

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

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**SOUTH BAY CITIES COUNCIL OF GOVERNMENTS  
BOARD OF DIRECTORS' MEETING  
REVISED MINUTES**

**THURSDAY, JANUARY 22, 2026**

**HELD VIRTUALLY VIA ZOOM & IN-PERSON AT THE SBCCOG OFFICE**

**357 Van Ness Way, #90, Torrance, California 90501**

**RECORDING AVAILABLE ONLINE:**

**<https://youtu.be/mpdQ4a-sALo?si=ZUSAUfo1Eblh6ZtZ>**

## **I. CALL TO ORDER**

Chair Suarez of Lawndale called the meeting to order at 6:08 pm

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

SBCCOG Executive Director Jacki Bacharach confirmed the posting of the agenda.

**MOTION** by Board Member Obagi, seconded by Board Member Tanaka, to **APPROVE** Board Member Galicia's AB 2449 virtual attendance as a voting member. No Abstentions. No Objections. **MOTION Passes.**

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

Cedric Hicks, Carson	Craig Quinn, Palos Verdes Estates
Lance Giroux, El Segundo	Paul Seo, Rancho Palos Verdes
Rodney Tanaka, Gardena	Zein Obagi, Redondo Beach
Alex Monteiro, Hawthorne	Bea Dieringer, Rolling Hills (6:11 arrival)
Rob Saemann, Hermosa Beach	Debby Stegura, Rolling Hills Estates
Bernadette Suarez, Lawndale	Jon Kaji, Torrance (7:10 departure)
Irma Galicia, LA County D2 (AB 2449 - virtual)	

## **Also, in attendance were the following non-voting elected officials:**

Katrina Manning, Hawthorne (7:36 arrival)

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

Aksel Palacios, City of Los Angeles	Addie Aubley, SBCCOG
Andy Sywak, Metro	Anne Tsai, SBCCOG
Blair Crossman, San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy	Colleen Farrell, SBCCOG
David McNeill, Baldwin Hills Conservancy and Rivers and Mountains Conservancy	David Leger, SBCCOG
Doug Tripp, Spectrum	Eleanor Murphy, SBCCOG
E.J. Caldwell, West Basin Municipal Water District	Jacki Bacharach, SBCCOG
Erik Rodriguez, SCAG	Jake Romoff, SBCCOG
Gus Meza, West Basin	Kevin Umaña, SBCCOG
McKenzie Neely-Wright, AT&T, Inc.	Kim Fuentes, SBCCOG
Michael Bohlke, Metro	Marolly Vasquez, SBCCOG
	Moana Franco, SBCCOG
	Natalie Champion, SBCCOG

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

Ms. Bacharach requested that Item F be removed from its current placement on the consent agenda, explaining that the Housing Trust discussion warranted broader consideration.

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

None were provided.

#### **VI. CONSENT CALENDAR**

- A. November 20, 2025 minutes (attachment) – Approved**
- B. 2<sup>nd</sup> Amendment to Professional Services Agreement with Dudek for land use and transportation project management services – Approved**
  - Time extension and additional \$45,000 (to be paid by the SBCCOG)
- C. Measure A New Contracts and Amendments to Existing Contracts (all funded through Measure A subregional funds) – Approved**
  - City of Inglewood MOU – Homeless Services Coordinator, Interim Housing/Motel Units Programs – attached
  - 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
- D. Actions of Steering Committee in December and January (attachment) – Approved**
- E. Progress re: JPA agreement approvals for LA City Non-Elected Alternate – Received and filed**
  - 7 Approvals – Hermosa Beach, Lawndale, Lomita, Rancho Palos Verdes, Rolling Hills, Rolling Hills Estates, Torrance
  - 2/3 vote required for approval which is 12 members
- G. SBCCOG Monthly Reports – Received and Filed**
  1. City Attendance at SBCCOG Meetings (attachment)
  2. Client Aid Report (attachment)
  3. TLS (Time Limited Subsidy) Report (attachment)
  4. Media Report (attachment)
  5. Transportation Report (attachment)

**MOTION** by Board Member Tanaka, seconded by Board Member Seo, to **APPROVE** the Consent Calendar removing Item F, via Roll Call Vote.

