

South Bay Cities Council of Governments

Steering Committee Monday, January 12, 2026 MINUTES

Attendees: Board members: Bernadette Suarez, Chair (Lawndale); Bill Uphoff, 1st Vice Chair (Lomita); Cedric Hicks (Carson); Rodney Tanaka (Gardena); Rob Saemann, Dean Francois (Hermosa Beach); Barry Waite (Lomita); Nina Tarnay (Manhattan Beach); Craig Quinn (Palos Verdes Estates); Steve Perestam (Rancho Palos Verdes); Zein Obagi (Redondo Beach); Jon Kaji (Torrance) - left at 12:40pm; Other: Ray Jackson (Hermosa Beach); Jacki Bacharach, Kim Fuentes, Wally Siembab, Natalie Champion, David Leger, Ronson Chu, Jake Romoff, Kevin Umana (SBCCOG); Yvonne Golub (HERO); Holly Osborne (Public)

- I. **CONFIRM THE QUORUM – 12:00 noon**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Received and filed
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA – ADD LEGISLATION AFTER J. TANAKA/QUINN**
- IV. **PUBLIC COMMENT – 12:05 pm**
 - a. **COMMENTS BY RAY JACKSON ON FILE AND RECOGNITION OF HIS SERVICE TO THE SBCCOG BY THE CHAIR**
 - b. **TORRANCE RESIDENT K. JOHNSON SUBMITTED WRITTEN PUBLIC COMMENT REGARDING LACAHS/MEASURE A PROGRAMS AND THAT SUCCESS SHOULD BE BASED ON MORE THAN JUST UNITS CREATED OR DOLLARS SPENT, NOTING THAT WHO IS BEING REACHED, WHO IS STAYING HOUSED, AND DISPLACEMENT/INFLOW FACTORS ARE JUST AS IMPORTANT.**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:10 pm**
 - A. December 8, 2025 Steering Committee meeting minutes – attached (Pages **HICKS/QUINN**)
 - **ACTION:** Approved
 - B. 2nd Amendment to Professional Services Agreement with Dudek for land use and transportation project management services
 - Time extension and additional \$45,000 (to be paid by the SBCCOG)
 - **ACTION:** Recommended board approval
 - C. Additional Financial Consultant Services – 4th Amendment to Eide Bailly LLP
 - Memo, Amendment and Exhibits attached
 - **ACTION:** Approved as time is of the essence
 - D. Measure A New Contracts and Amendments to Existing Contracts
 - City of Inglewood MOU – Homeless Services Coordinator, Interim Housing/Motel Units Programs – attached (Pages)
 - LA City Attorney’s Office MOU – LA City Attorney HEART Program
 - Harbor Connects MOU – Renter Protection and Homeless Prevention Program

- City of Gardena MOU Amendment 1 – Add Renter Protection and Homeless Prevention Program
- City of Torrance MOU Amendment 1 – Add SRO Beds Program
- Catholic Charities of Los Angeles Inc./St. Margaret's Center Amendment 1 – Remove Document Specialist Program
- **ACTION:** Recommended Board Approval

E. Progress re: JPA agreement approvals for LA City Non-Elected Alternate

- 6 Approvals – Hermosa Beach, Lawndale, Lomita, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates
- 2/3 vote required for approval which is 12 members

F. Progress on the JPA for the Regional Housing Trust

- 1 Approval – Lawndale
- Council presentations scheduled for El Segundo, Inglewood, Lomita, **RANCHO PALOS VERDES**

G. Pending Grants

- Biodiversity Grant –1st review complete, we have been asked to submit formal application
- Caltrans Sustainable Grant - application submitted in November

H. Monthly Reports – Receive and File

- City Attendance at SBCCOG Meetings – attached
- Client Aid Recap Report – attached
- Time Limited Subsidy Recap Report – attached

VI. ACTION ITEMS

I. 2nd Vice Chair - **12:15 pm**

- The SBCCOG Joint Powers Authority states:
Section 11 – Election of Chair and Vice-Chairs. - IF THERE IS A VACANCY IN AN OFFICER'S POSITION, AN ELECTION IS REQUIRED.
- **2ND VICE CHAIR VACANT DUE TO CHANGE OF HERMOSA BEACH DELEGATES**
- **ACTION:** Recommended that the Board declare a vacancy in the office of 2nd Vice-Chair and open nominations with the election at the February Board meeting **UPHOFF/TANAKA**

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

- January – draft agenda attached
 - West Basin Municipal Water District re: grass replacement
 - Baldwin Hills Conservancy Update
 - Time Limited Subsidy program re-cap
 - Cool Roofs Study presentation – **FROM APRIL TO JANUARY**
- February
 - Classification and Compensation Study Results
 - Housing Trust Update
 - Mid-Year Budget
 - Sanitation Districts
 - **SOUTH BAY FIBER NETWORK TRANSFER OF OWNERSHIP**
 - SBCCOG **ANNUAL** media presentation by Colleen – **MOVED FROM JANUARY TO FEBRUARY**

- March – GENERAL ASSEMBLY
- April
 - ~~Our County Sustainability Plan presentation~~
 - LA Air Force Base update – invite Commander
- Special meeting possibilities
 - Harbor-UCLA Tour of new facilities
 - Torrance Refinery

