

South Bay Cities Council of Governments

Steering Committee FOLLOW-UP AGENDA June 8, 2015

Attendees: Jim Goodhart (Chair, Palos Verdes Estates), Jim Knight (2nd Vice chair, Rancho Palos Verdes), Kurt Weideman (Torrance), Ralph Franklin (Inglewood), Olivia Valentine (Hawthorne), Britt Huff (Rolling Hills Estates), Kim Fuentes, Steve Lantz, Wally Siembab & Jacki Bacharach (SBCCOG), Olivia Rose, James Ross, Mike Lemyer (Ygrene), Isidro Panuco (Metro) for Measure R item & Rob Beste (IWG Chair, Torrance) – 12:40 pm Cecil Rhambo (Carson)

I. REPORT OF POSTING OF AGENDA

- **ACTION:** Received and filed

II. ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA

**REVISION IS A NEW ITEM Q – South Bay Stadiums
ALBERT ROBLES HAS WITHDRAWN HIS APPLICATION FOR SCAG COMMITTEE**

III. PUBLIC COMMENT

IV. CONSENT CALENDAR – action items noted, remainder are receive & file - 12:05 pm

- **ACTION ON CONSENT CALENDAR: Approved – FRANKLIN/WEIDEMAN**

A. Steering Committee – May 11, 2015 meeting minutes attached

- **ACTION:** Approved

B. Contract Renewal with Steve Lantz

- Memo and contract attached
- **ACTION:** Recommended Board approval

C. Renewal of Metro Deputy Services Contract with Mike Bohlke

- This contract term of two years was reviewed by Metro Board member James Butts and discussed with the Westside COG staff
- Contract attached
- **ACTION:** Recommended Board approval

- **Homeless Initiative Update**

- Meeting with Supervisor Ridley-Thomas staff on June 15, 2015 – all of the South Bay cities in District 2 are sending a representative to the meeting
- **OLIVIA VALENTINE AND COPY RALPH ON THE NOTICE – *information sent 6/9/15 to all meeting participants***

D. Monthly transportation update from Steve Lantz – attached

- Please note that discussion of the SBCCOG's position on a new sales tax will be on the July Steering Committee agenda so that staff can receive the research and analysis that will be going to the June Metro Board meeting

E. South Bay Environmental Services Center Activities Report – attached

- California Air Resources Board report from May, 2015 – attached
- General Assembly
- 4 sponsorship checks still outstanding as of June 1
- STEVE ZUCKERMAN COMMENT RE: POSTCARDS OF SOUTH BAY
 - Great collection - quality and quantity.
 - We now enjoy many profound advancements; but, in so many respects, "things aren't what they used to be."

V. INFORMATION ITEMS

- Legislative Advocacy – 12:10 pm
- Report on meeting with Assemblyman Richard Bloom on May 15
- BIKESHARE INTEREST – *meeting set up for 7/6/15*
- Legislative Matrix – attached – CITY OF HAWTHORNE VOTED AGAINST ACA 4

F. Special Events – 12:20 pm

- LA Air Force Base Tour - July – Suzanne Fuentes is working on a date
- AQMD Lab Tour - September?
- Crisis Management Media Training? (to be discussed with City Managers at their June meeting) – *on CM agenda for 6/17/15*

G. Board meeting agenda development – 12:25 pm

- June – Budget adoption, Election of Officers – conflicts with LCC in Monterey – attached
 - I WILL BE GONE FROM JUNE 18 TO JULY 2 - Nancy Wilcox and David & integrate with PATH
- July - COMMUNITY CHOICE AGGREGATION – COUNTY’S STUDY AND OVERVIEW
- August – Jeffrey Prang, LA County Assessor
 - He will talk about the trends and issues emerging from the release of the new assessment roll which will be during July & August and also about his 1st 9 months in the Assessor’s office. **PROPOSALS TO CHANGE PROP 13 RE: COMMERCIAL PROPERTY – HOW WOULD THAT WORK AND ANY CAUTIONS AND IF THERE IS A MOVEMENT TO DO THIS – 6/10/15 notified assessor’s staff**