Yes: Giroux, Tanaka, Monteiro, Saemann, Suarez, Obagi, Quinn, Stegura, Galicia, Seo, Kaji

No: None

Abstain: None

**MOTION Passes.**

#### **VII. PRESENTATIONS**

##### **1. Sub-Regional Cool Roof Feasibility Study**

SBCCOG staff Eleanor Murphy presented the Cool Roof Feasibility Study completed in December with Alternative Energy Solutions Consulting, Inc. (AESC), funded through SoCalREN’s Regional Partner Initiatives. Ms. Murphy explained that the study was developed in response to interest from SBCCOG cities and staff regarding cool roofs and cool surfaces as strategies to reduce greenhouse gas emissions and lower energy costs. She stated that the study objectives were to summarize cool roof technology and existing research, identify South Bay municipal buildings suitable for cool roof applications, and prepare up to 15 site plans for the most viable locations. Ms. Murphy described cool roofs as light-colored

or reflective surfaces—often white paint or silicone coatings—measured by solar reflective index and thermal emittance, which together reduce rooftop and indoor temperatures, lower surrounding ambient heat, and provide co-benefits such as reduced air-conditioning demand, mitigation of the urban heat island effect, and improved thermal comfort. She reported that the consultant reviewed approximately 250 municipal facilities and categorized them as suitable, potentially suitable, or not suitable, noting that most sites were ultimately determined to be not suitable due to coastal climate conditions, limited HVAC presence, or low electricity use. Ms. Murphy indicated that 14 sites were selected as the most suitable candidates, and that AESC engineers conducted site visits and developed detailed site plans, including roof and HVAC condition assessments, retrofit recommendations, replacement timelines, estimated energy and cost savings, project costs, payback periods, and solar considerations. Ms. Murphy summarized the findings, reporting average estimated annual energy savings of approximately 10,000 kWh, with projected annual bill savings ranging from \$2,000 to \$11,000, and estimated cool roof project costs between \$87,000 and \$150,000. She noted that estimated payback periods ranged from 16 to 66 years and emphasized that, while the cost-benefit case may be limited in some instances, cities should consider additional co-benefits such as extended roof life, reduced maintenance, deferred HVAC upgrades due to reduced load, improved indoor comfort, and environmental impacts. She further explained that the report identified funding pathways for energy-efficiency and reduced energy use, including California Energy Commission programs, SoCalREN public agency programs, and Edison measured-savings programs, as well as loan options, but did not identify direct funding sources dedicated solely to roof replacement. Ms. Murphy added that solar financing options—such as the federal investment tax credit, including potential bonus incentives in Southern California—could improve project feasibility when coordinated with roof upgrades, and she recommended aligning cool roof adoption with routine roof replacement cycles and future solar installation needs. She concluded by stating that the SBCCOG would continue exploring subregional funding and pilot opportunities related to cool roof initiatives. Board Members asked whether co-benefits beyond electricity savings could be quantified, and Ms. Murphy responded that literature-based quantifications existed for roof-life extensions and thermal comfort and that she could incorporate more digestible metrics into future presentations. Board Member Stegura asked whether the study evaluated fire-retardant characteristics and Ms. Murphy confirmed that product options rated by the Cool Roof Rating Council included such considerations, though the report did not specifically highlight those features in the recommendations. Board Member Obagi asked what technology is applied to the roof, and Ms. Murphy clarified that applications vary by roof type but generally involve a light-colored coating or paint. Board Member Saemann also noted the long payback periods and asked about applicability to residential properties; Ms. Murphy stated that cool roofs can be used residentially, but the study focused on municipal facilities, and she noted that payback performance depends on factors such as electricity usage and HVAC load.

