OF VOLUMES OF VEHICLES. 120,000 VEHICLES WILL BE ADDED TO SOUTH BAY FROM RHNA. NO SLOW STRESS STREETS LEFT IN WEST LOS ANGELES. THIS IS THE CHANCE TO GET IN FRONT OF THIS IN THE SOUTH BAY – SMALLER VEHICLES IMPORTANT TO GET READY FOR THAT.

M. SCAG Demographic Takeaways – 1:05 pm

- **Manual Pastor’s comments**
 - **Immigrants not coming to California like they used to – only 15% - going to Texas and Florida and other middle America states with cheaper housing and they are seeing deluge that they never saw before.**
 - **75% of LA County undocumented here for over 10 years. Over 2 million people in LA County are undocumented or living with undocumented.**

N. Land Use and Transportation Update & REAP – 1:15 pm

- **Housing Trust Feasibility Study – cost vs. Benefit – 2 critical decisions – board composition and city contributions**
- **Commercial Redevelopment – ROMOFF – BETA TOOL CITIES CAN USE TO BE PRESENTED IN THE FUTURE TO IDENTIFY POTENTIAL SITES FOR REDEVELOPMENT**
- **Micro-Mobility Hubs - ROMOFF – WILL LOOK AT IMPLICATIONS OF HOW SB 79 MIGHT AFFECT THIS**
- **Housing policy paper in process – UPHOFF – GROWTH PROJECTIONS NOT MAKING SENSE. MONTEIRO – NOT HOUSING SHORTAGE, IT’S AFFORDABILITY. SIEMBAB –**

AFFORDABILITY CRISIS IN EVERYTHING, NOT JUST HOUSING. EXPECTED OUTCOME OF CONCENTRATION OF WEALTH.

- **OBAGI – HOUSING OVERLAYS INVALIDATED IN THE COURTS LAST WEEK. WILL BE APPEALING. NEED AMICUS BRIEFS**

O. South Bay Environmental Services Center Activities – attached (Pages) - **1:25 pm**

- Technology Showcase for Members and Partners – October 29
- Volunteer Reception – invitation attached

P. Homeless Services – **1:35 pm**

- Client Aid Recap Report – attached (Page)
- Time Limited Subsidy Recap Report – attached (Page)
- Update on policy issues being addressed
- **LACAHSA FUNDS RULES AND REGS – PRESENTATION OF THE BUDGET FOR HOUSING – WITH INTEREST RATES GOING BELOW 4% - DEVELOPERS WILL COME BACK IS WHAT RONSON IS HEARING.**
- **LACAHSA WILL EVERYONE KNOW IF DEVELOPERS ARE COMING INTO THEIR CITIES WITH THEIR FUNDS**

Q. SBFN – **1:45 pm**

- Update on status of the network and the transition

R. Update on Senior Services – **1:50 pm**

S. Legislation – **1:55 pm**

- Legislative Matrix – attached (Pages)
- October 16 Legislative Briefing – hybrid – status on attendance
- **SALES TAX RECEIPTS FROM ON LINE SALES – POINT OF SALE – STATE POOL DIVIDED BY POPULATION – VERY SMALL – HOW CALCULATED?**
- **CLEAN VEHICLE REBATE PROGRAM – JURISDICTIONS THAT HAVE COMMITMENT TO MICROMOBILITY SHOULD HAVE PILOT TO GET CLEAN VEHICLE REBATE PROGRAM**

T. Report on COG Chairs/Officers meeting at the LCC Division lunch - **2:00 pm**

SUAREZ AND BACHARACH REPORTED THAT IT WAS DECIDED FOR THE COG OFFICERS TO MEET ON SOMEWHAT OF A REGULAR BASIS. NEXT MEETING PLANNED FOR JANUARY 2026.

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 2:05pm

- **October 16 – Legislative Briefing**
- **October 22 – City Staff Orientation to the SBCCOG – flyer attached**
- **October 30 – AI FORUM Initial Meeting**
- **November 20 – Office Open House and Volunteer Reception – flyer attached**
- **January 22 (tentative) - Cybersecurity Presentation – BEFORE BOARD MEETING**

IX. NEXT STEERING COMMITTEE – Monday, November 3, 2025 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT

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FOURTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

This 4th Amendment to the Independent Contractor Agreement (“Agreement”) is made as of November 20, 2025 by and between the South Bay Cities Council of Governments, a California joint powers authority (“SBCCOG”) and Lackow Planning and Environmental (“Contractor”).

RECITALS

- A. SBCCOG and Contractor entered into an Independent Contractor Agreement as of September 1, 2023 wherein SBCCOG engaged the services of the Contractor as an independent contractor to provide committee support, newsletter development, photo database management, city outreach support, General Assembly support, and other related services to SBCCOG.
- B. The parties now desire to increase the hourly rate from \$32 per hour to \$36 per hour.
- C. The parties now desire to add an additional \$10,000 to the budget for a new not-to-exceed budget of \$30,000.

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

- 1) Increase the hourly rate from \$32 per hour to \$36 per hour; and
- 2) Increase the not-to-exceed to \$30,000.

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 December 1, 2025.

“SBCCOG”

South Bay Cities Council of Governments

By: _____
Bernadette Suarez, SBCCOG Chair

Date: _____

“Contractor”

Lackow Planning and Environmental

By: _____
Rosemary Lackow

Date: _____

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**AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES
BETWEEN
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)
AND
BEST BEST & KRIEGER LLP**

1. PARTIES AND DATE

This Agreement is made and entered into as of the 1st day of January 2026, by and between the South Bay Cities Council of Governments (SBCCOG), a joint powers authority organized under California Government Code section 6500 *et seq.* (“Client”) and Best Best & Krieger LLP, a limited liability partnership engaged in the practice of law (“BB&K”).

2. RECITALS

2.1 Client wishes to continue to engage the services of BB&K as its General Counsel to perform all necessary legal services for the Client on the terms set forth below. For purposes of this Agreement, the term “Client” shall include the South Bay Environmental Services Center and any other affiliated entities.

3. TERMS.

3.1 Term. The term of this Agreement shall commence on January 1, 2026 and shall continue in full force and effect until terminated in accordance with Section 3.11.

3.2 Scope of Services. BB&K shall serve as General Counsel and shall perform legal services (“Services”) as may be required from time to time by the Client as set forth in this Agreement, unless otherwise agreed to by the Client and BB&K. “Services” as defined herein shall not include services pertaining to labor and personnel performed pursuant to and under the terms of the agreement between the parties dated June 24, 2024. As part of the Services to be performed hereunder, BB&K shall be responsible for the following:

3.2.1 Preparation for, and attendance at, regular meetings of the Client’s Board of Directors and subordinate entities when requested;

3.2.2 Preparation or review of agreements, resolutions, and other documents as requested by the Client;

3.2.3 Rendering to the officers and employees of the Client legal advice and opinions on all legal matters affecting the Client, including new legislation and court decisions, as directed by the Client;

3.2.4 Researching and interpreting laws, court decisions and other legal authorities in order to prepare legal opinions and to advise the Client on legal matters pertaining to Client operations, as directed by the Client;

3.2.5 Representing and assisting on litigation matters, as directed by the Client. Such services shall include, but shall not be limited to, the preparation for and making of appearances, including preparing pleadings and petitions, making oral presentations, and preparing answers, briefs or other documents on behalf of the Client, and any officer or employee of the Client, in all federal and state courts of this State, and alternative dispute resolution officer, and before any governmental board or commission, including reviewing, defending or assisting any insurer of the Client or its agents or attorneys with respect to any lawsuit filed against the Client or any officer or employee thereof, for money or damages.

3.3 Designated General Counsel. Michael Jenkins shall be designated as General Counsel, and shall be responsible for the performance of all Services under this Agreement, including the supervision of Services performed by other members of BB&K. No change in this assignment shall be made without the consent of the Client, which consent may be given without amendment of this Agreement.

3.4 Time of Performance. The Services of BB&K shall be performed expeditiously in the time frames and as directed by the Client.

3.5 Assistance. The Client agrees to provide all information and documents necessary for the attorneys at BB&K to perform their obligations under this Agreement.

3.6 Independent Contractor. BB&K shall perform all legal services required under this Agreement as an independent contractor of the Client and shall remain, at all times as to the Client, a wholly independent contractor with only such obligations as are required under this Agreement. Neither the Client, nor any of its employees, shall have any control over the manner, mode or means by which BB&K, its agents or employees, render the legal services required under this Agreement, except as otherwise set forth. The Client shall have no voice in the selection, discharge, supervision or control of BB&K's employees, representatives or agents, or in fixing their number, compensation, or hours of service.

3.7 Fees and Costs. BB&K shall render and bill for legal services in the following categories and at rates set forth in Exhibit "A" and in accordance with the BB&K Billing Policies set forth in Exhibit "B", both of which are attached hereto and incorporated herein by reference. In addition, the Client shall reimburse BB&K for reasonable and necessary expenses incurred by it in the performance of the Services under this Agreement. Authorized reimbursable expenses shall include, but are not limited to, printing and copying expenses, mileage expenses at the rate allowed by the Internal Revenue Service, toll road expenses, long distance telephone and facsimile tolls, computerized research time (e.g. Lexis or Westlaw), research services performed by BB&K's library staff, extraordinary mail or delivery costs (e.g. courier, overnight and express delivery), court fees and similar costs relating to the Services that are generally chargeable to a client. However, no separate charge shall be made by BB&K for secretarial or word processing services.

3.8 Billing. BB&K shall submit monthly to the Client a detailed statement of account for Services. The Client shall review BB&K's monthly statements and pay BB&K for Services rendered and costs incurred, as provided for in this Agreement, on a monthly basis.