VI. ACTION ITEMS FOR FURTHER DISCUSSION

- H. Potential Contracts – to be available at the meeting – 12:35 pm
 - Express Lane Contract renewal – NOT AVAILABLE
 - Torrance Water Contract renewal – NOT AVAILABLE
 - Strategic Growth Council subconsultant contract with Susan Shaheen – ADDED
 - ACTION – KNIGHT/HUFF – RECOMMENDED TO THE BOARD SHAHEEN CONTRACT
- I. Measure R South Bay Highway Program (SBHP) – 12:40 pm
 - South Bay Highway Program Implementation Plan Update - Consultant Assistance – memo attached
 - TASK ORDER REQUEST & POLICY ISSUES TO BRING TO METRO’S ATTENTION. PRINCIPAL SHIFT IS SMALL PROJECTS WE HAVE DONE TO THE BIG PROJECTS. 3 TIERS – 1-1.5 MILLION; 1.5 – 10 MILLION – REQUIRE THE CALL OF SOME MATCH; AND THEN THE BIG PROJECTS
 - PROJECT LIST IN NOVEMBER TO COME BACK
 - 3%/YEAR ESCALATION BUT METRO’S CASH FLOW ISN’T AS FAST AS THEY THOUGHT. SO FOR THE NEXT YEAR AT LEAST, WE CAN ACCELERATE PROJECTS – THEREFORE, IF WE HAVE SUCH PROJECTS,

WE CAN OVER-PROGRAM. BUT DO LOCAL JURISDICTIONS HAVE THE CAPACITY?

- **BESTE - POSSIBLY LOOK AT WESTERN IN THE SOUTH BAY – WHOLE CORRIDOR. KNIGHT - BUT RPV HAS A SPECIFIC PLAN THEY HAVE DESIGNED IN THEIR SEGMENT.**
- **VALENTINE – 120TH AND CRENSHAW?**
- **ACTION: TASK ORDER REPORT ON BOARD AGENDA – WEIDEMAN/HUFF**

J. Ygrene Works PACE Financing – 1:10 pm

- **Representatives from Ygrene made the presentation and answered questions.**
- **OPERATE UNDER MELLO-ROOS LEGISLATION – ONLY AFFECTS THE ONE PARCEL THAT IS OPTING IN. CLEAN TITLE AND NO BULK ASSESSMENT ON THE PROPERTY. SINGLE LINE ITEM ON THE PROPERTY TAX BILL. FULLY TAX DEDUCTIBLE. LARGEST PACE COMMERCIAL PROVIDER IN CALIFORNIA. LARGEST RESIDENTIAL BEHIND HERO. LOWEST RATES AND LONGER TERMS. WATER CONSERVATION AND RENEWABLES TOO. UP TO 15% OF PROPERTY VALUE – ON AVERAGE PROPERTY OWNERS USE 5-6%.**
- **KNIGHT – LIEN PRIORITY OF PACE PROGRAMS. ANY RISK TO INDIVIDUAL? RESPONSE – THEY NOTIFY LENDERS AND CAN'T BE CHALLENGED. BANKS HAVE AGREED TO THIS. BASED ON CALIFORNIA LAW, HOMEOWNER HAS REMEDIES AND NO PROBLEM WITH THEIR LENDERS – FULLY PROTECTED. SEND THIS PROTECTION STATEMENT TO US AND REDLINING CONCERNS (MIKE from Ygrene - HAVEN'T SEEN THIS PROBLEM AT ALL)**
- **TRAINED AND APPROVED OVER 2000 CONTRACTORS – PRE-SCREENED**
- **FRANKLIN – WHAT ABOUT GOVERNMENT BUILDINGS? RESPONSE – NO, FOR PRIVATE BUILDINGS. BECAUSE THEY ARE UNDER MELLO-ROOS, THEY HAVE THE ABILITY TO DO THIS FOR PUBLIC BUILDINGS SUCH AS SCHOOLS.**
- **CAN BE USED FOR NEW CONSTRUCTION IF OWNER OCCUPIED**
- **BRING BACK MATRIX OF HERO, FIGTREE AND YGRENE WITH INTEREST RATES**
- **STATEMENT OF OUTREACH TO LOCAL CONTRACTORS**
- **ALSO WORK WITH REBATE PROGRAM FOR WATER PROGRAMS, ETC.**
- **ACTION: RETURN TO STEERING COMMITTEE WITH MATRIX AND PROTECTION STATEMENT. ALSO INCLUDE AGREEMENT WITH SBCCOG AND YGRENE**