## **2. West Basin Municipal Water District re: grass replacement**

General Manager E.J. Caldwell presented on Assembly Bill 1572 (Chaptered in 2023), explaining that the law prohibited the use of potable (portable) water to irrigate “nonfunctional turf,” and noting that implementation would require coordinated guidance because definitions and compliance pathways were complex. Mr. Caldwell clarified that the law applied to local governments, commercial/industrial/educational institutions, and homeowners associations (HOAs), but did not apply to individual residential properties, and he emphasized that cities would be the first entities subject to enforcement because the law initially targeted publicly owned and operated municipal properties. Mr. Caldwell defined nonfunctional turf as decorative or non-programmed grass areas that do not serve an active public purpose, including strips along sidewalks and building edges, unused patches near signage or entries, turf in medians, roundabouts, and parking lot/entry zones, and sloped lawn areas, while confirming that trees and non-turf plants could continue to be irrigated with potable water. Mr. Caldwell distinguished functional turf as active-use areas such as athletic and sports fields, school playfields, event lawns, pet exercise areas, cemeteries/memorial lawns, community parks and play areas, playgrounds, and golf courses, and stated that the legislation sought to reduce overall water usage while preserving meaningful outdoor spaces. Mr. Caldwell described a phased enforcement schedule beginning January 1, 2027 for municipal properties owned or managed by local governments, followed by commercial/industrial/institutional properties in 2028, HOA common areas in 2029, and a later compliance date for local governments serving disadvantaged communities. Mr. Caldwell advised that

compliance could be achieved by discontinuing potable irrigation of nonfunctional turf, converting irrigation to recycled water where available, replacing turf with climate-appropriate landscaping, or redesignating and converting certain areas into functional spaces consistent with the statute's exemptions. Mr. Caldwell stated that failure to comply could result in civil penalties of up to \$1,000 per day pursuant to the California Water Code, and he explained that enforcement would vary by water agency, with responsibility generally resting with the retail water provider or the municipality itself where the city served as the retailer; he added that investor-owned utilities could support enforcement in jurisdictions they served. Mr. Caldwell outlined West Basin Municipal Water District support programs, including free landscape design services, turf removal rebates, and public education tools such as outreach materials, mailers, and fact sheets, and he encouraged cities to begin planning early given anticipated community concerns about loss of grass. Mr. Caldwell highlighted that turf removal rebates were currently offered at up to \$7 per square foot and urged cities and HOAs to apply as early as possible, explaining that rebate funds could be obligated quickly but that projects frequently dropped off, allowing funds to cycle back into availability. Board Member Dieringer asked if a turf area needs to have designations and Mr. Caldwell responded that turf used intermittently for community events could be considered functional based on actual use, and he encouraged cities to work with West Basin to evaluate site-specific conditions and alternative designs. Board member Monteiro asked about HOAs with Mr. Caldwell confirming that HOAs were eligible for rebate programs while reiterating that single-family residential properties were not subject to AB 1572 compliance requirements. SBCCOG Deputy Director Kim Fuentes added that the SBCCOG was pursuing a related grant opportunity that included development of a biodiversity plan for municipal properties and could support coordinated turf replacement strategies in partnership with West Basin, and she emphasized the need for cities to prepare outreach and guidance for commercial property owners ahead of the 2028 compliance phase to avoid widespread unmanaged landscape die-off. Board Member Obagi asked about fine administration, and Mr. Caldwell stated that enforcement typically begins with the local retail water agency and could escalate through reporting to the State Water Resources Control Board, and he confirmed that the municipal phase becomes enforceable on January 1, 2027.

### **3. Update on Baldwin Hills and Urban Watersheds' new resiliency co-design planning tool roll out and Consolidated Grant Program**

Executive Director David McNeill provided an informational update regarding his agency's grant programs, noting that the presentation was coordinated with the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), due to overlapping objectives. Mr. McNeill explained that the conservancy's mission focused on protecting wildlife while supporting recreation and restoration for public benefit, and he reported that the agency's territory had recently expanded to approximately 70 square miles, including multiple South Bay and adjacent jurisdictions and select unincorporated areas. Mr. McNeill stated that eligibility was limited to projects located within the conservancy's boundaries and emphasized coordination with partner agencies, including Rivers and Mountains Conservancy and West Basin, given shared priorities such as turf conversion, native habitat, and restoration. Mr. McNeill reported the agency currently administered three funding sources—Propositions 68, 1, and 4—and confirmed grants were reimbursement-based, with eligible applicants including public agencies, Native American nonprofits, public utilities, and mutual water companies. Mr. McNeill described the agency's consolidated, two-step grant process whereby applicants first submit a concept proposal for staff review and potential invitation to submit a full application. He summarized the program's priority focus areas as resilience and community safety, biodiversity, extreme heat mitigation, open space access, urban forest health, wildfire prevention, water resource protection/management, and remediation of degraded lands. Mr. McNeill noted remaining Proposition 68 funding was limited and generally suited for smaller awards, while Proposition 1 funding supported water quality-related projects and was available up to approximately \$200,000. Mr. McNeill further reported Proposition 4 represented a significant new bond source emphasizing biodiversity and nature-based solutions, with a requirement that a substantial share of funds benefit disadvantaged and severely disadvantaged communities, and he advised that early implementation would prioritize smaller grants (up to approximately \$1 million) while larger opportunities may follow. Mr. McNeill encouraged prospective applicants to attend agency workshops, review guidelines, consult with staff prior to submission, and develop clear scopes, budgets, schedules, and stakeholder support; he explained that staff would screen proposals for consistency with guidelines and