3.9 Insurance. BB&K carries errors and omissions insurance with Lloyd's of London. After a standard deductible, this insurance provides coverage beyond what is required by the State of California. A declaration page containing information about BB&K's errors and omissions insurance policy is available upon Client's request.

3.10 Attorney-Client Privilege. Confidential communication between the Client and BB&K shall be covered by the attorney-client privilege. As used in this article, "confidential communication" means information transmitted between the Client and BB&K in the course of the relationship covered by this Agreement and in confidence by a means that, so far as the Client is aware, discloses the information to no third persons other than those who are present to further the interests of the Client in the consultation or those to whom disclosure is reasonably necessary for the transmission of the information or the accomplishment of the purpose for which BB&K is consulted, and includes any legal opinion formed and advice given by BB&K in the course of this relationship.

3.11 Termination of Agreement and Legal Services. This Agreement and the Services rendered under it may be terminated at any time upon thirty (30) days' prior written notice from either party, with or without cause. In the event of such termination, BB&K shall be paid for all Services authorized by the Client and performed up through and including the effective date of termination. BB&K shall also be reimbursed for all costs associated with transitioning any files or other data or documents to a new law firm or returning them to the Client.

3.12 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.13 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Los Angeles County.

3.14 Amendment; Modification. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing and signed by both parties.

3.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a party shall give the other party any contractual rights by custom, estoppel, or otherwise.

3.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.17 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.18 Delivery of Notices. All notices permitted or required under this Agreement notices shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred,

regardless of the method of service. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Client: Jacki Bacharach
Executive Director
South Bay Cities Council of Governments
357 Van Ness Way, Ste. 110
Torrance, CA 90501

BB&K: Michael Jenkins
Best Best & Krieger LLP
300 South Grand Avenue 25th Floor
Los Angeles, CA 90071

3.19 Indemnification.

(A) BB&K agrees to indemnify Client its officers, employees and agents against, and will hold and save each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein “claims or liabilities”) that may be asserted or claimed by any person, firm or entity arising from the negligent acts or omissions of BB&K hereunder, or arising from BB&K’s negligent performance of any term, provision, covenant or condition of this Agreement, except to the extent such claims or liabilities arise from the negligence or willful misconduct of Client, its officers, agents or employees.

(B) Client acknowledges BB&K is being appointed as General Counsel pursuant to the authority of Government Code Section 36505, and has the authority of that office. Accordingly, the Client is responsible pursuant to Government Code Section 825 for providing a defense for the General Counsel for actions within the scope of its engagement hereunder. Therefore, Client agrees to undertake its statutory duty and indemnify BB&K, its officers, employees and agents against and will hold and save each of them harmless from, any and all claims or liabilities that may be asserted or claims by any person, firm or entity arising out of or in connection with the work, operations or activities of BB&K within the course and scope of its performance hereunder, but nothing herein shall require Client to indemnify BB&K for liability arising from its own negligence or alleged negligence. In connection herewith:

(i) Client will promptly provide a defense and pay any judgment rendered against the Client, its officers, agency or employees for any such claims or liabilities arising out of or in connection with such work, operations or activities of Client hereunder; and

(ii) In the event BB&K, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Client for such damages or other claims solely arising out of or in connection with the work operation or activities of Client hereunder, Client agrees to pay to BB&K, its officers, agents or employees any and all costs and expenses incurred

by attorney, its officers, agents or employees in such action or proceeding, including, but not limited to, legal costs and attorneys' fees.

IN WITNESS WHEREOF, the Client and BB&K have executed this Agreement for General Counsel Legal Services as of the date first written above.

(signatures contained on following page)

**SIGNATURE PAGE TO
AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES
BETWEEN
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)
AND
BEST BEST & KRIEGER LLP**

**SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS (SBCCOG):**

By: _____
Name: Bernadette Suarez
Title: Chair

ATTEST:

By: _____
Name:

BEST BEST & KRIEGER LLP:

By: _____
Name: Michael Jenkins
Title: Of Counsel

Associates	\$340
Paralegals, Law Clerks, Analysts	\$185

5. Agreement Regarding Rate Categories. If BB&K believes that a matter falls within the Special Legal Services, BB&K shall seek approval from the Executive Director or his/her designee. The Executive Director or her designee's approval of such a request from BB&K shall not be unreasonably withheld.

6. Other Billing Personnel. If, as, and when BB&K employs additional or different billing personnel, this Agreement may be supplemented by written administrative memoranda, providing for the categories and billing rates for such personnel, which memoranda may be approved by the Executive Director.

7. Annual Adjustments.

The above rates will be adjusted annually using the cost of living index. Beginning January 1, 2027 and every January 1 thereafter with advanced written notice, these rates shall be increased for the change in the cost of living for the most recently published twelve (12) month period, as shown by the U.S. Department of Labor in its All Urban Consumers Index set forth Los Angeles-Long Beach-Anaheim, CA area (monthly) provided, however, that such adjustment shall never be lower than zero percent (0%). In addition to the automatic rate increases, either BB&K or the Client may initiate consideration of a rate increase at any time.

EXHIBIT B
TO
AGREEMENT FOR GENERAL COUNSEL LEGAL SERVICES
BETWEEN
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)
AND
BEST BEST & KRIEGER LLP

BB&K BILLING POLICIES

Our century of experience has shown that the attorney-client relationship works best when there is mutual understanding about fees, expenses, billing and payment terms. Therefore, this statement is intended to explain our billing policies and procedures. Clients are encouraged to discuss with us any questions they have about these policies and procedures. Clients may direct specific questions about a bill to the attorney with whom the client works or to our Accounts Receivable Department (accounts.receivable@bbklaw.com). Any specific billing arrangements different from those set forth below will be confirmed in a separate written agreement between the client and the firm.

Invoice and Payment Options

Best Best & Krieger strives to meet our clients' needs in terms of providing a wide variety of invoice types, delivery and payment options. Please indicate those needs including the preferred method of invoice delivery (Invoice via Email; or USPS). In addition, accounts.receivable@bbklaw.com can provide a W-9 upon request and discuss various accepted payment methods.

Fees For Electronically Stored Information ("ESI") Support and Storage

BBK provides Electronically Stored Information ("ESI") services for matters requiring ESI support, which are matters with a document population over 1 GB – typically litigation or threatened litigation matters. BBK provides services for basic ESI processing and storage at the following rates per month based on the number of gigabytes of data ("GB") processed and stored:

1GB -250GB: \$10 per GB
251GB - 550GB: \$8 per GB
551GB - 750GB: \$6 per GB
751GB - 1TB: \$4 per GB

The amount BBK charges for basic processing and storage of ESI allows BBK to recover the costs of providing such services, plus a net profit for BBK. BBK believes that the rates it charges for processing and storage are lower than comparable services available from third party vendors in the market. If you wish to contract separately with a third party vendor for processing and storage costs, please notify PracticeSupportServices@bbklaw.com in writing. BBK also provides advanced ESI processing services at hourly rates for personnel in its Litigation Support Group. A copy of BBK's current rates for such services will be provided upon request.

Fees for Professional Services

Unless a flat fee is set forth in our engagement letter with a client, our fees for the legal work we will undertake will be based in substantial part on time spent by personnel in our office on that client's behalf. In special circumstances which will be discussed with the client and agreed upon in writing, fees will be based upon the novelty or difficulty of the matter, or the time or other special limitations imposed by the client.

Hourly rates are set to reflect the skill and experience of the attorney or other legal personnel rendering services on the client's behalf. All legal services are billed in one-tenth of an hour (0.10/hour) or six-minute increments. Our attorneys are currently billed at rates from \$235 to \$895 per hour, and our administrative assistants, research assistants, municipal analysts, litigation analysts, paralegals, paraprofessionals and law clerks are billed at rates from \$175 to \$300 per hour for new work. These rates reflect the ranges in both our public and our private rates. These hourly rates are reviewed annually to accommodate rising firm costs and to reflect changes in attorney status as lawyers attain new levels of legal experience. Any increases resulting from such reviews will be instituted automatically and will apply to each affected client, after advance notice.

Non-Attorney Personnel: BBK may employ the services of non-attorney personnel under the supervision of a BBK attorney in order to perform services called for in the legal services agreement. The most common non-attorney personnel utilized are paralegals. Other types of non-attorney personnel include, but are not limited to, case clerks, litigation analysts, and specialty consultants. The client agrees that BBK may use such non-attorney personnel to perform its services when it is reasonably necessary in the judgment of the responsible BBK attorney. Hourly fees for non-attorney personnel will be charged at the rate then in effect for such personnel. A copy of BBK's current rates and titles for non-attorney personnel will be provided upon request.

Fees For Other Services, Costs and Expenses

We attempt to serve all our clients with the most effective support systems available. Therefore, in addition to fees for professional legal services, we also charge separately for some other services and expenses to the extent of their use by individual clients. These charges include but are not limited to, mileage at the current IRS approved rate per mile, extraordinary telephone and document delivery charges, copying charges, computerized research, court filing fees and other court-related expenditures including court reporter and transcription fees. No separate charge is made for secretarial or word processing services; those costs are included within the above hourly rates.

We may need to advance costs and incur expenses on your behalf on an ongoing basis. These items are separate and apart from attorneys' fees and, as they are out-of-pocket charges, we need to have sufficient funds on hand from you to pay them when due. We will advise the client from time to time when we expect items of significant cost to be incurred, and it is required that the client send us advances to cover those costs before they are due.

Advance Deposit Toward Fees And Costs

Because new client matters involve both a substantial undertaking by our firm and the establishment of client credit with our accounting office, we require an advance payment from

clients. The amount of this advance deposit is determined on a case-by-case basis discussed first with the client, and is specified in our engagement letter.