K. Approval of Invoices – available at the meeting – 1:20 pm

- **ACTION: Approved invoices for payment – VALENTINE/FRANKLIN**

L. South Bay Stadiums

- **Discuss request for support – CARSON ACTING CITY MANAGER CECIL RHAMBO**
- **7000 SEATS, 10,000 PARKING SPACES. ECONOMIC IMPACT TO THE COMMUNITY WILL BE GREAT. WANT CITIES TO ADOPT RESOLUTIONS TO SUPPORT. TO BE PRESENTED TO THE NFL.**
- **VALENTINE – SO SUPPORTING ONE MEANS NOT SUPPORTING THE OTHER?**
- **KNIGHT – HAS ANYONE DONE A TRAFFIC STUDY – RESPONSE – NOT A FULL STUDY. EX. 405 WILL BE ADDED TRAFFIC AND CERTAINLY CONGESTION, WILL BE MAJOR CHANGES TO ARTERIALS AROUND THE AREA. MAYBE SOME IMPACT FROM SOUTH BUT MOSTLY FROM NORTH AND EAST.**
- **GOODHART – LOCATION? RESPONSE – 405/110 INTERCHANGE – BEYOND KMART BY GOODYEAR BLIMP – NORTH OF TORRANCE BLVD. MAYBE SBCCOG SHOULDN'T WEIGH IN AND NOT THE CITIES BECAUSE OUR PARTICIPATION WOULD IMPLY THAT ALL CITIES APPROVE AND THAT'S A LEAP. WHAT IS EIR PROCESS?**
- **RESPONSE – VOTER INITIATIVE PROCESS CIRCUMVENTS THE EIR PROCESS BUT STILL NEED SITE CLEAN-UP AND EIR FOR PREVIOUS PROJECT IS STILL THERE. METHANE ISSUES.**

