

South Bay Cities Council of Governments

Steering Committee MINUTES Monday, March 14, 2022

Attendees: In-person

1. Rodney Tanaka, Gardena
2. John Cruikshank, RPV
3. Olivia Valentine, Hawthorne
4. George Chen, Torrance
5. Barry Waite, Lomita
6. Britt Huff, RHE
7. Alfonso Ruiz Delgado, LA County D2
8. Drew Boyles

Virtual

1. Jim Butts, Inglewood
2. Cedric Hicks, Carson
3. Jennifer LaMarque, SD 4

SBCCOG STAFF: Ronson, Wally, Kim, Natalie, David, Jacki, Jonathan

- I. **CONFIRM THE QUORUM - 12:00 pm**
- II. **REPORT OF POSTING OF THE AGENDA**
 - **ACTION:** Received and filed
- III. **ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA**
- IV. **PUBLIC COMMENT**
- V. **CONSENT CALENDAR – action items noted, remainder are receive & file – 12:05 pm**
 - A. Steering Committee February 14, 2022 meeting minutes attached **TANAKA/HUFF**
 - **ACTION:** Approve D
 - B. Cybersecurity (MFA) Upgrade & Computer Log-In System Upgrade to Facilitate Hoteling Contracts
 - Memo and attachments included
 - **ACTION:** Approved costs in an amount not to exceed \$990 for SHARP to complete I.T. systems' Updates to be taken from the Contract Services line item in the budget
 - C. **Fee for Use of Meeting Rooms at SBCCOG Office**
 - When the Steering Committee authorized the fee structure, the action included a report back in 90 days. That would have been January but due to the pandemic, there had been no use by then. Therefore, the item was tabled to March.
 - SBACC is the only organization using the room and paying the fee. As pandemic goes into the endemic phase, we will be publicizing the availability of the room.
 - **ACTION:** That the fee structure be reevaluated with the 22-23 budget
 - D. City Attendance at SBCCOG Meetings – attached

E. Media Report – attached

VI. ACTION ITEMS

F. Homeless Program – 12:10 PM

- Update on programs – **LA CITY PROPOSING A MORATORIUM FOR LANDLORDS TO ASK FOR CREDIT CHECKS – WATCHING THIS**
- **HICKS – LANDLORDS RECEIVE \$10,000 STIPEND INSTEAD OF SECTION 8. CHU – THERE ARE INCENTIVES FOR LANDLORDS BUT NEEDS MORE P.R. AND THERE IS AVERSION BY LANDLORDS. HICKS SAY THAT LANDLORDS WANT GUARANTEE BECAUSE SECTION 8 PEOPLE DO NOT MAINTAIN THE APTS.**
- **CHU – WE HAVE PRESENTATION RE: FACTS VS. MYTHS ON LANDLORDS AND SECTION 8**
- Re-alignment of Organization of County Homeless Service Administration – memo attached – **RONSON REVIEWED RECOMMENDED PRINCIPLES**
- **CHEN – WHY NO DATA SHARING? CHU – THEY WANT TO CONTROL THOSE RESPONSIBLE FOR IT**
- **VALENTINE – ANY REPORTING ON CITY SUCCESS? CHU – NO, THAT’S THE TYPE OF DATA WE WOULD LIKE**
- **HUFF – WHAT IS THE COST OF THIS HOUSING - \$600-800,000/UNIT IN LA CITY. CHU – HHH FUNDS ONLY THE AFFORDABLE PARTS SO TAXPAYERS ARE PAYING ONLY ABOUT \$100,000 ON AN LA UNIT. PR NEEDS TO IMPROVE.**
- **TANAKA – HOMELESSNESS IS HERE TO STAY. MEASURE H SUPPOSED TO HELP CITIES BUT CITIES THAT DON’T HAVE HOMELESS DON’T GET MONEY. ONLY GETTING MONEY THROUGH THE SBCCOG. CITIES WOULD BUY INTO IT MORE IF THEY GOT MONEY RETURNED TO THEM DIRECTLY.**
- **ACTION:** Approved principles for BRCH consideration – **VALENTINE/TANAKA**

G. General Assembly Status - 12:20 PM

- Program attached
- Sponsorships - **\$66,750 PLUS IN KIND**
- RSVPs - **276**
- Logistics - **ONLY ONE ENTRANCE INTO THE HALL**
- **PHOTO CONTEST WINNER – TOP TEN – 151 PICTURES – COMPILATION OF PICKS FROM DAILY BREEZE DEAN MUSGROVE, COLLEEN AND ME – VOTE AT THE GA**