Upon receipt, the advance deposit will be deposited into the firm's client trust account. Our monthly billings will reflect such applications of the advance deposit to costs and not to attorney's fees (unless otherwise noted in our accompanying engagement letter). At the end of engagement, we will apply any remaining balance first to costs and then to fees. We also reserve the right to require increases or renewals of these advanced deposits.

By signing the initial engagement letter, each client is agreeing that trust account balances may be withdrawn and applied to costs as they are incurred and to our billings, when we issue our invoice to the client. If we succeed in resolving your matter before the amounts deposited are used, any balance will be promptly refunded.

Monthly Invoices and Payment

Best Best & Krieger LLP provides our clients with monthly invoices for legal services performed and expenses incurred. Invoices are due and payable upon receipt.

Each monthly invoice reflects both professional and other fees for services rendered through the end of the prior month, as well as expenses incurred on the client's behalf that have been processed by the end of the prior month. Processing of some expenses is delayed until the next month and billed thereafter.

Our fees are not contingent upon any aspect of the matter and are due upon receipt. All billings are due and payable within ten days of presentation unless the full amount is covered by the balance of an advance held in our trust account.

It is our policy to treat every question about a bill promptly and fairly. It is also our policy that if a client does not pay an invoice within 60 days of mailing, we assume the client is, for whatever reason, refusing to pay. We reserve the right to terminate our engagement and withdraw as attorney of record whenever our invoices are not paid. If an invoice is 60 days late, however, we may advise the client by letter that the client must pay the invoice within 14 days or the firm will take appropriate steps to withdraw as attorney of record. If the delay is caused by a problem in the invoice, we must rely upon the client to raise that with us during the 14-day period. This same policy applies to fee arrangements which require the client to replenish fee deposits or make deposits for anticipated costs.

From time to time clients have questions about the format of the bill or description of work performed. If you have any such questions, please ask them when you receive the bill so we may address them on a current basis.

Changes in Fee Arrangements and Budgets

It may be necessary under certain circumstances for a client to increase the size of required advances for fees after the commencement of our engagement and depending upon the scope of the work. For example, prior to a protracted trial or hearing, the firm may require a further advance payment to the firm's trust account sufficient to cover expected fees. Any such changes in fee arrangements will be discussed with the client and mutually agreed in writing.

Because of the uncertainties involved, any estimates of anticipated fees that we provide at the request of a client for budgeting purposes, or otherwise, can only be an approximation of potential fees.

BEST BEST & KRIEGER LLP

AMENDMENT #1

This Amendment #1 (“Amendment”) is entered into as of the date last signed below (“Effective Date”) by and between AppleOne, Inc. (“AppleOne”) and South Bay Cities Council of Governments (“Client”) (each a “Party” and collectively being the Parties”).

RECITALS

WHEREAS, the Parties entered into that certain agreement entitled “Conditions of Service” on or about May 31, 2023 (the “Agreement”);

WHEREAS, the Parties wish to amend the Agreement as set forth herein;

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto AGREE as follows:

AGREEMENT

1. Amendment.

a. Exhibit A-1, Section 1.2 is hereby amended to read as follows:

1.2 AppleOne will charge Client an hourly bill rate for each hour of service provided by a Temporary Employee according to the following fee schedule:

JOB CLASSIFICATION	BILL RATE OR WITHIN BILL RATE RANGE
Administrative Assistant	\$39.00 - \$43.00

b. Exhibit A-1, Section 2 is hereby amended to read as follows:

Conversion of Temporary Employee:

2.1 Client may convert a Temporary Employee to a full-time employee at a \$1,000 fee once the Temporary Employee has been on assignment with Client for 720 hours. Should Client convert any Temporary Employee to a full-time employee prior to 720 hours, AppleOne will bill Client according to the following fee schedule:

HOURS COMPLETED ON ASSIGNMENT	CONVERSION FEE AS A PERCENTAGE OF THE EMPLOYEE’S ANNUAL SALARY FOR CLIENT OR FLAT FEE, AS APPLICABLE
--------------------------------------	-------------------------------------------------------------------------------------------------------------

1-180 Hours	20% of Starting Annual Salary
181-360 Hours	15% of Starting Annual Salary
361-540 Hours	10% of Starting Annual Salary
541-719 Hours	5% of Starting Annual Salary
720+ Hours	\$1,000 Conversion Fee

Conversion is not transferable to any third party who is a competitor of AppleOne.

2. No Other Changes. Except as expressly set forth above, all other terms and conditions shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment #1 as of the date last signed below.

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

X _____

Print Name: _____

Title: _____

Date: _____

APPLEONE, INC.

X _____

Print Name: _____

Title: _____

Date: _____



October 2025		Attendees									
Monthly Meetings	City Managers	Infrastructure Working Group	Legislative Briefing	Parks and Rec Directors	Planning/Community Dev. Directors	Steering Committee	Transit Operators Working Group	Transportation Committee	Special Meeting: Technology Showcase	Special Meeting: Orientation for City Staff	
Carson			C. Hicks		M. Allen	C. Hicks		C. Hicks		J. Vargas D. Frierson K. Busian M. Natividad	
El Segundo	D. George	C. Ebert	C. Pimentel					C. Pimentel C. Ebert	E. Sassoon R. Griffin D. Pankau J. Prado	J. Prado S. Almeida	
Gardena			R. Tanaka A. Rigg	N. Sweeney	J. Burns	R. Tanaka	D. Pynn		H. Lee	M. Reyes	
Hawthorne		D. Torado	R. Jackson A. Becker K. Bales			A. Monteiro			A. Lee	C. Baldwin A. Lee G. Franco D. Torado M. Perez D. Medina	
Hermosa Beach	S. Napolitano				A. Becker	R. Jackson		R. Jackson			
Inglewood			J. Butts C. Matthews			J. Butts					
Lawndale	L. Rodriguez	L. Rodriguez	B. Suarez	J. Minter	P. Kann	B. Suarez		P. Kann L. Rodriguez	L. Rodriguez		
Lomita	A. Vialpando		B. Uphoff			B. Uphoff		B. Uphoff	R. Lopez	E. Kelley K. Gregory D. Dixon	
Manhattan Beach	T. Mirzakhanian	E. Zandvliet			M. Alkire	N. Tarnay		N. Tarnay			
Palos Verdes Estates	K. Kallman					C. Quinn					
Rancho Palos Verdes	A. Mihranian		D. Bradley A. Mihranian I. Pujadas		B. Forbes				C. Rodriguez	J. Kim J. O'Neill D. Fraley R. Bryden M. Waters	
Redondo Beach	M. Witzansky		Z. Obagi, Jr.	E. Hause	M. Wiener	Z. Obagi, Jr.	P. Meyer B. Magumcia	Z. Obagi, Jr.		A. Aceves	
Rolling Hills	K. Banales		K. Banales						C. Horvath		
Rolling Hills Estates	G. Grammer A. Davis				J. Naughton				M. Yanich K. Kawague		
Torrance	A. Chaparyan	H. Shi C. Cho	A. Sheikh E. O'Neil M. Ramirez	J. La Rock	M. Ramirez	A. Mattucci	J. Lee R. Plumb	S. Furukawa D. Mach		B. Abelson C. Cho T. Yniguez D. Balaguer T. Matsumoto S. Campos O. Martinez U. Vasquez G. Offoegbu J. Soliz U. Keo S. Maldonado N. Casis	
County of LA		E. Garcia M. Suska J. Ickis	J. LaMarque					A. Yoon B. Fish			
Los Angeles		R. Junken	A. Palacios								

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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
10/1/25	Client and her 7-year-old daughter were outreached at Marine Park, in Manhattan Beach where the case manager discovered that they had been homeless and sleeping in the vehicle and sometimes motels in various locations since last May. Client and her S/O both work but have been unable to secure an apartment. Prior to becoming homeless, the clients were living with her mother but her relationship became toxic and was forced to leave. Clients have been moving from city to city and placed on multiple waiting lists, however no shelters became available. Client's daughter is enrolled in school in Gardena, where they last lived. Clients have secured an apartment in Gardena and require assistance with both the Security Deposit (less the 100.00 holding fee) and 1st month's rent. Clients total income along with her S/O is approx 4k a month. Property management is requesting payment no later than 10/15/2025 but have allowed this family to move in on 10/1/2025.	Security/1st month's rent	\$3,532.00	Natalie	Manhattan Beach	Harbor interfaith services, Manhattan Beach	Housed
10/7/25	Client is 25 years old and had been homeless in Redondo for approximately 2 months. He asked the local librarian to contact the case manager and requested her assistance to return to his home in LaCrosse, Wisconsin to live with his aunt. Case manager purchased a one-way bus ticket for him and he was able to leave the same day.	Moving Assistance	\$356.70	CODY	Redondo Beach	CITY OF REDONDO BEACH	Housed
10/8/25	Client was referred for assistance by Torrance Unified School District staff. Client has a thirteen-year-old son. Client works two jobs and receives no child support. Client has lived at her current apartment for the past 2 years and fell behind on rent recently when her hours at one position were cut back. Client is continue to work with case manager and will be enrolled into the Time Limited Subsidy program to receive subsidized assistance for approximately 3 months.	Rental/Utility Deposits	\$3,350.00	Lakesha	Torrance	City of Torrance	Housed
			Client Aid Since 8/15				\$54,283
			New Contract Measure A Budget				\$258,204
			Remaining				\$203,921
			Total Client Aid Cases				382
			Total Housed or Relocated				270
			Total Sheltered				55
			Total Job Attainment				9
			Total Successful Outcomes				334
			Success Rate				87%
			Average \$/Case				\$1,317