feasibility, then advance recommended concepts to the Board for consideration and, if approved, full application and contract negotiation. Mr. McNeill stated the solicitation process was year-round with recurring workshops and Board actions throughout the year.

Blair Crossman, representing the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC), reported that the conservancy's territory spanned approximately 1,800 square miles across Los Angeles and Orange Counties and included overlap with most SBCCOG jurisdictions, with limited exceptions. Mr. Crossman stated RMC had awarded approximately \$300 million to date for projects centered on park and open-space access, watershed protection, habitat conservation, and climate risk mitigation, and he emphasized that environmental justice was central to the agency's work given the significant number of disadvantaged and severely disadvantaged residents within its service area. Mr. Crossman noted RMC maintained a tribal consultation policy and encouraged meaningful engagement with tribes throughout project development. Mr. Crossman described eligible applicants as public agencies and 501(c)(3) nonprofits, encouraged joint applications that demonstrated multi-jurisdictional benefit, and stated RMC prioritized projects that advanced open space access, nature-based solutions, climate resilience, habitat quality, and watershed improvements. Mr. Crossman clarified that most funding supported implementation and capital projects, with limited planning allocations, and noted that a portion of implementation awards could support pre-construction activities, including permitting, community engagement, and environmental compliance. Mr. Crossman stated typical awards ranged from approximately \$300,000 to \$2 million, noted indirect costs were capped, and identified key ineligible costs and project types, including playgrounds, food and drink, and mitigation-only projects. Mr. Crossman reported anticipated Proposition 4 funding for RMC and indicated rollout was expected later in the fiscal year, with additional resources available for wildfire prevention needs. Board Members expressed appreciation for prior conservancy investments, including support for a Holly Park project and assistance restoring the Lennox community garden after a prolonged closure. Mr. Crossman and Mr. McNeill acknowledged the comments and reiterated staff availability for technical assistance. In response to a request from Board Member Hicks, SBCCOG staff confirmed that the presentation materials shown during the meeting would be distributed to the Board.

### **3. Time Limited Subsidy program re-cap**

SBCCOG staff Marolly Vasquez provided an overview of the Time-Limited Subsidy (TLS) Program, explaining that the program was designed to rapidly stabilize households experiencing homelessness by providing short-term rental and security deposit assistance. Ms. Vasquez emphasized that TLS was intentionally time-limited and focused on stabilization rather than serving as a long-term subsidy such as Section 8. She noted that, unlike the traditional two-year model administered through LACAHS, the COG's TLS assistance was generally structured in three-month increments, with contracts revisited as needed based on participant progress and stabilization outcomes. Ms. Vasquez presented a case study involving a Torrance household in which the primary wage earner lost a secondary source of income while his spouse experienced a high-risk pregnancy that prevented her from working. She reported that short-term rental assistance and stabilization services were provided, and that the household worked in coordination with a Torrance case manager to meet program goals related to budgeting, housing stability, and income improvement. Ms. Vasquez stated the household had regained stability and was preparing to exit the program successfully. Ms. Vasquez reported that TLS has served 34 households in the South Bay during the current fiscal year, with 26 households successfully exiting and eight households remaining active. She stated that participants had been referred from multiple South Bay jurisdictions, including Carson, Lennox, Inglewood, Hermosa Beach, Harbor area communities, Wilmington, San Pedro, Lomita, Palos Verdes, and Torrance. Ms. Vasquez indicated that the median length of assistance was approximately four months. She further reported that \$500,000 in Measure H funds had been allocated to support the program; however, she noted uncertainty regarding future funding due to the transition from Measure H to Measure A in the upcoming fiscal year. Ms. Vasquez clarified that TLS was a SBCCOG-administered program funded through local allocations.