- KNIGHT – NO TRAFFIC MITIGATION BECAUSE NO EIR?
- RHAMBO – WILL NEED TO DO FURTHER STUDIES AND PROBABLE RESPONSES.
- GOODHART – WANT ANYTHING WHICH WILL IMPROVE THE ECONOMICS OF THE AREA.
- VALENTINE – ANY OR EITHER STADIUM WOULD BE BENEFICIAL AND WE SHOULDN'T MAKE A CHOICE. WE COULD MAKE A GENERAL STATEMENT OF SUPPORT FOR CONCEPT OF STADIUMS.
- FRANKLIN – TRY TO STEERING COMMITTEE FOR OUR INTEREST. Re: INGLEWOOD - STAN KROMKE OWNS ST. LOUIS RAMS AND OWNS THE PROPERTY. INGLEWOOD HAS 2 DEVELOPERS AND WORKING ON THIS PROJECT SINCE 2008. HANDOUT OF AGENDA AT 2/24/15 CITY COUNCIL MEETING. 2009 WAS EIR AND APPROVED. ZONING IS CHANGED TO ACCOMMODATE THE STADIUM. BOTH OWNERS OWN THE PROPERTY OUTRIGHT AND ONE OWNER OWNS A TEAM. ALL CONSTRUCTION COSTS ABSORBED BY THE OWNERS. REQUESTS THAT WE STAND NEUTRAL. EITHER CITY OR BOTH IS IMPORTANT. LOCAL HIRING WILL BE IMPORTANT. HAVE 9 HOME DEPOTS ON STANDBY TO PROVIDE THE LUMBER SO THAT INGLEWOOD GETS THE SALES TAX. 80,000 SEATS WITH EXPANSION POSSIBILITY TO 100,000. ONLY 10-16 HOME GAMES SO NEED OTHER SURROUNDING COMPONENTS. POSSIBLY OLYMPIC AND SUPERBOWL AND WORLD CUP VENUE, ETC. ALSO 6000 SEAT PERFORMING ARTS THEATRE WITH THIS PROJECT AND 25 ACRES OF PARKLAND AND 2500 LUXURY HOMES AND 780,000 COMMERCIAL AND 300 ROOM HOTEL. CASINO WILL COME DOWN IN TWO YEARS AND BE RE-LOCATED FACING CENTURY BLVD. 890,000 SQ FOOT OF RETAIL – HIGH END. CLOSE TO AIRPORT, 105, 405, 110. PROJECT ALREADY APPROVED. INTERNATIONAL EXPOSURE. WIN/WIN FOR SBCCOG.
 - CARSON AND INGLEWOOD INSTRUMENTAL IN SCRUBBING AEG PLAN DOWNTOWN. INGLEWOOD BREAKING GROUND 12/15. 2018 – FOOTBALL GAMES THERE. RALPH'S DISTRICT.
 - DEVELOPER PROJECT THAT COUNCIL IS FAST TRACKING
- IS THIS A COMPETITION? FRANKLIN - DO-ABLE OPPORTUNITY FOR BOTH. BUT WHO KNOWS IF THE OWNERS WOULD ALLOW IT?
- CARSON APPROACHED BY SAN DIEGO AND OAKLAND TEAMS. DEVELOPER PROJECT
- NFL DECISION – SPRING 2016 & BEFORE SEASON STARTS IN SEPTEMBER 2016
- ACTION: CONSENSUS TO STAY NEUTRAL. INGLEWOOD AND CARSON CAN APPROACH CITIES INDIVIDUALLY FOR THEIR SUPPORT.

M. Appointments to Outside Agencies – 12:50 pm

- Memo and resumes attached – ALBERT ROBLES AND MARK WARONEK HAVE WITHDRAWN
- CEHD, LCC, SBACC – APPROVED FOR RECOMMENDATION
- OLIVIA VALENTINE NOMINATED FOR TC.

VII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES

R. Sustainability updates – 1:25 pm

- BEV final report findings
- SHOWS GAS CONSUMPTION REDUCTIONS BY 20% FOR NEV HOUSEHOLDS AND 40% FOR BEV HOUSEHOLDS.
- ANECDOTALLY, PEOPLE WANTED RANGE OF 150 MILES FOR THE CAR BUT NO ONE WENT MORE THAN 80 MILES/DAY EVEN IN THE GAS POWERED VEHICLE. DEALS WITH AMERICAN SENSE OF FREEDOM AND PEOPLE DON'T KNOW HOW FAR THEY GO.
- POLL RESPONSE REQUESTED – WHAT IS TOP PRIORITY FOR REDUCING GASOLINE?

- **WHEN DO YOU FILL UP YOUR CAR?**
 - **MOST RESPONSES AT QUARTER TANK OR UNDER**
 - **HOW FAR DO YOU DRIVE?**
 - **RESPONSES RANGES FROM 5-7 MILES/DAY TO 15-20 MILES/DAY**
 - **PLUG IN HYBRIDS – OUTSELLING PURE BEVS BY 2 TO 1.**
- S. Other updates since agenda distribution – **1:35 pm**
- T. Issues pending discussion at future meetings – **1:40 pm**
- Hermosa Beach Measure R Project on Pacific Coast Highway
 - Discussion and possible position on proposed local transportation sales tax Measure
 - Reserve Policy Recommendation from Ad Hoc Finance Committee

NEXT STEERING COMMITTEE MEETING – MONday, July 13, 2015 @ 12:00 pm

PLEASE CONSULT WEBSITE IF YOU ARE NOT SURE ABOUT THE MEETING SCHEDULES

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