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TLS Recap Report

City	Participant Initials	Background	Months to Date	Projected 12-Mo Cost
Torrance	AH	Previous 3290 resident, aged out of Foster	5	\$22,750
Hermosa Beach	AH	In film industry but has been unsuccessful in landing another job	2	\$9,000
LA City	AM	25 years old, no children – been working with case mgr 6 or 7 months Has been staying in vehicle at 132nd and Figueroa – Since working with Monique she has increased her income from GR to employment (2 ½ months) Income now: 3500/mo approved for a unit rent will be \$1775/	3	\$7,100
Carson	AR	Monique has been slowly engaging with him since October, and has seen an incredible amount of progress. He started off with just GR but since then has received a full time job and has been working consistently for the past 2 months passing out hot meals/with a senior home. Makes \$3500-3700 per month. 62 years old, from Carson, wants to also pursue schooling for being a SUD peer counselor (6-7mo program), and the program will help him find employment. Angelo found this unit on his own on 10th street, landlord said he's all approved. Rent around \$1775 and could move in Aug 1. He has a minor knee surgery planned mid August, so he will not be able to work during that period, so we will also cover month 2 at 100%.	3	\$7,100
Lennox	CM	Client housing unstable after family sold house. Relocating to Antelope Valley. Needs help with relocation.	3	\$4,125
Torrance	DM	Client works, fell behind with expenses - car payments	2	\$8,000
LA City	EW	Participant originally relocated from Las Vegas with the intention of living with family, but after that arrangement fell through, he was left without stable housing. As a result, he began drinking and ultimately ended up living in an encampment. Since then, he has shown significant progress. He is now sober, sleeping in a friend's car, and recently started working. His motivation to rebuild his life, secure permanent housing, and maintain employment makes him a strong candidate for the SBCCOG TLS Program, which can provide the structured support he needs to continue moving forward	4	\$6,072
LA City	GK	Client is currently living in her car with her children and has shown strong motivation to improve her situation. After learning that employment was required for TLS eligibility, she quickly secured a job in home care while continuing to receive CalWORKs benefits. She is responsible, actively working, and committed to getting her family out of homelessness. Her determination and follow-through make her a strong fit for the support and structure offered by the TLS program.	4	\$7,797
LA City	HB	Client has been incredibly patient and cooperative since meeting client in the Month of April 2025 . He has been working and continue to keep his head held high during tough times . The client has full-time income and wants more in life . The client also stated that everything he do is for his 12 year old daughter who stays with mom , However he is very active in her life and would like to have a place of his own to spend time with his daughter .	4	\$6,120
Torrance	IC	Family of 4 (Mom + 3 kids). Previous apartment fire, lost home. Kids at TUSD. TLS is helping her get back on her feet after the fire, small stepdown in the TLS support in September and October because of ongoing stability.	6	\$24,812
LA City	JG	Lost job last year. Mother of 4. Is working now. Looking to increase child support.	2	\$21,733.0
LA City	JL	JL and her son have been working with our program since January 2025 but we have so far been unsuccessful in getting them housed. JL is employed, makes enough to cover the rent for an apartment they were approved for, but could use some initial support as they furnish the apartment, etc.	4	\$11,612
Torrance	JL	In film industry but has been unsuccessful in landing another job Mother with 5 year old child needs help regaining housing stability. Mother has a job lined up with Long Unified. She is also doing side jobs.	2	\$8,005
LA City	JR	Referred to Miranda by Harbor Connects. Connected with Antonio in 10/2024. Has a service dog/cat. Receives SSDI and does uber deliveries to increase his income. This is his very first apartment!	3	\$5,139
LA City	JW	First engaged with the client in November. Living in an encampment and working with his cousin on a food truck to earn money to support his daughters. His mother, who could no longer drive, gave him her car, and he began sleeping in it. He was later approved for housing through our regular TLS program, but the unit was in SPA 8, which was experiencing staffing shortages. He waited nearly five months before the program was paused. During that time, we supported him with job applications, and he eventually secured a position with the post office. Although the client is still facing significant financial challenges (i.e., school debt and other bills), he has remained consistently compliant and deeply grateful throughout the process. He recently moved into his new apartment and was overcome with emotion. He's still processing the reality of being housed and is incredibly thankful.	3	\$7,580

City	Participant Initials	Background	Months to Date	Projected 12-Mo Cost
Torrance	LW	I wanted to submit a referral who was referred to us by Torrance Unified School District staff. Mother has a thirteen-year-old son she lives with here in Torrance and she receives no child support. Works two jobs, but due to her limited income and some personal hardship, she fell behind on rent recently and received a 3-day notice. Thankfully, the property owner has showed some patience and willingness to work with her as she tries to catch up and pay off the money she owes, but time is ticking. I strongly believe that by helping her pay for the \$1650.00 she owes and providing a minimum of 3 months of rent support, Mother will be able to be in a better position to self-sustain and not get stuck in a pay-back cycle as she is working on obtaining more hours at one of her jobs and/or increasing her income.	1	\$6,750
Torrance	MK	Short term intervention; Lyft driver previously staying at motel	2	\$4,853
Palos Verde	RW	Senior who needs housing stability until another senior subsidy comes along	2	\$14,500
Torrance	SS	Receptive to services and works a full-time job as well as a side job. They want the best for their	3	\$35,940
LA City	TL	44yo, WLCAC been working with since October, currently in her car (for 1.5 years). She tried to stay	4	\$8,235
La City	TB	She has a part time job, been approved for her unit \$1850 (SoLa Rentals) Makes close to \$3000. When first met her, only getting CalWorks and working under the table. 6mo got hired (office work; some sort of office assistant). With the new job, cut off from CalWorks but still receives food stamps.	3	\$7,072
Carson	TW	22yo, F, no kids (Carson) Has been at her job for almost a year, approved for a unit. Income is about \$2700-2800/mo (works for Homeboy Industries. They will give her more income) •Part time, not getting the cash benefits but still getting food stamps and GR. Will probably change with the increase in hours and also property management work Property manager also offered her a position to be the property manager for her building. Rent is \$1850 unit. Can move in this week/next week –see agreement on file Vehicle based originally, eventually it got repossessed because she didn't have a license/insurance (about 2-3 mo ago)	3	\$2,789
LA City	TR	Working with SoLA rentals, have one bedrooms for \$1850, just have to set up the unit viewing. Studios are \$1650 (a bit more room for savings) •Age: 25yo, single •Working: income since Monique has worked with her back in March. Works at the post office, part-time. Willing to take on more hours, has been there almost a year. They can give her full time. \$2300-2400 per month •Has been staying in her vehicle. Also was in TX a year or two ago, lost her mom's property. Her and her mom went their separate ways. When she first came out here, she was staying with some friends for a little while. Eventually got her own car and has been staying there •Low acuity, doesn't seem to have any substance use •Has about \$800 saved	3	\$7,030

Total Projected 12-Mo Cost **\$244,113**
Total TLS Budget **\$500,000**

Notes

LA City includes the Wilmington, Harbor Gateway, San Pedro areas in the South Bay (i.e., CD15)

South Bay Cities Council of Governments

November 3, 2025

TO: SBCCOG Steering Committee

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

SUBJECT: Allocation of LACAHSR Renter Protection Funding for Harbor Connects

BACKGROUND

The SBCCOG Board has previously approved 2.55 million dollars of LACAHSR Renter Protection and Homeless Prevention (RPHP) funds to go towards City and Partner Rental Subsidy programs. The Board has also previously approved 2 partners, St Margaret’s Center and WLCAC, to provide these services to our constituents in the South Bay. The SBCCOG would like to add a 3rd partner to provide rental subsidies – Harbor Connects.

Harbor Connects, based out of the San Pedro/Wilmington area, provides resources and linkages for people experiencing homelessness or are at risk of homelessness for the southern area of the South Bay. In addition to assisting those in the CD 15 area of LA City, Harbor Connects has also helped those in other South Bay Cities.

Harbor Connects has been a Client Aid partner for many years and has a great working relationship with the SBCCOG Homeless staff. Because many of their constituents are seeking homeless prevention rental assistance, it is a natural extension of the relationship for Harbor Connects to also provide SBCCOG funding from LACAHSR for rental subsidies for South Bay constituents.

RECOMMENDATION

That the Board contract with Harbor Connects for up to \$100,000 of its LACAHSR RPHP Funds to provide rental subsidies for constituents in the South Bay.