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

### **A. Declaration of Vacancy in 2<sup>nd</sup> Vice Chair position and Open Nominations – Approved**

Chair Suarez announced that the Board no longer has a Second Vice Chair and that nominations are open for the position, with an election to occur at the next Board meeting.

**MOTION** by Board Member Dieringer, seconded by Board Member Hicks, to declare the vacancy of the 2<sup>nd</sup> Vice Chair position and open nominations via Roll Call Vote.

Yes: Hicks, Giroux, Tanaka, Monteiro, Saemann, Suarez, Obagi, Quinn, Stegura, Galicia, Dieringer, Seo

No: None

Abstain: None

**MOTION Passes.**

## **B. Homeless Services**

### **F. Progress on the JPA for the Regional Housing Trust – Received and Filed**

#### **■ 1 Approval – Lawndale**

#### **■ Council presentations scheduled for El Segundo, Inglewood, Lomita, Rancho Palos Verdes**

Ms. Bacharach provided an update on the status of the Housing Trust Joint Powers Agreement (JPA). She reported that the City of Lawndale had approved participation in the Trust following a presentation, and that the SBCCOG staff was making presentations in several other cities. She noted that Carson and Palos Verdes Estates had not yet scheduled presentations, and that Rolling Hills was unlikely to agendaize the item. She stated that at least four cities were required to formally establish the Trust and expects that Lawndale, Lomita, Hermosa Beach, and Torrance will agendaize the item with recommendations for approval. If approved, the Trust could be formed no later than March 10. Ms. Bacharach explained that SCAG formation funding expires in June and emphasized the importance of utilizing those funds to establish foundational policies and procedures, including conflict of interest, procurement, and regular meeting schedules. She recommended that all cities intending to participate join by March 31 to allow inclusive decision-making, rather than limiting formation decisions to the initial four cities. She proposed holding the first Trust meeting on April 23 at 4:00 p.m., prior to the regular SBCCOG Board meeting, to address formation matters and conduct study sessions on programs that the trust may want to consider providing such as master leasing, first-time homebuyer programs, and soft loan programs. She further outlined the need for monthly meetings during the initial formation period (April through June). She noted that all cities are required to address affordable housing obligations and suggested that the Trust could potentially centralize income certification and compliance staffing to avoid duplication of effort across jurisdictions. She reiterated that participation in the Trust would be at no cost during the first year and that annual budgets would be determined by the Trust's Board. Ms. Bacharach clarified that the Trust would receive approximately \$7 million in funding and would need to obligate those funds to avoid reversion. She stated that the Trust could issue loans rather than grants, preserving funds for future use. She also confirmed that the Trust would not fund any project without approval from the city in which the project is located and that while not required, early designation of each city's representative for the Trust board would be helpful for coordination. It was clarified that each city may designate any representative of its choosing.

### **1. Measure A implementation**

SBCCOG staff Kevin Umaña provided a brief update on the Measure A Renter Protection and Homelessness Prevention (RPHP) program administered through the Los Angeles County Affordable Housing Solutions Agency (LACAHS). He reported that, in addition to the production, preservation, and ownership programs, the prevention component was now operational in the South Bay. He stated that the SBCCOG was the first eligible jurisdiction in Los Angeles County to launch the program and the first to provide assistance. Mr. Umaña noted that approximately 15 households had received assistance through the transition from the Client Aid program to RPHP funds, and that the prevention specialist had assisted approximately 25 households overall. He emphasized that the program was actively preventing families from falling into homelessness and thanked the Board for its continued support. Ms. Bacharach added that she had recently informed the City Managers and Steering Committee of a letter submitted by the City of Los Angeles expressing concerns regarding the administrative allocation of Measure A funds at the County level. She noted concerns about the amount of funding designated for administration and data management and stated that staff would continue focusing on effective local implementation while monitoring broader developments.

