



**DOWNTOWN
LONG BEACH
ALLIANCE**

**Executive Committee
Members**

Loara Cadavona – Chair

Debra Fixen – Chair-Elect

Allison Kripp – Secretary

Sheva Hosseinzadeh -
Treasurer

Alan Pullman – Past Chair

Eric Lopez – City
Representative

Alan Burks

Denise Carter

Sam Pierzina

DLBA Staff

Broc Coward, COO

Jeremy Ancalade, CFO

Kelsey Mader, Executive
Assistant

EXECUTIVE COMMITTEE MEETING MINUTES

Thursday, September 1, 2022

8 AM

This meeting is being held via Zoom teleconferencing, pursuant to Assembly Bill 361.

[Join Meeting](#)

Meeting ID: 848 6055 3832

Passcode: 671956

Voting Present: Loara Cadavona, Debra Fixen, Sheva Hosseinzadeh, Eric Lopez, Alan Burks, Sam Pierzina

Voting Absent: Allison Kripp, Alan Pullman, Denise Carter

DLBA Staff: Broc Coward, Jeremy Ancalade, Kelsey Mader, Michael Berman, Austin Metoyer, Morris Mills, Justine Nevarez, Stephanie Gonzalez

Guests: Joe Harding, The Lafayette Association; Dixie Dorhmann, COA; Dr. Rob Langworthy, COA; Bill Lanting, COA; Orsa Mocida, Modica's Deli

1. CALL TO ORDER and INTRODUCTIONS – Loara Cadavona, Chair
[Meeting presentation](#). Called to order at 8:04 AM.

2. SECRETARY REPORT

ACTION: Approve Minutes from [August 4, 2022, Meeting](#)

MOTION: 1st: Hosseinzadeh; 2nd: Burks

VOTE: None opposed. No abstentions. Motion passes.

3. TREASURER'S REPORT – Jeremy Ancalade, DLBA CFO and Sheva Hosseinzadeh,
Treasurer: [Year-to-Date Draft Financials through July 2022](#)

- Revenues are performing under the budgeted figures while expenses are over budget.
- Revenue is under budget due to timing of PBID payments. Ancalade added that a large amount of funding from this source is received in August.
- Staffing on the Clean & Safe Team continues to catch up to ideal shift-coverage, so this expense is nearing its annual projection.
- Ancalade reviewed the Accounts Receivable aging, showing the progress made from July to August. He continues to work on getting all these outstanding invoices paid.
- Ancalade reviewed the spending for the deferred revenue. Some projects this includes is the New Year's Eve event, creative crosswalks, and public safety lighting improvements.

4. CHAIRPERSON'S REPORT – Cadavona

A. Governance Committee Report – Debra Fixen, Chair-Elect

i. [Board Vacancies \(FY23\)](#)

a. Residential Representative – Area B

b. Advisory (1)

ii. FY23 Programming Committee Appointments

ACTION: Approve [Ashley Scott-Chiddick](#) to serve on DLBA's Board of Directors representing Residential Representative – Area B for a two-year term, beginning October 1, 2022 and expiring September 30, 2024.

MOTION: 1st: Burks; 2nd: Pierzina

VOTE: None opposed. No abstentions. Motion passes.

ACTION: Approve Sean Rawson to serve as Chair and Shane Young to serve as Vice-Chair on DLBA's Economic Development Committee for a one-year term effective October 1, 2022, and expiring September 30, 2023.

MOTION: 1st: Hosseinzadeh; 2nd: Burks

VOTE: None opposed. No abstentions. Motion passes.

ACTION: Approve Monica Garrett to serve as Vice-Chair on DLBA's Marketing & Communications Committee for a one-year term effective October 1, 2022, and expiring September 30, 2023.

MOTION: 1st: Pierzina; 2nd: Hosseinzadeh

VOTE: None opposed. No abstentions. Motion passes.

ACTION: Approve Mike Gold to serve as Chair and Laurie Gray to serve as Vice-Chair on DLBA's Placemaking Committee for a one-year term effective October 1, 2022, and expiring September 30, 2023.

MOTION: 1st: Burks; 2nd: Pierzina

VOTE: None opposed. No abstentions. Motion passes.