Renter Subsidy Funds Current Breakdown:

\$ 950,000	St Margaret’s Center
\$ 950,000	WLCAC
\$ 100,000	Harbor Connects
\$ 550,000	TBD - Other Cities/Partners
\$2,550,000	

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SBCCOG Board of Directors' Meeting
Thursday, November 20, 2025 @ 6:00 pm
SBCCOG Office
357 Van Ness Way #90, Torrance, California 90501
& virtually via Zoom

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 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=lpLink>

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/tZlqdemtqD4rGtbjByVXlTR_i2jhXNm08lVd Or by phone dial (669) 444-9171 and enter Meeting ID: 867 2056 5102; Passcode: 895604

DRAFT AGENDA

- I. CALL TO ORDER – 6:00 pm**
Bernadette Suarez, 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 desired, that item will be removed from the Consent Calendar and considered separately.
 - A. October 23, 2025 minutes (attachment) – Approve (Pages)**

B. Contract with Harbor Connects (payment by the SBCCOG) (attachment) – Approve (Page)

C. Contract Amendment with Lackow Planning (payment by the SBCCOG) (attachment) – Approve (Page)

D. Contract Amendment with Apple One Temporary Employment Services (payment from the SBCCOG) (attachment) – Approve (Pages)

E. SBCCOG Monthly Reports – Receive and File

1. City Attendance at SBCCOG Meetings (*attachment*) (**Page**)
2. Client Aid Report (*attachment*) (**Pages**)
3. TLS (Time Limited Subsidy) Report (*attachment*) (**Page**)
4. Media Report (*attachment*) (**Pages**)
5. Transportation Report (*attachment*) (**Pages**)

VII. PRESENTATIONS

A. Volunteer Recognition 6:10 pm

B. Western States Petroleum Association re: Impacts of Refinery Closures on the South Bay and the State – 6:35 pm

C. LACAHS A Speaker on Bonding – 7:00 pm

VIII. SBCCOG PROGRAM ACTION ITEMS, REPORTS AND UPDATE – 7:00 pm

A. General Assembly site recommendation (*attachment*) – Approve

B. SBESC Projects and Programs (*attachment*) (Pages)

C. Homeless Services

1. Measure A implementation

D. Senior Services

E. Transportation Reports

1. Metro Report – Board member James Butts/Mike Bohlke
2. Micromobility Programs and Projects

F. REAP 2.0 Updates

1. Commercial Redevelopment to Housing
2. Micromobility Hubs

G. South Bay Fiber Network

H. AI Forum Series

I. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions

J. Other

IX. UPCOMING EVENTS & ANNOUNCEMENTS – 7:50 pm

- December 11 – Energy and Climate Recognition Awards Luncheon (*attachment*) (**Page**)
- January 22 – Cybersecurity & Q and A with Experts including the FBI

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

XI. ADJOURNMENT

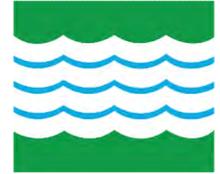
**Next Steering Committee/Board meeting –
Monday, December 8, 2025**

HAPPY HOLIDAYS!!

First Board meeting of 2026– Thursday, January 22, 2026

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South Bay Cities Council of Governments
November 3, 2025



To: Steering Committee
Re: Invoices Submitted for Payment through October 2025

Additional invoices will be presented for approval at the 11/20/2025 Board Meeting

Leadership/Staffing/Membership Dues	Amount	Check #
Hazen & Sawyer: DCWVG Support Services (2 Invoices: Jun '25 - Aug '25)	\$ 12,750.00	6635
Employee Benefits & Operational Expenses		
Guardian Benefit Administrators: Dental & Vision Benefit Premiums - Nov '25	\$ 1,103.32	6640
Principal Life Insurance Company: Premiums for Nov '25	\$ 154.63	6637
Sharp Electronics Corporation: 2 Invoices for IT Services & Support + GoTo Phone Service	\$ 3,284.86	6639
Q Document Solutions, Inc.: Invoice #IN70947 for Printing & Overage Charges	\$ 438.80	6638
Homeless & Housing Services		
Watts Labor Community Action Committee (WLCAC): Jul-Sep 2025 HFCM Services	\$ 89,492.87	6636
GRAND TOTAL	\$ 107,224.48	

RECOMMENDATION

All invoices are within budget. Therefore, it is recommended that they be approved for payment. Checks subject to release as cash available.

APPROVED FOR PAYMENT

Bernadette Suarez, Chair



Hazen and Sawyer
800 West 6th St., Suite 400
Los Angeles, CA 90017

October 15, 2025

Lara Gerges
South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Torrance, CA 90501

Re: Invoice and Progress Report for the period of June 1 through August 31, 2025
Hazen As-Needed Services
Hazen Project Number: 20252-006
Invoice Number: 20252-006-2

Dear Ms. Gerges:

Enclosed please find our invoice for the Hazen As-Needed Services project for work completed between June 1, 2025 and August 31, 2025. A summary of the work covered in this invoice is provided below and additional documentation is attached.

Invoice Summary

- Contract Amount: \$20,000.00
- Previous Invoices Billed: \$3,810.00
- This Invoice Amount Due Now: \$1,815.00
- Invoiced To Date: \$5,625.00
- Total Outstanding Invoices: \$1,815.00
- Contract Balance Remaining: \$14,375.00
- **Percent of budget spent: 28.1%**
- **Percent of work complete: 28.1%**

The following tasks were completed to date, including those conducted during this reporting period:

- Reviewed latest draft CII Permit release
- Provided comments on latest CII draft permit
- Coordinated with Regional Water Quality Control Board

Very truly yours,



Paul Caswell
Project Manager

Enclosures:

- Invoice Summary
- Invoice



Hazen and Sawyer
 800 West 6th St., Suite 1400
 Los Angeles, CA 90017

INVOICE

September 11, 2025

Invoice No: 20252-006 - 2

Lara Gerges
 South Bay Cities Council of Governments
 357 Van Ness Way
 Suite 110
 Torrance, CA 90501

Invoice Total \$1,815.00

Project 20252-006 Hazen As-Needed Services

Professional Services from June 01, 2025 to August 31, 2025

Task 001 As-Needed Services

Professional Personnel

	Hours	Rate	Amount	
SENIOR ASSOCIATE 2				
Coryell, Jennifer	2.50	390.00	975.00	
PRINCIPAL ENGINEER				
Caswell, Paul	4.00	210.00	840.00	
Totals	6.50		1,815.00	
Total Labor				1,815.00
				Total this Task \$1,815.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	1,815.00	3,810.00	5,625.00	
Limit			20,000.00	
Remaining			14,375.00	
				Total this Invoice \$1,815.00



Hazen and Sawyer
800 West 6th St., Suite 400
Los Angeles, CA 90017

October 15, 2025

Lara Gerges
South Bay Cities Council of Governments
357 Van Ness Way, Suite 110
Torrance, CA 90501

Re: Invoice and Progress Report for the period of August 1 through August 31, 2025
DCWMG Support Services: Task Order 7 DCWMG Regional Project List, RAA, and WMP
Update
Hazen Project Number: 20252-007
Invoice Number: 20252-007-1

Dear Ms. Gerges:

Enclosed please find our invoice for the DCWMG Support Services: Task Order 7 DCWMG Regional Project List, RAA, and WMP Update project for work completed between August 1, 2025 and August 31, 2025. A summary of the work covered in this invoice is provided below and additional documentation is attached.

Invoice Summary

- Contract Amount: \$407,000.00
- Previous Invoices Billed: \$0.00
- This Invoice Amount Due Now: \$10,935.00
- Invoiced To Date: \$10,935.00
- Total Outstanding Invoices: \$10,935.00
- Contract Balance Remaining: \$396,065.00
- **Percent of budget spent: 2.7%**
- **Percent of work complete: 2.7%**

The following tasks were completed to date, including those conducted during this reporting period:

- General project management and coordination
- Reviewed existing WMP Project List
- Coordinated and reviewed preliminary result from WMMS 2.0 site selections

Very truly yours,



Paul Caswell
Project Manager

Enclosures:

- Invoice Summary
- Invoice



Hazen and Sawyer
 800 West 6th St., Suite 1400
 Los Angeles, CA 90017

INVOICE

September 11, 2025

Invoice No: 20252-007 - 1

Lara Gerges
 South Bay Cities Council of Governments
 357 Van Ness Way
 Suite 110
 Torrance, CA 90501

Invoice Total \$10,935.00

Project 20252-007 DCWMG Support Services: Task Order 7 DCWMG Regional Project List, RAA, and WMP Update

Professional Services from August 01, 2025 to August 31, 2025

Task 001 General Project Administration & Meeting

Professional Personnel

	Hours	Rate	Amount	
SENIOR ASSOCIATE 2 Coryell, Jennifer	1.00	390.00	390.00	
PRINCIPAL ENGINEER Caswell, Paul	3.00	210.00	630.00	
Totals	4.00		1,020.00	
Total Labor				1,020.00
				Total this Task \$1,020.00

Task 002 Develop Updated Project List and Project

Professional Personnel

	Hours	Rate	Amount	
PRINCIPAL ENGINEER Caswell, Paul	26.50	210.00	5,565.00	
ASSISTANT ENGINEER 1 Becerra, Rebekah	29.00	150.00	4,350.00	
Totals	55.50		9,915.00	
Total Labor				9,915.00
				Total this Task \$9,915.00

Billing Limits

	Current	Prior	To-Date
Total Billings	10,935.00	0.00	10,935.00
Limit			407,000.00
Remaining			396,065.00

Total this Invoice \$10,935.00



Billing Statement

For Period 11/01/25 to 11/30/25

Statement Date: 10/22/25

Payment Summary

Payment Received 10/22/25	-960.54
No Outstanding Balance As Of 10/22/25	0.00
Current Premium	1,103.32
Total Payment Due 11/01/25	\$1,103.32

Approval:

"Planholder use only"

Summary of Activity this Period

Coverage	Previous No. Ins.	Adds.	Terms.	Current No. Ins.	Current Premiums	Premium Adjustments
Dental	6	1	0	7	\$742.97	\$71.98
Managed Dental Care - Mdc	4	0	0	4	\$74.48	\$0.00
Vision	7	1	0	8	\$196.45	\$17.44
TOTAL					\$1,013.90	\$89.42

Summary of Current Premiums by Rate Class

Coverage	Emp	Fam	Emp/Sp	Emp/Ch	Total
Dental	\$359.90	\$223.36	\$0.00	\$159.71	\$742.97
Managed Dental Care - Mdc	\$74.48	\$0.00	\$0.00	\$0.00	\$74.48
Vision	\$87.20	\$45.91	\$31.67	\$31.67	\$196.45
TOTAL	\$521.58	\$269.27	\$31.67	\$191.38	\$1,013.90

Planholder Reference

LARA GERGES
 SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
Group ID: 00 486459
 Division ID: 0000
 RHO: SP
 RGO: 058
 A/R: WH5

Questions?