## **2. Letter to provide conditional approval to support Hawthorne housing project for funding (attachment) – Approved**

Ms. Bacharach reported that the annual Homeless Count was taking place that evening, resulting in limited staff attendance. She informed the Board that the SBCCOG had recently hired a financial analyst to assist with the growing number of contracts with nonprofit service providers and to strengthen financial oversight and reporting for homeless services programs. She stated that this position would primarily support homeless services contract management and compliance efforts.

Mr. Umaña provided an update regarding Measure A housing implementation and presented a proposed letter of conditional support for an affordable housing development in the City of Hawthorne. He explained that LACAHSAs had allocated \$7 million to the SBCCOG for affordable housing production, preservation, and ownership, and that following a call for projects, two viable developments meeting LACAHSAs requirements had been identified in Inglewood and Hawthorne. He described the Hawthorne project, developed by a reputable housing developer and managed in coordination with the City, as a 93-unit, 100% affordable housing development serving households earning between approximately \$31,000 and \$114,000 annually. He noted that the City of Hawthorne had committed \$6 million to the project and that the developer was applying for additional LACAHSAs Notice of Funding Availability funds, with an upcoming application deadline. Mr. Umaña stated that the proposed letter did not constitute a funding commitment but provided general support and acknowledged the SBCCOG's intent to consider funding following completion of an independent underwriting review by a retained consultant. He explained that the letter would strengthen the project's LACAHSAs application by demonstrating local support and potential public investment, which contributes to scoring criteria. Board members sought clarification regarding the conditional nature of the approval and whether issuance of the letter would bind the SBCCOG to future funding. Ms. Bacharach clarified that the condition referenced the requirement for full Board consideration and approval prior to any financial commitment, and that the letter did not obligate funds. Board Member Monteiro noted that the project would proceed regardless and that timely allocation of Measure A funds was necessary to avoid loss of regional housing allocations by the June 30, 2026 deadline.

**MOTION** by Board Member Stegura, seconded by Board Member Obagi, to **APPROVE** the LACAHSAs NOFO Application for Hawthorne Cordary Project. No Objections. No Abstentions. **MOTION Passes.**

### **C. Senior Services**

SBCCOG staff Ronson Chu shared that there were no substantive program updates and noted that a Senior Services meeting is scheduled for the upcoming Tuesday.

### **D. Transportation Reports**

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

Mike Bohlke reported on the Metro Board meeting, noting that the Board devoted significant time to discussion of the Slauson (SOVA) Corridor, during which numerous speakers expressed support for the project and its regional benefits. He further reported that the Board spent approximately two hours deliberating the C Line Extension, now referred to as the K Line Extension, including consideration of a motion introduced by Supervisor Mitchell and co-authored by Directors Sandoval and Butts. Mr. Bohlke deferred to Board Member Galicia to provide additional details regarding the motion. Board Member Galicia reported that the Metro Board unanimously approved Supervisor Mitchell's motion supporting the Hawthorne Boulevard alignment option. She described the vote as historic for the South Bay, noting that the K Line Extension was the only rail project included in Measure M and that strong public support was demonstrated through attendance and advocacy at the meeting. Board Member Galicia expressed appreciation to the South Bay cities and regional partners for their outreach, letters of support, and participation, and stated that Metro would work collaboratively with South Bay jurisdictions to advance the project along the Hawthorne alignment. Board members expressed appreciation to Supervisor Mitchell and Metro Board members for their leadership and support. Board Member Obagi commented that Supervisor Mitchell's motion addressed community concerns related to right-of-way impacts, environmental hazards, and preservation of open space, and acknowledged that the Metro Board's action

represented a departure from staff recommendations. Board Member Obagi further noted commitments to support business interruption funding and first- and last-mile improvements associated with the project. Mr. Bohlke added that Mayor Butts reiterated his longstanding support for the Hawthorne alignment and emphasized community benefit in his remarks. Additional comments highlighted regional collaboration and federal engagement related to project funding.