H. Board Meeting Agenda Development - 12:25 PM

- March 16 – Special meeting with DA
- April
 - Juliette Finzi-Hart, formerly with OPR re: climate issues???
- Future meeting possible speakers:
 - 2028 Olympics Committee update
 - Stephanie Wiggins, Metro CEO
 - Chief Deputy of DA
 - Signal Synchronization applications with the SBFN – What’s Happening in Manhattan Beach
 - Speaker on Pensions and City Liability
- **ACTION:** Provide direction

I. Legislative Committee report – 12:30 PM

- Status of Legislation that we are sponsoring - **PHAT SCOOTERS SUPPORT –AB 2074 – TO BE HEARD MARCH 21. MAYBE WAITE COULD TESTIFY? ASM TRANSPORTATION COMM STAFF FEELS THERE REBATES SHOULD BE BASED ON INCOME – SLIDING SCALE – FURTHER DISCUSSIONS RE: THIS**
- **PROP 47 – CHEN – FOR LEG COMM – SEND LETTER SAYING WE WANT A CHANGE**
- **PROP 19 CHANGES – VALENTINE – FOR LEG COMM**

- Status of Housing Trust Fund consideration
- Advocate for money for the SBCCOG or for those cities that are interested. Complicated issue requiring council consensus and a vote. Torrance said they'd be interested if voluntary.
- CRUIKSHANK – MIHRANIAN – DOESN'T THINK IT MAKES SENSE FOR PENINSULA CITIES – HAVE NO LAND. COULD THEY JOIN LATER? NON-PROFIT MIGHT HAVE ACCESS TO MORE GRANTS.
- BOYLES – HOW WILL PROGRAM WORK? LEGER – WITH A LENDING MODEL, TRUST FUND MONEY WOULD BE LEVERAGED WITH PRIVATE DEVELOPERS AND HAVE MORE CONTROL OF WHERE PROJECTS ARE GETTING BUILT AND WHAT THEY LOOK LIKE, AFFORDABILITY AND AMENITIES.
- CHU – LOTS OF PRIVATE MONEY GOING INTO PRIVATE DEVELOPMENT. PROBLEM IN SOUTH BAY IS LACK OF LAND. TRUST COULD PURCHASE LAND FOR PRIVATE DEVELOPERS. COULD HAVE SAY IN THE AESTHETICS OF DEVELOPMENT
- GATEWAY COG TRUST FUND IS LAUNCHING THIS YEAR. SGVCOG – ADMIN FEE – 21 OF THEIR CITIES PARTICIPATE. AFFILIATE CITIES - PAY 2-5000, BUT CAN'T BUILD.
- ME - ADMIN FEE & CONSULTANT
- CHEN – THERE IS NOT ENOUGH CITIES INTERESTED
- VALENTINE – SEND LETTER TO CITIES
- BOYLES – WHAT'S THE DOWNSIDE RISK? WE HAVEN'T MADE THAT MANY ASKS. WHERE DID \$50 MILLION COME FROM? WE SUPPORT ASKING ALLEN AND MURATSUCHI FOR FUNDS WITH NUMBER TO BE DETERMINED WHEN WE FIGURE OUT CITY INTEREST.
- DELGADO – JUST LAND PURCHASE? CHU – ONLY ONE POTENTIAL.
- LEGER – HOUSING TRUST FUNDS ONLY AFFORDABLE HOUSING UNITS IN A BUILDING
- HUFF – NOT ALL CITIES WANT IT
- LEGER – NEED CITY SUPPORT FOR ALLEN AND MURATSUCHI TO CARRY THIS
- CRUIKSHANK – NO OPPOSITION BUT MAYBE WE CAN FIND SOMETHING THAT WE CAN SUPPORT.

- LEGISLATIVE BRIEFING – CSUDH? APRIL 13 OR APRIL14 – WILL COVER CONTINENTAL BREAKFAST – CANCEL OURS

J. Revise Employee Salary Schedule & Updated Job Descriptions – 12:40 pm

- Memo attached – KIM HAS SLIDES
- CHEN – SALARY EMPLOYEES HAVE A MINIMUM WAGE – HE DIDN'T KNOW THAT
- HUFF – CITIES HAVE STRUGGLED WITH THIS AND NEED TO REMAIN COMPETITIVE
- ME – WE DON'T HAVE BENEFITS AS GOOD AS OTHERS

K. Approval of Invoices – to be sent separately – 12:55 PM

- ACTION: Approved invoices for payment TANAKA/HICKS

VII. INFORMATION ITEMS

L. SCAG Regional Early Action Program funds to accelerate housing – 1:00 PM

- Commercial Redevelopment into Housing project RFP is circulating with proposals due March 18
- Soft launch of the ADU Calculator for 4 cities to ensure no problems before going public – to be demonstrated at the meeting – JONATHAN PACHECO BELL TO PRESENT
 - VALENTINE – EXPENSES HIGHER THAN MONTHLY RENT. BELL – DEPENDS ON NUMBERS INPUTTED. VALENTINE – NOT VERY ATTRACTIVE INVESTMENT
 - CHEN – QUICK EVALUATION = NO. WHO IS UPDATING THE MODEL WITH ESCALATING COSTS? – CONSULTANT AND BELL MONITOR
 - WAITE – RENT FIGURES LOOK LOW.
 - SIEMBAB – NOT PARTICULARLY GREAT INVESTMENT – MOSTLY FOR HIGH INCOME FAMILIES – WORK SPACE OR FAMILY. PAY BACK IS A LONG TIME TOO.