Log on to
www.GuardianAnytime.com

Check or make changes to members' eligibility, view and pay bills and more.

Log on or register in two minutes at www.GuardianAnytime.com

Due Date: 11/01/25

Payment Due: \$1,103.32

- Please do not write on payment coupon. If you have changes, please submit them via Guardian Anytime or submit on Change Report.
- For fast and easy payment, submit via www.guardiananytime.com, or detach and send Payment Coupon and your check made payable to Guardian in the enclosed envelope to: GUARDIAN, P O BOX 824404, PHILADELPHIA, PA 19182-4404.

Group ID: 00 486459

Division: 0000
A/R: WH5

▲ Please detach and return with payment

Payment Coupon



LARA GERGES
 SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
 357 VAN NESS WAY STE 110
 TORRANCE, CA 90501

Important payment notice

For period: 11/01/2025 to 11/30/2025

Bill produced: 10/17/2025

ATTN: LARA GERGES
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 VAN NESS WAY STE 110
TORRANCE, CA 90501



Important information

Failure by you to pay the premium within the grace period will be deemed notice by you to Principal Life to discontinue the policy at the end of the grace period.

Please review this statement carefully and submit any terminations or changes within 90 days on principal.com. Premium refunds for terminations are limited to three months.

Need help setting up your online Principal account to access eService call us at 800-843-1371

If payment has already been made, please disregard this notice.

Bill summary

Account number: 1202258-10001 **Due date:** 11/01/2025

Last billed amount:	\$145.23
Payments since last bill:	\$145.23
Balance forward:	\$0.00
Adjustments since last bill:	\$9.40
Current premium:	\$145.23
Total amount due:	\$154.63



Contact us

Group Benefits, call 800.843.1371 Monday-Friday 7:00 a.m. - 6:00 p.m. CT | principal.com

Please make your check payable to Principal Life Insurance Company. Send your check with the stub to the address below. We offer the convenience of online bill payment. If you'd like to make an online bill payment, go to principal.com



⑈ 0000015463 120225810001 0000000317414276 6

ATTN: LARA GERGES
SOUTH BAY CITIES COUNCIL OF GOVERNMENTS
357 VAN NESS WAY STE 110
TORRANCE, CA 90501

Principal Life Insurance Company
PO BOX 77202
MINNEAPOLIS, MN 55480-7200

Due date: 11/01/2025
Account number: 1202258-10001
Total amount due: \$154.63

Bill totals



Current billed lives

Members 16

Account number: 1202258-10001
For period: 11/01/2025 to 11/30/2025
Bill produced: 10/17/2025

Current premium totals \$145.23

Basic Life	
Life	\$121.28
AD&D	\$23.95



Sharp Business Systems
7 SHERIDAN SQUARE, STE 200
KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
1-888-525-4220

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF
GOVERNMENTS
2355 CRENSHAW BLVD, SUITE 125
TORRANCE, CA 90501

Invoice No. 9005549959	Invoice Date 10/29/2025	Payment Terms Net 30 days	Due Date 11/28/2025	Invoice Total \$774.36
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Item	Description	Quantity/Hours	Rate	Amount
Invoice text:				
Contract: 8000664680				
UCAASFCC	UCAAS FCC	1	0.00	34.13
Period of Coverage: 09/01/2025 - 09/30/2025				
UCAASSERVICE	UCAAS Service	1	653.85	653.85
Period of Coverage: 10/01/2025 - 10/31/2025				
ADDENDUM #3: 23 STANDARD USERS, NO LOW USAGE USRS, 26 DIDS, 4 MAC HRS PER YEAR				
UCAASSMSFEE	SMS COMPLIANCE CAMPAIGN VETTING	1	0.00	0.00
Period of Coverage: 09/01/2025 - 09/30/2025				
UCAASSMSFEE	SMS COMPLIANCE BRAND REGISTRATION	1	0.00	0.00
Period of Coverage: 09/01/2025 - 09/30/2025				

Sales Amount	\$707.34	Taxes	\$67.02	Freight Amount	\$0.00	Invoice Total	\$774.36
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←----- Cut here ----->
Please include Invoice No. on your Remittance

Invoice No. 9005549959	Account No. 835928	Due Date 11/28/2025
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Sales Amount	\$707.34	Taxes	\$67.02	Freight Amount	\$0.00	Invoice Total	\$774.36
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Remit To: SHARP ELECTRONICS CORPORATION Via its SHARP BUSINESS SYSTEMS Division Dept. CH 14288 Palatine, IL, 60055-4404	To pay by ACH, EFT or Credit Card please visit: https://secure.versapay.com/payables/sharpusa/signup
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Sharp Business Systems
 7 SHERIDAN SQUARE, STE 200
 KINGSPORT, TN , 37663

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
 1-888-525-4220

SHARP BUSINESS SYSTEMS

Invoice No. 9005549959	Invoice Date 10/29/2025	Payment Terms Net 30 days	Due Date 11/28/2025		Invoice Total \$774.36
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Item	Description	Quantity/Hours	Rate	Amount
UCAASSTATELOC AL	UCAAS STATE LOCAL	1	0.00	19.36
Period of Coverage: 09/01/2025 - 09/30/2025				

Thank You For Your Business



Sharp Business Systems
 8670 Argent St
 Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
 619-258-1400

SHARP BUSINESS SYSTEMS

Tax ID: 13-1968872

Duns Number: 00-181-8012

Bill To: 835928

SOUTH BAY CITIES COUNCIL OF
 GOVERNMENTS
 2355 CRENSHAW BLVD, SUITE 125
 TORRANCE, CA 90501

Invoice No. 9005550995	Invoice Date 10/29/2025	Payment Terms Net 30 days	Due Date 11/28/2025	Invoice Total \$2,510.50
----------------------------------	-----------------------------------	-------------------------------------	-------------------------------	------------------------------------

Invoice text:				
Item	Description	Quantity/Hours	Rate	Amount
Contract: 8000669864				
MITS_BAREMAIL_SEAR	EMAIL SECURITY AND ARCHIVE LICENSE	30	6.25	187.50
Period of Coverage: 10/01/2025 - 10/31/2025				
MITS_CWEDR_WKS	EDR LICENSE AND SOC SERVICE - DESKTOP	30	20.00	600.00
Period of Coverage: 10/01/2025 - 10/31/2025				
MITS_CWHD_BH	RMM & HELP DESK SERVICE - 8A-6P	30	45.00	1,350.00
Period of Coverage: 10/01/2025 - 10/31/2025				
MITS_MC1Y1M135	M365 Bus. Basic 1Y1M	8	6.00	48.00
Period of Coverage: 10/01/2025 - 10/31/2025				
MITS_MC1Y1M137	M365 Bus. Std 1Y1M	26	12.50	325.00
Period of Coverage: 10/01/2025 - 10/31/2025				

Sales Amount \$2,510.50	Taxes \$0.00	Freight Amount \$0.00	Invoice Total \$2,510.50
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←----- Cut here ----->
Please include Invoice No. on your Remittance

Invoice No. 9005550995	Account No. 835928	Due Date 11/28/2025
----------------------------------	------------------------------	-------------------------------

Sales Amount \$2,510.50	Taxes \$0.00	Freight Amount \$0.00	Invoice Total \$2,510.50
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Remit To: SHARP ELECTRONICS CORPORATION Via its SHARP BUSINESS SYSTEMS Division Dept. LA 21565 PASADENA, CA, 91185-1565	To pay by ACH, EFT or Credit Card please visit: https://secure.versapay.com/payables/sharpusa/signup
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Sharp Business Systems
8670 Argent St
Santee, CA , 92071

INVOICE

PLEASE DIRECT ALL CORRESPONDENCE TO:
619-258-1400

SHARP BUSINESS SYSTEMS

Invoice No. 9005550995	Invoice Date 10/29/2025	Payment Terms Net 30 days	Due Date 11/28/2025	Invoice Total \$2,510.50
----------------------------------	-----------------------------------	-------------------------------------	-------------------------------	------------------------------------

Item	Description	Quantity/Hours	Rate	Amount
Thank You For Your Business				

QDoxs | Xerox Sales Agent
 3030 Old Ranch Parkway, Suite 190
 Seal Beach, CA 90740



562.435.2769, Option 5
 www.qdoxs.com



CONTRACT INVOICE

Invoice Number: IN70947
Invoice Date: 10/20/2025
Account Number: SB05
Balance Due: \$438.80

Bill To: South Bay Cities Council of Governments
 357 Van Ness Way
 Suite 110
 Torrance, CA 90501
 USA

Customer: South Bay Cities Council of Governments
 357 Van Ness Way
 Suite 110
 Torrance, CA 90501

Account No	Payment Terms	Due Date	Invoice Total	Balance Due
SB05	Due 10 Days	10/30/2025	\$438.80	\$438.80
Invoice Remarks				

Contract Number	Contact	Contract Amount	P.O. Number	Start Date	Exp. Date
CT10978-01	Andrey Mulligan 310-371-7222	\$399.82		10/20/2022	10/19/2027
Contract Remarks					

Summary:

Contract base rate charge for the 10/20/2025 to 11/19/2025 billing period	\$62.30
Contract overage charge for the 9/20/2025 to 10/19/2025 overage period	\$314.89**
Tariff - See Notice below	\$22.63
	\$399.82

**See overage details below

Detail:

Equipment included under this contract

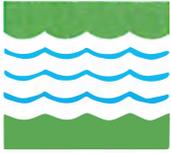
Xerox/C8135

Number	Serial Number	Base Adj.	Location
EQ22136	ELQ590745	\$0.00	South Bay Cities Council of Governments 357 Van Ness Way Suite 110 Torrance, CA 90501

Meter Type	Meter Group	Begin Meter	End Meter	Total	Covered	Billable	Rate	Overage
B\W	EQ22136 - B\W	40,562	41,966	1,404	1,000	404	\$0.010000	\$4.04
Color	EQ22136 - Color	114,954	119,027	4,073	500	3,573	\$0.087000	\$310.85
								\$314.89

NOTICE: Effective September 1, an International Import/Tariff Surcharge will be added to all invoices due to recent changes in import regulations and new international trade compliance costs.