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

### **E. REAP 2.0 Updates**

#### **1. Commercial Redevelopment to Housing**

#### **2. Micromobility Hubs**

SBCCOG staff Anne Tsai provided the update on the Local Travel Network (LTN), reporting that staff continued to support the City of Lomita with project implementation and would attend an upcoming traffic calming workshop. She further reported that design was underway for the Carson-to-the-Sea gap analysis project, a long-term planning effort evaluating LTN gaps between the Cities of Carson, Lomita, and Council District 15. She stated that the consultant team was finalizing the existing conditions report and would begin drafting design and policy recommendations for circulation to city staff in the spring, with engagement of elected officials anticipated in late fall and early next year. Ms. Tsai also announced that a special edition of the “Turtle Talk” newsletter would be distributed by the end of the month, summarizing new e-bike legislation effective January 1, 2026, and confirmed it would be distributed electronically to elected officials.

SBCCOG staff Jake Romoff provided an update on the Reconnecting Communities 2.0 (REAP 2.0) projects through SCAG. He reported that the Mobility Hubs planning project experienced a brief delay due to newly imposed performance metrics from SCAG, which were received with short turnaround requirements. He stated that staff temporarily paused certain activities to respond to these reporting requirements. The Mobility Hubs project focuses on developing implementation roadmaps for six hubs across the South Bay to improve connectivity between micro-mobility and regional transit, leveraging existing initiatives such as the South Bay Fiber Network and the Local Travel Network. Mr. Romoff further reported that the Commercial Redevelopment project had finalized sites in Hawthorne, Torrance, and Carson for feasibility analysis. Consultants are evaluating redevelopment typologies and developing a web-based, user-friendly mapping tool that will allow cities to analyze underutilized commercial properties based on customizable filters. He noted that the tool would remain available for ongoing COG updates and use by member cities. Ms. Bacharach provided additional context regarding challenges associated with newly imposed SCAG and HCD performance measures, noting that these requirements were introduced after contract execution and may not align directly with the scope of work. She indicated that staff was working with SCAG to reconcile the reporting requirements and minimize disruption to project progress.

### **F. South Bay Fiber Network**

Ms. Bacharach provided a brief update on the South Bay Fiber Network. She reported that there was no substantive update at this time but indicated that additional information was expected the following week regarding the potential transfer of network ownership. She acknowledged ongoing delays and expressed frustration with the timeline.

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

SBCCOG Deputy Director Kim Fuentes reported that Environmental Services had a busy week, including multiple school assemblies in the City of Hawthorne and a ribbon-cutting event held in Gardena for a completed Direct Install project. She stated that photos and video footage from the event would be shared at an upcoming Steering Committee meeting and potentially at the February Board meeting. She highlighted the tangible benefits of the Direct Install program, noting that a long-standing local market received upgrades including a new tankless water heater, refrigerator, and outdoor lighting, resulting in significant cost savings. Additional participating businesses also reported improved lighting quality and enhanced workplace safety. She noted that media coverage of the ribbon cutting included Channel 7. Ms. Fuentes further reported on recent school-based energy education efforts, including classroom participation incentives. She stated that classrooms achieving at least 60% student implementation of

distributed energy kits received \$1,000 awards. One school received \$5,000 across five participating classrooms, and a total of \$19,000 was distributed to seven South Bay schools located in disadvantaged census tracts or qualifying for Title I funding. Ms. Fuentes also reported that the SBCCOG secured \$30,000 in training funds to support city staff energy efficiency certifications, with program details expected to be finalized and rolled out in the spring. She noted ongoing engagement with the local California Public Utilities Commission (CPUC) representative, who expressed interest in highlighting the SBCCOG's partnership with SoCalREN in a future newsletter feature.

#### **H. General Assembly update**

Ms. Bacharach provided an update on the upcoming General Assembly and reported that fundraising efforts were progressing well, with \$54,000 raised toward the \$60,000 annual goal. She stated that the event theme will focus on sports and entertainment and confirmed several speakers, including a general manager from the Westdrift Hotel, Ms. Alex Sanford representing BeachLife and related coastal events, a representative from the City of Redondo Beach Community Services Department to discuss the Redondo Beach Performing Arts Center, and Mr. Dan Rodman from the City of Los Angeles Mayor's Office of Major Events to discuss preparations for the LA Olympics. She noted that additional potential speakers include Mr. Larry Kosmont, a representative from Metro to address transportation and transit logistics for major events, and invited representatives from the Sheriff's Department and West Harbor in San Pedro. Ms. Bacharach announced that the General Assembly will be held on March 26 at the Westdrift Hotel and encouraged members to register. She reported that city managers have been asked to have city exhibit tables, ideally highlighting arts and culture within their cities. She further encouraged cities to identify local athletes, entertainers, former Olympians, or other notable individuals who may participate as special guests to enhance the event.