OUR REAP DOLLARS WILL LOOK AT WHAT IS ACTUALLY HAPPENING AND WHERE DID PEOPLE MOVE FROM.

- M. Alert South Bay status of program – 1:10 PM**
- **WE NEED TO KEEP MOVING FORWARD**
 - **EMERGENCY MANAGEMENT BACKGROUND – AREA G SEEMS TO BE BEST PLACE – TALK TO CITY MANAGERS RE: THIS**
 - **IN MEANTIME, COSTS ARE BEING FINALIZED**
- N. Update on South Bay Environmental Services Center Activities – attached – 1:25 PM**
- **REN increase of \$50,000 – PILOT PROGRAM**
 - **NEW PROGRAMS FROM CPUC. IF CONTRACTORS APPROACH YOUR STAFF RE: THIS, PLEASE LET US KNOW BECAUSE THEY MIGHT DUPLICATE WHAT WE ARE DOING**
 - **WBMWD GRASS REPLACEMENT PROGRAM FOR CITIES NOW – HIGH INCENTIVE - \$4-6/SQ FT. FOR CITY PROPERTY**
 - **April 7th will be the date for a ceremony at Towne Elementary School in Carson to present the Kits for Kids \$1000 grant award EACH to two 4th grade classrooms. ICF is arranging for the "presentation check". I do not have the time just yet but am working on getting the details.**
- O. Climate Change 2022: Impacts, Adaptation and Vulnerability – 1:30 PM**
- **Update on newly released 2nd IPCC report – WALLY**
- P. South Bay Fiber Network – 1:40 PM**
- **Tekwerks (Wireless Internet Service Provider) 6 MONTH Pilot Project at Torrance Airport and possible pilot project expansion may include the light industrial commercial area east of the Transit Center. WILL BE WIRELESS. AFTER 6 MONTHS, IF SUCCESSFUL, WILL BECOME PAYING PROVIDER TO THE SBFN.**
 - **Tekwerks Pilot Project for Carson Watson Center Area**
 - **Status of Work Order #4 re: Lomita sites and Torrance Transit Center – COMPLETING PHASE 1**
 - **PHASE 2: 3 other firms are also in the mix. Not just trying to find more places for business, but also maybe for residents too. Hopefully more to report in the future.**
 - **AT KIERNAN'S SUGGESTION, APPLICATION SUBMITTED TO SPEAK AT LCC ANNUAL CONFERENCE RE: THIS PROJECT**
- Q. Local Travel Network – 1:45 PM**
- **Wayfinding RFP ~~to be distributed upon Metro review~~ SENT OUT FRIDAY – DUE APRIL 14**
 - **Subcommittee to meet after the GA - Waite, Stern, Boyles**
 - **UC DAVIS – RIGHT SIZING TOOL. PROPOSAL BEING DEVELOPED. SPOKE TO SCAG ABOUT FUNDING.**
 - **CRUIKSHANK - PLACER – AI COMPANY – PUT TOGETHER DATA FOR COMPANIES RE: WHERE PEOPLE COME FROM AND TRAVEL TO. SEE IF WE CAN PIGGYBACK ON THEIR DATA. CRUIKSHANK WOULD MAKE AN INTRODUCTION. WE WOULDN'T USE IT FOR PROFIT – MAYBE THEY WOULD HELP.**
- R. Update on Senior Services– March 22 is the next meeting. – 1:50 PM**
- **new ED of CA Dept of Aging to speak on what they're doing. American Cancer Society coming to talk about skin cancer and seniors.**

VIII. STRATEGIC POSITIONING ITEMS/ANNOUNCEMENTS AND UPDATES – 2:00 PM

- S. Other updates since agenda distribution**

- HENDERSON AND BOYLES RE-ELECTED TO SCAG R.C.
- CHANDLER SHEILDS LEAVING AFTER 10 YEARS TO GO TO WEST BASIN MWD
- CONTINUE WITH HYBRID MEETINGS – STILL ALLOWED

IX NEXT STEERING COMMITTEE/BOARD MEETING – Monday, April 11, 2022 @ 12:00 noon – HYBRID