Invoice SubTotal	\$399.82
Tax:	\$38.98
Invoice Total	\$438.80
Balance Due:	\$438.80



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

2355 Crenshaw Blvd., Ste 125
Torrance, CA 90501
(310) 371-7222
info@southbaycities.org
www.southbaycities.org

July 31, 2025

To: South Bay COG

Invoice #: **20250301-SBCCOG**

Description: July 2025 Expenses

Below is the South Bay Cities Council of Governments (SBCCOG) invoice
for the billing period **July 1, 2025** through **July 31, 2025**

Month/Period	Description of Charges	Quantity/ Multiplier	Amount Due
Jul-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 3,484.13
Jul-25	ManagementStaff Salaries & Fringe Benefits	\$ 1.00	\$ 3,268.67
Jan-25	Utilities	\$ 1.00	\$ 2.35
Jul-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 9,274.00
Jul-25	Management Staff Salaries & Fringe Benefits	\$ 1.00	\$ 5,248.51
Jul-25	Supportive Services	\$ 1.00	\$ 271.01
Jul-25	Utilities	\$ 1.00	\$ 5.14
Jul-25	Indirect Administrative Cost	\$ 1.00	\$ 3,233.07
			\$ -
			\$ -
			\$ -
		Total Due	\$ 24,786.88



2355 Crenshaw Blvd., Ste 125
 Torrance, CA 90501
 (310) 371-7222
info@southbaycities.org
www.southbaycities.org

August 31, 2025

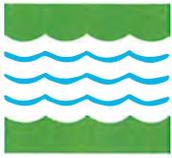
To: South Bay COG

Invoice #: **20250801-SBCCOG**

Description: August 2025 Expenses

Below is the South Bay Cities Council of Governments (SBCCOG) invoice for the billing period **August 1, 2025** through **August 31, 2025**

Month/Period	Description of Charges	Quantity/ Multiplier	Amount Due
Aug-25	Rental Expense	\$ 1.00	\$ 3,000.00
Aug-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 8,561.20
Aug-25	Management Staff Salaries & Fringe Benefits	\$ 1.00	\$ 4,327.05
Aug-25	Utilities/Equipment lease	\$ 1.00	\$ 718.92
Aug-25	Insurance	\$ 1.00	\$ 1,325.92
Aug-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 8,993.61
Aug-25	Management Staff Salaries & Fringe Benefits	\$ 1.00	\$ 2,198.21
Aug-25	Supportive Services/Mileage	\$ 1.00	\$ 751.36
Aug-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 8,228.64
Aug-25	Management Staff Salaries & Fringe Benefits	\$ 1.00	\$ 2,194.97
Aug-25	Indirect Administrative Cost	\$ 1.00	\$ 3,365.03
			\$ -
			\$ -
			\$ -
		Total Due	\$ 43,664.91



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

2355 Crenshaw Blvd., Ste 125
Torrance, CA 90501
(310) 371-7222
info@southbaycities.org
www.southbaycities.org

September 30, 2025

To: South Bay COG

Invoice #: **20250901-SBCCOG**

Description: September 2025 Expenses

Below is the South Bay Cities Council of Governments (SBCCOG) invoice for the billing period **September 1, 2025** through **September 30, 2025**

Month/Period	Description of Charges	Quantity/ Multiplier	Amount Due
Sep-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 6,744.90
Sep-25	ManagementStaff Salaries & Fringe Benefits	\$ 1.00	\$ 2,190.24
Sep-25	Supportive Services- Cellular, Mileage, and Equipment	\$ 1.00	\$ 1,260.60
Sep-25	Insurance	\$ 1.00	\$ 500.36
Sep-25	In-House Employee Salaries & Fringe Benefits	\$ 1.00	\$ 6,448.59
Sep-25	Management Staff Salaries & Fringe Benefits	\$ 1.00	\$ 2,169.35
Sep-25	Indirect Administrative Cost	\$ 1.00	\$ 1,727.04

\$ -
\$ -
\$ -
Total Due \$ 21,041.08

South Bay Cities Council of Governments

November 3, 2025

TO: SBCCOG Steering Committee

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

SUBJECT: Environmental Activities Report – October 2025

I. PROGRAMS - TECHNOLOGY, PLANNING, & RESEARCH

Energy Efficiency & Sustainability

Regional Energy Network (SoCalREN) AGENCY SUPPORT

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

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

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

- City of Carson – Initial Measures List for Veteran’s Sports Complex has been delivered by the SoCalREN. Waiting for city confirmation to move forward. Meeting completed to vet facilities for Capture the Cold technology – waiting on city for information on eligible units to then set up site audits. The identified Heat Pump Water Heater project has been queued for 2026 by SoCalREN due to limited incentive funds.
- City of El Segundo – City staff provided all necessary documents for the newly installed pool heater – the SoCalREN is moving through the incentive application. The City Hall lighting overhaul and Public Works Capture the Cold technology opportunities are still available. Next steps, city to work with the SBCCOG staff and SoCalREN team on the listed opportunities.
- City of Hawthorne – The Police Department lighting project and Memorial Center HVAC are in construction and reporting phases. The identified Heat Pump Water Heater project has been queued for 2026 by SoCalREN due to limited incentive funds.
- City of Hermosa Beach – One eligible HVAC unit for Capture the Cold technology was identified at the Community Center. The next step is for the city to contact the SBCCOG regarding their interest in moving forward.
- City of Inglewood – The City Hall lighting and pump project is under construction.

- City of Lawndale– Three eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants completed an audit on 10/22/25 and will report on project opportunities within a month.
- City of Lomita– The identified HVAC opportunities have been put on hold by the city.
- City of Manhattan Beach– The SoCalREN is working to rectify schematic drawings as requested by the city for the Heat Pump Water Heater project.
- City of Rancho Palos Verdes– Multiple eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants completed an audit on 10/14/25 and will report on project opportunities within a month.
- City of Redondo Beach– Eligible HVAC units for Capture the Cold have been identified. Next step, the city will contact the SBCCOG regarding their interest in moving forward. The Perry Park sports field lighting project and incentive application are still available if the city decides to move forward.
- City of Rolling Hills– Incentives have been identified for upgrading a Heat Pump Water Heater at City Hall. To move forward, the city must select a unit to upgrade and schedule a site visit.
- City of Torrance– Multiple eligible HVAC units for Capture the Cold technology were identified. The SoCalREN consultants are developing a proposal for the city.
- Lennox Elementary School District– Lighting upgrades at five schools are moving forward under the Metered Savings Program. The district is also installing more free Heat Pump Water Heaters.

Energy Efficiency Technology Showcase – The SBCCOG hosted its first ever Energy Efficiency Technology Showcase on October 29. This event connected facilities and purchasing staff from SoCalREN-enrolled agencies with SoCalREN’s Trade Ally Network. The Trade Ally Network consists of approved contractors specializing in areas such as electrical, HVAC, lighting, plumbing, pumping, water and windows/doors. 6 vendors attended as well as 8 city representatives and a LA Sanitation District representative.

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 final ERAP plans will be delivered to participating cities in the coming months.

Facility Equipment Inventory Program (FEI) – SBCCOG staff continue to work with cities to update FEI workbooks to help them better understand current energy-using equipment. To date, 58 facilities across 15 South Bay cities, 1 school district, and 1 special district have been completed and resulted in identification of over **940,000** potential kWh savings from lighting retrofits and **112** HVAC units that are overdue for replacement. From this work, staff were able to quickly facilitate installation of almost 60 Heat Pump Water Heater replacements since 2023 with no costs to the agency. In addition, SBCCOG staff are facilitating installation of the new Capture the Cold ductwork technology offering (as low as \$6,000 before financing with as much as 40% energy savings). Currently, the workbooks are

being updated to capture projects that have been completed by the cities and to add additional equipment replacement need.

FDEEE & Commercial Direct Install

Through the SoCalREN's new commercial programs, administered by Willdan and San Joaquin Valley Clean Energy Organization, the SBCCOG is implementing a 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 at hard-to-reach and low-income low-access businesses. SBCCOG staff continue to conduct door-to-door outreach to eligible businesses. The team has audited 56 business facilities, and 29 projects have been signed on and are underway. Installation started the first week of October. The SBCCOG staff and SoCalREN, in coordination with city staff, are preparing marketing materials and planning a celebratory event.

Cool Roof Pilot

Funded by the SoCalREN, the SBCCOG working with AESC Inc., a technical consultant, is conducting a cool roof feasibility study. At the end of the project, up to 15 site plans will be developed with recommendations on the technology, benefits and co-benefits. The initial literature review has been completed and is on the SBCCOG website. AESC-created and city-approved criteria ranked the 15 "most suitable" sites in Carson, Gardena, Inglewood, Lomita, Redondo Beach, and Torrance. SBCCOG staff coordinated site walks of AESC engineers in October. Site Plans should be received in November.

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 and Hard-to-Reach-Direct-Install Energy Efficiency

SBCCOG continues to share program information with eligible multifamily housing properties. The SBCCOG and the County team have developed co-branded materials to bring to community outreach events. SBCCOG and County Staff are working with South Bay cities and Chambers of Commerce to identify new customers for the program.