#### **I. AI Forum Series**

Ms. Bacharach reported that the recently held Cybersecurity Forum, part of the broader AI Forum Series, was well attended with approximately 40 to 50 participants participating in person and virtually. She stated that the forum was organized at the request of Councilmember Derek Lazzaro and featured cybersecurity experts, including representatives affiliated with federal law enforcement. Ms. Bacharach noted that the presentation was informative and accessible, emphasizing the increasing risks facing public agencies and individuals. Board Member Quinn commented that the forum highlighted the importance of cybersecurity preparedness for cities, including the need to consider cyber incident response planning similar to emergency operations planning. He shared that his city had previously experienced a cybersecurity breach and was able to mitigate the impact with support from its insurance provider. He discussed key takeaways from the presentation, including the risks associated with public networks and the importance of employee training. Staff confirmed that the presentation was not recorded at the presenters' request; however, slides would be distributed to members once received. It was also noted that presenters are willing to provide the training to other groups upon request.

#### **J. SBCCOG Legislative Proposals for the Upcoming State & Federal Sessions**

##### **1. Amendments to the Housing Trust JPA – SB 799 (*attachment*)**

##### **2. Pilot Rebate for Micromobility Vehicles for South Bay**

Ms. Bacharach reported that staff were currently working on proposed legislative amendments related to the Housing Trust. She stated that efforts to secure amendments allowing non-elected alternates to serve on the Trust Board had encountered challenges at the committee staff level, including proposed restrictions limiting alternates' voting participation. Ms. Bacharach explained that staff were working with Senator Allen's office to remove those limitations and to allow greater flexibility for cities to appoint qualified alternates, including subject matter experts. She noted that additional amendments were being pursued to authorize the Trust to fund moderate-income housing, which had not been included in the Assembly version of the bill. Ms. Bacharach further reported that, due to ongoing difficulties navigating the legislative process, staff were interviewing lobbying firms to assist with advancing the Trust legislation and potentially representing the Council of Governments more broadly on legislative matters. She indicated that cost proposals had been requested and that staff would return to the Steering Committee with recommendations. Ms. Bacharach also noted that draft legislation regarding micromobility vehicles in the South Bay had been prepared but not yet advanced. She informed the Board that the January 30

meet-and-greet event had been cancelled and would be rescheduled. In response to questions, staff clarified that the primary legislative issues included the eligibility of non-elected alternates and the inclusion of moderate-income housing within the Trust's authority.

**CORRECTION TO MINUTES:** Board Member Dieringer stated that the cost of the lobbyist should be borne by the Trust because the primary purpose of engaging the lobbyist was to advocate for legislation to amend the Trust as it was enacted. Ms. Bacharach responded that the matter of how the lobbyist costs would be allocated would need to be decided by the Board.

**Other** – None were provided.

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

January 30 Meet and Greet with the South Bay Legislators (*attachment*)  
SBCCOG staff David Leger shared that the meeting was cancelled.

## **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*)
- B. Metro Service Council (Don Szerlip) (*attachment*)
- C. AQMD update (Brandee Keith) (*attachment*)
- D. County Department of Public Health (Alicia Chang) (*attachment*)
- E. SCAG update (Erik Rodriguez)
  - a. Regional Council (Mark Henderson, Mark Waronek, Drew Boyles)
  - b. Community, Economic, and Human Development (Mark Henderson, Drew Boyles, Mark Waronek)
  - c. Transportation (Bill Uphoff, Asam Sheikh)
  - d. Energy and Environment (Britt Huff)
- F. South Bay Workforce Investment Board (Chris Cagle)
- G. South Bay Association of Chambers of Commerce (Barry Waite)
- H. Area G Emergency Management (Brandy Villanueva)
- 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**

Chair Suarez ended the presentations and updates at 8:07 pm until the next Board meeting on Thursday, February 26, 2026.

Respectfully Submitted:

Natalie Champion

SBCCOG Staff