ADDED - LEGISLATION

- METRO LETTER RE: FUNDING FOR UNION STATION THROUGH TRACKS – SEND LETTER
- ALLEN’S LEGISLATION ON METRO BOARD COMPOSITION - REMOVE OPPOSITION WITH AN AMENDMENT THAT COG’S MUST BE INVOLVED WITH METRO ON THE DEVELOPMENT OF THE BOARD COMPOSITION
- ALLEN’S LEGISLATION ON SOUTH BAY HOUSING TRUST CLEAN UP – ALTERNATE ISSUE RESTRICTIONS ADDED – KEEP GOING AND POSSIBLY AMEND NEW RESTRICTIONS OUT LATER– UPHOFF/OBAGI
- ACTION: APPROVED STAFF SENDING LETTERS AS DESCRIBED - TANAKA/TARNAY

K. Treasurer - 12:30 pm

- USE CITY TREASURER – BRING TO CITY MANAGERS
- ACTION: ApproveD recommendation

L. Approval of Invoices – attached – 12:35 pm

- ACTION: ApproveD invoices for payment – TANAKA/UPHOFF

VII. INFORMATION ITEMS

M. General Assembly Update – 12:40 pm

- Sponsors, Speakers, Site – ADD PUBLIC SAFETY – SHERIFF LUNA OR SOMEONE??

N. Homeless Services – 12:55 pm

- LA CITY LETTER TO COUNTY RE: ADMIN COSTS
County proposes to devote \$98,128,000, or 15% of Measure A’s Comprehensive Homelessness Services funding, to administrative costs,

We must continue to invest in regional data and accountability capacity. Of the \$13 million in Measure A funds allocated for Accountability, Data, and Research, the County Department’s proposed plan includes no direct allocation to cities to help them build their data capacity and infrastructure. Measure A ordinance specifically calls for a “universal” data strategy, in which all entities receiving Measure A funding will report on progress, but the County has only allocated data funding for itself.

According to data presented by the Department of Mental Health at a recent Best Practices for Standards of Care meeting, in October 2025 there were only 822 active clients in the Department’s Interim Housing Outreach Program, the new County program designed to offer onsite physical and behavioral health care in interim

housing. There are over 20,000 active participants in interim housing, many of whom need physical and behavioral healthcare.

Also asks for more geographic equity – 60% of homeless are in LA City. Currently only 10% of Pathway home in LA City.

■ STAFF ASSISTANT FOR MIRISCH - \$75,000 FOR THIS YEAR – NEXT YEAR IS \$150,000

O. Update on the Local Travel Network & E-Bike Safety Issues – 1:05 pm

JAKE - LOOKING AT MEASURE M \$ TO INCREASE INTERSECTION SAFETY FOR LTN.

P. Land Use and Transportation Update & REAP – 1:10 pm

■ Housing Trust Feasibility Study - preparations for Housing Trust

○ SB 799 Housing Trust revisions

▪ **NO MORE THAN 75% OF MEETINGS CAN BE a NON-ELECTED ALTERNATE**

○ **TRUST IMPLEMENTATION STEPS AND TIMELINE**

Strategic Plan and discussion with Board on any possible final revisions - **APRIL**

Bylaws and facilitate Board discussion - **APRIL**

Discussions on initial housing programs and creation of related program documents

– **STUDY SESSION– APRIL**

AFFORDABLE MULTI- FAMILY TAX CREDIT FINANCIAL PROJECTS – ASAP

ELECTION OF Chair and Vice Chair (**HOW LONG ARE THE TERMS**)

Trust accounting policies and procedures - **ASAP**

Trust investment policy - **ASAP**

Trust document retention plan - **ASAP**

e Conflict-of-Interest Code (required by the County) - **ASAP**

Trust procurement policy

Development of the Trust website (modeled after OCHFT, GCAHT, and BGPRHT)

BUDGET – FUNDING AGREEMENT FROM THE SBCCOG TO THE TRUST

PICK REGULAR MEETING DATE – APRIL –

CONSENSUS TO HOLD FIRST MEETING IN APRIL

REDONDO BEACH IS PROBABLY FEBRUARY 3

INTERIM RULES AND REGS???

■ Commercial Redevelopment – **PRELIMINARY LOOK AT FIT AND FEASIBILITY STUDY – 13 SITES – 7 SBCCOG, 6 CITIES. MULTIPLE TYPOLOGIES AND WHAT THEY MIGHT LOOK LIKE – DIFFERENT CONCEPTS FOR EACH SITE.**

■ Micro-Mobility Hubs - **CHECK IN LAST WEEK. W/ CONSULTANT TRANSITO – LOOKING FOR VENDORS AND FOR SITE ANALYSIS. REQUESTING RIDERSHIP DATA FROM TRANSIT OPERATORS. LOOKING AT CONNECTIONS WITH SBFN AND LTN.**

Q. South Bay Environmental Services Center Activities – attached – 1:20 pm

REPORT ON FILE

R. SBFN – 1:30 pm

- Update on status of the network and the transition – **NEGOTIATIONS ONGOING BETWEEN PROSPECTIVE BUYER AND AMERICAN DARK FIBER. SHOULD COME TO SBCCOG BOARD SOON**

S. Update on Senior Services – **1:40 pm**
NEXT MEETING JANUARY 27

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 1:45 pm

- January 15 – Gardena Ribbon Cutting – flyer attached
- January 22, 2026 - Cybersecurity Presentation – flyer attached
- ~~January 30, 2026 – Meet and Greet with the South Bay Legislators – flyer attached~~

IX. NEXT STEERING COMMITTEE – Monday, February 9, 2026 @ 12:00 noon – SBCCOG office

X. ADJOURNMENT