Kits for Kids

Schools in disadvantaged areas or those that receive Title 1 funding are eligible to participate in the LA County Kits for Kids program, which provides free energy efficiency kits (LEDs, faucet aerators, and games) to third- and fourth-grade students to implement at home and \$1,000 to teachers who implement it in their classrooms. SBCCOG staff continue to facilitate South Bay school enrollments into the program. Inglewood USD and Hawthorne SD are participating now in the Fall 2025 semester amounting to almost **60** classrooms!!! Wiseburn USD is interested in participating in 2026. Efforts are underway to conduct celebration events at each school district before the end of the year.

South Bay Cities Energy & Climate Recognition Program (SBECRP) - Cities can earn points towards this program year until the third Monday of November. Contact Shawn Fujioka at shawn@southbaycities.org for more information.

The SBCCOG will be hosting the Third Annual South Bay Cities Energy & Climate Recognition Program Award Ceremony on **Thursday, December 11, 11am-1pm**, at the Harold E. Hofmann Community Center in Lawndale. Rita Kampalath, Chief Sustainability Officer for LA County, will attend as the keynote speaker. All elected officials as well as city staff who have been working with the SBCCOG on sustainability initiatives are invited. RSVP to Eleanor Murphy eleanor@southbaycities.org.

Institute for Local Government's Beacon Awards Program - sponsored by the Institute for Local Government (ILG), honors voluntary efforts by local governments to reduce greenhouse gas emissions, save energy, and adopt policies that promote sustainability. The SBCCOG worked with cities to gather energy data and develop applications for the Beacon Awards Program. The following cities were recognized at the League of California Cities Annual Conference in Long Beach in October:

- City of Gardena:
 - o Platinum Spotlight Award for 15% Community GHG Reductions
 - o Gold Spotlight Award for 10% Agency Energy Savings
- City of Torrance – Gold Vanguard Award for the following achievements:
 - o 12% Agency Energy Savings (Gold)
 - o 11% Agency Natural Gas Savings (Gold)
 - o 22% Agency GHG Reductions (Platinum)
 - o 57% Community GHG Reductions (Platinum)
 - o (NEW) Platinum Level Sustainability Best Practices

Southern California Gas Company Energy Pathways

Contract period is May 19, 2024 – December 31, 2027

SBCCOG staff continue to work with SoCalGas to promote gas energy efficiency assistance program opportunities and financing support to cities, school districts, and residents. Current day-to-day activities continue with the support from SoCalGas staff. SBCCOG staff attended the SoCalGas restaurant owner showcase to learn about equipment that reduces gas use.

Program offerings and related marketing materials have been shared with agencies to support outreach to residents and businesses.

- Restaurant Energy Efficiency Starter Kit: Kit includes energy- and water-saving tools such as a pre-rinse spray valve, faucet aerators, gas valve handles, a Turbo Pot aluminum frying pan for efficient cooking, and a pocket thermometer for food service businesses.
- Commercial Building Energy Solutions and Technologies (C-BEST) Program: Provides technical assistance and incentives for businesses to implement natural gas-saving measures in commercial buildings.

Water Conservation

West Basin Municipal Water District Programs (West Basin)

The contract period is July 1, 2025, through June 30, 2026

SBCCOG and West Basin staff met on October 13 and October 27 to discuss the implementation of programs and schedule of events for the new program year.

Educational Outreach Support - Exhibit Events

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

Status of goal: 40 exhibit events, presentations, workshops, networking opportunities, etc.

Support for Workshops, Events, & Webinars Educational Classes

Contract goal: Up to 17 physical classes or virtual webinars

Status of goal: 5

Completed:

- Thursday, October 9, 2025 - 11:00 am - 12:30 pm - *CA Friendly & Native Plant Landscape Training*, Lomita Library - Lomita

Upcoming Classes:

- Wednesday, November 19, 2025 - 11:00 am - 12:30 pm - *Transforming Lawns: A Sustainable Approach*, Darby Park - Inglewood

Rain Barrel Giveaway

Contract goal: 6 Rain barrel distribution events.

Status of goal: 4 Rain barrel program distributions:

Completed:

- Saturday, September 13, Rain Barrel Program City of El Segundo
- Saturday, September 27, Rain Barrel Program City of Carson
- Saturday, October 4, Rain Barrel Program City of Lawndale
- Saturday, October 11, Rain Barrel Program City of Culver City

Upcoming Events:

- Saturday, November 1, 2025, Rain Barrel Program City of Inglewood
- Saturday, November 22, 2025, Rain Barrel Program City of Malibu

SBCCOG staff continue to respond to phone inquiries on the dedicated West Basin line and set up the new registration system for upcoming events in October.

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. SBCCOG and WRD staff meet to coordinate communication efforts and upcoming informational campaigns.

Completed Classes:

- Saturday, October 18, 2025 - 10:00 am - 12:00 pm – Garden Design, Torrance

Los Angeles County Sanitation Districts (LACSD)

The contract period is January 1-December 31, 2026

Educational Outreach Support - Exhibit Events

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

Status of goal: 43 exhibit events, presentations, workshops, networking opportunities, etc.

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

Task - Speakers Bureau Contract goal: identify and coordinate up to 3 speaking opportunities.

Status of goal: 0

CivicSpark Fellows

Three CivicSpark Fellows started their service term with the SBCCOG in October and have begun working on their first projects. They are focusing on the following areas: 1) Energy, 2) Communications, and 3) Transportation. The service term will end in September 2026.

Waste Reduction

Rolling Hills Organic Waste

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

The SBCCOG continues to work with the City of Rolling Hills to facilitate public education and outreach for their residents on organic waste recycling and food waste prevention. Funded by a CalRecycle SB1383 grant, the technical consultant, EcoNomics, Inc, is developing outreach content. The first workshop, on July 16, 2025, was a success with 13 attendees filling the City Chambers and the SBCCOG staff distributed the first round of composting equipment to the city’s residents. One final compost workshop was held Wednesday, October 29, 2025. There will be another round of equipment purchasing and distribution in late November.

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 while maintaining relationships and communication channels with businesses that have self-identified as environmentally conscience. Businesses receive information on the status of SBCCOG utility partners’ programs and information posted on the SBCCOG website through a quarterly e-newsletter.

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 October 2025.

Climate Action

SBCCOG staff, with support from volunteers and prior CivicSpark Fellows, continue to work with cities to finalize the draft 2019-2020 greenhouse gas inventory (GHG) emissions reports. SBCCOG staff have completed 13 final reports which have been sent to cities and are posted on the SBCCOG website, and two more are currently under review by city staff. SBCCOG is available to present findings to city committees and commissions. SBCCOG staff provided a presentation at Gardena’s City Council Meeting on October 14 and met with Rolling Hills staff on October 27 to review their draft report.

Biodiversity grant opportunity: In support of the SBCCOG subregional adaptation plan, SBCCOG staff have been working with the LA County’s Chief Sustainability Office and Jacobs consulting firm to submit an application to Rivers and Mountains Conservancy for developing a biodiversity plan with demonstration projects within the South Bay. The SBCCOG submitted a concept proposal to Rivers and Mountains Conservancy in September and is awaiting their review.

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 outreach calendar events to provide opportunities for Metro to share their Express Lane program. In September, the SBCCOG/SBESC distributed MEL materials at nine events.

II. VOLUNTEERS

Status of Program: 30.5 hours for October 2025

Some of the volunteer projects for the month of October included supporting outreach events and SBCCOG meetings, updating databases, and conducting program research. The volunteer recognition event is scheduled for Thursday, November 20, 2025, just prior to the Board meeting. SBCCOG staff has analyzed volunteer hours and has a list of volunteers who are to be awarded for achieving certain milestones. Cities have been notified of their residents who are SBCCOG volunteers and have achieved milestones and have been conducting their own recognition during council meetings.

III. MARKETING, OUTREACH, & IMPLEMENTATION

Outreach Events

In October 2025:

3 - Networking Event

14 - In Person Community Event

0 - Business Event

2 – Workshops Events



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS

OPEN HOUSE & VOLUNTEER RECEPTION

**THURSDAY,
NOVEMBER 20, 2025**



SBCCOG Volunteers

- 4 to 5 p.m. - Open House
- 5 to 6 p.m. - Volunteer Dinner
- 6 p.m. - Volunteer Recognition and Board Meeting

Please join us as we celebrate the move to our new office space and recognize our volunteers—with a special thanks to those who have contributed 50 hours or more.



The SBCCOG's New Office Location

Meet the SBCCOG staff and talk to the team about their work related to the environment, homelessness, technology, transportation and land use, and more.

**Location: SBCCOG Offices
357 Van Ness Way, Suite 110
Torrance, CA 90501**

**LIGHT HORS D'OEUVRES AND REFRESHMENTS
SERVED AT OPEN HOUSE**

**DINNER SERVED AT VOLUNTEER RECEPTION
AND BOARD MEETING**

**Please RSVP by Monday, November 13
at bit.ly/sbccogopenhouse**

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SOUTH BAY
ENERGY AND CLIMATE
RECOGNITION PROGRAM



South Bay Energy and Climate Recognition Program Award Ceremony

The South Bay Cities Council of Governments is pleased to host you for a celebration of your city's achievements in energy efficiency and sustainability. Lunch will be provided.

Thursday, December 11th, 2025, 11am-1pm



Lawndale Community Center
14700 Burin Ave
Lawndale, CA 90260



Keynote address by Rita Kampalath,
Chief Sustainability Officer,
Los Angeles County



RSVP by November 25th
by scanning the QR code or emailing
eleanor@southbaycities.org



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