



**DOWNTOWN
LONG BEACH
ALLIANCE**

**BOARD OF DIRECTORS MEETING MINUTES
Wednesday, June 14, 2023
8 AM**

In-Person

Studio One Eleven Conference Room
245 E Third St
Long Beach, CA 90802

Voting Present: Debra Fixen, Denise Carter, Alan Burks, Amy Chambers, Ashley Chiddick, Cheryl Roberts, Isidro Panuco, John Tully, Loara Cadavona, Michael Vitug, Robert Marquez, Sam Pierzina, Shane Young, Sheva Hosseinzadeh

Voting Absent: Eric Lopez, Graham Gill, Jimmy Spicer, Laurie Gray, Mike Gold, Rhonda Love, Sean Rawson

Non-Voting Present: Council District 1 (David Bright), Council District 2 (Mimi Masher), Cameron Andrews, Samantha Mehlinger

Non-Voting Absent: Jeremy Harris, Griselda Suarez, Jane Gould, Scott Apel, Diane Arnold, Don Darnauer

Guests: Commander Stephanie Hall, Aubrey Peterson

DLBA Staff: Austin Metoyer, James Ahumada, Jeremy Ancalade, Kelsey Mader, Amanda Barrera, Asia Morris, Stephanie El Tawil, Juan Torres, Stephanie Gonzalez

1. CALL TO ORDER and INTRODUCTIONS – Debra Fixen
[Meeting presentation](#). Called to order at 8:07 AM.

CONSENT CALENDAR (Items 2 and 3)

2. SECRETARY REPORT: [Minutes from April 19, 2023, Meeting](#)
3. FINANCIAL REPORT: [Year-To-Date Financials through April 2023](#)

ACTION: Approve Consent Calendar Items

MOTION: 1st: Chambers; 2nd: Burks

VOTE: None opposed. No abstentions. Vitug not present for vote. Motion passes.

REGULAR AGENDA (Items 4-10)

4. TIME CERTAIN 8:15
Long Beach Police Department
Stephanie Hall, South Division Commander, Long Beach Police Department
 - Commander Hall joined the Board meeting to answer questions about public safety Downtown.
 - Hosseinzadeh asked about the increased homeless population near the library. Hall explained that the Long Beach Police Department (LBPD) helps connect those in need with any/all available resources, adding that homelessness is also being addressed by the Long Beach Health Department.
 - Pierzina and Hall discussed staffing shortages within the Police Department. While the department is approved for over 800 bodies, there are only about 700 officers currently. The increased hours for existing officers can have a negative impact on the officers' well-being. This shortage is thought to be due to the increase in civil unrest in recent years as well as learning the differences with the new hiring generation.

5. CHAIRPERSON'S REPORT – Debra Fixen

- A. Chairperson's Remarks
- B. Council District 1 Update – David Bright, Business Liaison
 - Bright shared Council District 1's interest in looking into homeless encampments and avenues that can be explored to help people get off the streets.
 - Council District 1 will be hosting a dog parade in celebration of Independence Day on July 1.
- C. Council District 2 Update – Mimi Masher, Field Representative
 - No updates provided at this time.
- D. Governance Committee Report – Denise Carter
 - i. Property-Based Improvement District Slate Candidates

ACTION ITEM: In accordance with DLBA Bylaws and as recommended by DLBA Governance Committee, approve the following slate of candidates to be voted upon by stakeholders as voting Directors representing PBID for a two-year term, effective October 1, 2023.

Premium Area: Michael Vitug, Intertrend

Premium Area: Mike Gold, Long Beach Transit

Premium Area: Sean Rawson, Waterford Property Company

Standard Area: Sam Pierzina, Ensemble

Standard Area: First Name Last Name, Business Name

MOTION: 1st: Hosseinzadeh; 2nd: Panuco

VOTE: None opposed. No abstentions. Motion passes.

- ii. Downtown Parking and Business Improvement Area

ACTION ITEM: In accordance with DLBA Bylaws and as recommended by DLBA Governance Committee, approve the following slate of candidates to be voted upon by stakeholders as voting Directors representing DPBIA for a two-year term, effective October 1, 2023.

North Pine: Silissa Uriarte Smith Purpose Centered Coaching

Waterfront: Alan Burks, Environ Architecture

MOTION: 1st: Pierzina; 2nd: Chambers

VOTE: None opposed. No abstentions. Motion passes.

- iii. [Review Recommended Revision to DLBA Bylaws: Stakeholder vs. Ratepayer](#)

ACTION ITEM: Approve or revise the Governance Committee's recommendation to amend entire DLBA Bylaws. (2/3 majority required)

MOTION: 1st: Hosseinzadeh; 2nd: Burks

VOTE: None opposed. No abstentions. Motion passes.

6. PRESIDENT & CEO REPORT – Austin Metoyer

- A. Clean & Safe Contract
 - Panuco thanked staff for the work done during the process in establishing a new contract for Clean & Safe Services and for also allowing him to be a part of the search.
 - Torres and Ahumada explained the timeline for this process which began in March 2023. The new contract is expected to take effect in October 2023.
 - Staff reviewed the findings after interviewing 3 companies. This data is broken down on slides 17 & 18 of the linked PowerPoint presentation.
 - Burks asked if DLBA staff is making a recommendation to the Board. Metoyer said the recommendation is to stay with DLBA's current provider, Block by Block.
 - Chambers and Mehlinger both commented on the importance and appreciation of the Clean & Safe Team under Block by Block management.

ACTION ITEM: Authorize the President & CEO to enter into negotiations and execute a contract with selected vendor for combined Clean & Safe services in the amount not to exceed \$2.8 million for FY 23-24 commencing October 1, 2023, adjusting accordingly in subsequent years based on annual budgets through September 30, 2026, not to exceed a total contract value of \$7.9 million over a 3-year term.

MOTION: 1st: Burks; 2nd: Carter

VOTE: None opposed. No abstentions. Panuco not present for vote. Motion passes.

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- B. Holos Communities' Denali Housing Project – Audrey Peterson & Yulisa Chavez, Holos
- Peterson briefly reviewed the highlights of this affordable housing project on slides 21-25. A similar presentation was given to the Executive Committee last month.
 - Cadavona brought up two community requests expressed to her that she hopes Holos can address regarding this development:
 - Can a certain number of units be designated specifically for Downtown street residents?
 - Can there be 24/7 security? According to Cadavona, this request comes because of higher frequency of police calls at another Holos development in Downtown Long Beach.
 - Young and Burks expressed their support of this project and others like it. Young added that he hopes programs like this will help prevent people from returning to the street after having housing.

ACTION ITEM: Authorize letter of support for Denali Housing project located at 521 & 527 E. 4th St, Long Beach, 90802.

MOTION: 1st: Hosseinzadeh; 2nd: Carter

VOTE: None opposed. No abstentions. Panuco not present for vote. Motion passes.

C. Misc. Updates

7. OLD BUSINESS
8. NEW BUSINESS
9. PUBLIC COMMENTS (three minutes on all non-agenda items)
10. ADJOURNMENT

Adjourned at 9:29 AM.

NEXT SCHEDULED BOARD MEETING:

August 15, 2023

8AM

Location: Studio One Eleven

Mission: Cultivate, preserve and promote a healthy, safe and prosperous Downtown for all.

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