ACTION: Approve Isidro Panuco to serve as Chair DLBA's Public Safety Committee for a one-year term effective October 1, 2022, and expiring September 30, 2023.

MOTION: 1st: Pierzina; 2nd: Hosseinzadeh

VOTE: None opposed. No abstentions. Motion passes.

ACTION: Approve Rhonda Love to serve as Vice-Chair on DLBA's Special Events & Sponsorships Committee for a one-year term effective October 1, 2022, and expiring September 30, 2023.

MOTION: 1st: Pierzina; 2nd: Burks

VOTE: None opposed. No abstentions. Motion passes.

- B. President/CEO Search Update – Debra Fixen, Co-Chair
 - Fixen shared with the Committee that there is no reportable action at this time.
- C. Discussion Around Christian Outreach in Action Petition
 - Cadavona briefed the Committee on this petition. She shared that some stakeholders have concerns about quality-of-life issues and real and/or perceived negative behaviors impacting resident and businesses. These issues are being associated with the individuals receiving food distributed by Christian Outreach in Action (COA). This petition is hoping to relocate the COA for this reason.
 - Guests attended this meeting to speak to both sides of this issue.
 - Harding, speaking on behalf of the petition, explained the concern of the stakeholders in the area. He cited a list of criminal activities including but not limited to break-ins, property damage, aggression, and excessive trash. Harding noted his efforts to work with City officials as well as the Long Beach Police Department. Ultimately, he is advocating for a relocation of the COA to a more appropriate area where similar services are already provided.
 - Dorhmann responded to Harding's comments, noting COA understands the issues being discussed and she, along with other members of COA, hope to work together to be a good neighbor. She emphasized the significance of the services offered by the organization, noting the additional efforts to lead neighborhood clean-ups.
 - Langworthy emphasized that COA serves the community, not just the homeless. Downtown residents that live nearby in low-income housing also use the resources and services provided by the organization.
 - Lanting agreed with both Harding and his colleagues at COA. He added that COA has been operating at this location for the 30 years.

- Pierzina asked what the legal standing is, if any, to ask the City to compel a private entity to relocate. Lopez responded that the City does not have the authority to move a private business but deferred to the City Attorney for a more detailed answer. Harding clarified that the petition is not trying to force the COA to move, the particular concern is the food service.
- Fixen asked about the hours of service and what the specific issue is. Dorhmann said that the Health Department asked the COA stop serving food in the dining hall because of COVID which is how food service has been operating for the last two years. The demand for these services has increased during the pandemic. Harding specified that the concern is people lingering between food services who offer suffer from mental health issues that can, at times, cause disruptive behavior. Lopez added that there are no more restrictions with indoor dining so COA might consider transitioning back to the indoor dining model.
- Hosseinzadeh asked what is being asked of the Committee and what the next step might be. Cadavona suggested having more conversations on this topic, this time including the Department of Health & Human Services. Coward noted that they are already aware of this concern and are happy to answer any questions or assist however possible.
- Modica noted the limited restrooms in Downtown is another issue that is contributing to the concern at hand.

5. STAFF REPORT – Broc Coward, COO

A. Assembly Bill 361 (AB 361) Compliance

ACTION: Vote to authorize DLBA Board and its committees to conduct business via teleconferencing in compliance with AB 361

MOTION: 1st: Hosseinzadeh; 2nd: Burks

VOTE: None opposed. No abstentions. Motion passes.

B. Presentation of Public Safety Perception Survey – Mo Mills

- Mills reviewed the results of the Public Safety Perception Survey on slides 28-44. Most responses come from the DLBA newsletter subscriber list.
- Lopez and Coward reviewed responses for the priority issues facing Downtown. Coward noted that these priorities are reflected in the work by the Public Safety Committee.

C. Miscellaneous

6. OLD BUSINESS

7. NEW BUSINESS

- Coward reminded the Committee of Art Renzei taking place at Lincoln Park and other parts of Downtown, encouraging people to attend.

8. PUBLIC COMMENTS (three minutes on all non-agenda items)

9. ADJOURNMENT

Adjourned at 9:13 AM.

NEXT SCHEDULED EXECUTIVE COMMITTEE MEETING:

Thursday, October 6, 2022

Immediately following the Board meeting.

Location: TBD

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

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