



**DOWNTOWN
LONG BEACH
ALLIANCE**

BOARD OF DIRECTORS MEETING MINUTES

**Wednesday, December 18, 2019
4 PM**

**Billie Jean King Main Library – Conference Room B
200 W. Broadway
Long Beach, CA 90802**

Voting Present: Silvano Merlo, Alan Burks, Alan Pullman, Alishia Holmes-Watson, Bob Kelton, Debra Fixen, Debra Johnson, Graham Gill, Jeremy Schott, John Keisler, Laurie Gray, Pat Welch, Ryan Altoon, Shea Hosseinzadeh, Tony Shooshani

Voting Absent: Denise Carter, Johanna Cunningham, Loara Cadavona, Sam Pierzina, Todd Lemmis

Non-Voting Present: Jeremy Harris, Patty Wirth

Non-Voting Absent: Cameron Andrews, Councilmember Zendejas, Diane Arnold, Don Darnauer, Griselda Suarez, Councilmember Pearce, Nick Edwards, Scott Apel

Guests: Lt. Yap-LBPD, Hoyu Chong-Beacon Economics, Adam Fowler-Beacon Economics, Tom Huey-Windes, Cherie Williams-Windes, Lisa Carrick-Windes, Randal Hernandez-LBEP, Suny Lay Chang-LBEP, Sergio Andrades-Block By Block, Hilda Sanchez-DLBA Audit Committee Chair, Seyed Jalali-City of Long Beach, Peter Vanek-Integral Communications, Diana Coronado-BIA, Fred Sutton-CAA

DLBA Staff: Kraig Kojian, Broc Coward, Cherisse Evans, Monica Morrill, Mo Mills, Austin Metoyer, Steve Be Cotte, Lauren Mayne, Mariah Hoffman, Nicole Hatley

1. CALL TO ORDER and INTRODUCTIONS – Silvano Merlo, Chair
[Meeting Presentation](#)

Meeting called to order at 4:02 PM.

CONSENT CALENDAR (Items 2 and 3)

All matters listed under the Consent Calendar are to be considered routine by the Board and will all be enacted by one motion. There will be no separate discussion of these items unless the Chair, Board Members or the President and CEO request specific items be discussed and/or removed from the Consent Calendar for separate action.

2. SECRETARY REPORT: [Minutes from October 3, 2019 Meeting](#)
3. FINANCIAL REPORT: [Year-To-Date Financials through October 31](#)

ACTION: Approve Consent Calendar Items

MOTION: 1ST: Altoon. 2ND: Pullman.

VOTE: None opposed. No abstentions. Kripp and Johnson were not present to vote. Motion carries.

REGULAR AGENDA (Items 4 - 9)

4. CHAIRPERSON'S REPORT- Merlo
 - Announced that copies of the *Long Beach Business Journal* (Focus on Downtown edition) as well as DLBAs Annual Report are being distributed at today's meeting.
5. PRESIDENT AND CEO REPORT – Kraig Kojian
 - A. Audit Committee Report ([Slides 6-16 presented](#))
 - i. Present [2018-19 Annual Audit](#) –Lisa Carrick and Tom Huey, Windes
 - There is a consolidated DLBA and DDC filing due to common control. As of July 2019, that common control was no longer in place with the formation of the

Long Beach Economic Partnership (LBEP), which officially separated from DLBA. They began filing on their own as of July 2019.

- Page 3 (Consolidated Financial Statements) New reporting standards for this fiscal year for non-profit organizations: The three “restricted” categories for Net Assets have changed from, Unrestricted, Temporary Restricted and Permanently Restricted to just two categories: With Donor Restrictions or Without Donor Restrictions.
- PAGE 5 (Consolidated Financial Statements) New reporting this year: Statement of Functional Expenses. Non-profit organizations are asked to break down their expenses by various functions to help highlight how expenses are being allocated.

ACTION: Approve 2018-19 Annual Audit of Consolidated Year-End Financials as recommended by DLBA Audit Committee.

MOTION: 1st: Pullman. 2nd: Altoon.

VOTE: None opposed. Keisler abstained. Kripp and Johnson were not present to vote. Motion carries.

- ii. Present [2018-19 Form 990](#) –Cherie Williams, Windes
 - New: employee parking is no longer tax deductible. DLBA paid \$1,736 in taxes in 2018 for employee parking. This law may be repealed and potentially will be refunded.

ACTION: Approve 2018-19 Form 990 as recommended by DLBA Audit Committee.

MOTION: 1ST: Altoon. 2nd: Kripp.

VOTE: None opposed. Keisler abstained. Motion carries.

- B. Present Inclusionary Housing Study: [Beacon Economics Final Report](#) – Adam Fowler
- Kojian explained that DLBA has been involved in this matter because the emphasis on the KMA study is focused on the Downtown area and therefore DLBA felt a responsibility to review this report and raise questions. Advocacy for additional housing in Downtown is part of DLBA’s Strategic Plan.
 - Beacon and KMA will both meet with the City to respond to questions about their reports.
 - Beacon had approximately 60 days create its peer review of the KMA report. The City has offered to wait until they received DLBA’s recommendations before moving forward on an inclusionary housing policy.
 - The KMA report focuses on the Downtown/Midtown area specifically because they did not find significant development in the remainder of the city.
 - Keisler reminded the Board that there are nine council districts, representing many different ideas and backgrounds of their constituents. When they meet at council, they are all trying to understand the issues and come up with ideas they feel will be best for the city. Everyone agrees that the priority is to increase housing production, but the challenge is figuring out how to do it. Ideally, the recommendations that DLBA brings will give the councilmembers something that they can support.

DLBA Inclusionary Policy Objectives- Pullman

- Beacon presented their first draft report to the Executive Committee on November 7. They received feedback from the committee and community participants in that committee meeting and returned a written final draft to the Executive Committee, which was shared with the City and DLBA Board on November 27.
- Since then, the Executive Committee has met twice (Dec. 5 and Dec. 13) reviewing the KMA report, evaluating Beacon’s peer analysis and understanding DLBA’s objectives as they relate to the Strategic Plan. From there the Executive Committee came up with a set of recommendations for the Board’s approval, which will be submitted to City Council for their consideration.
- Pullman explained the DLBA Inclusionary Housing Policy Housing recommendations (linked above) section by section.

General Comments:

- Policy Considerations- A2: Money paid in in-lieu fees would potentially go further on off-site development and may yield more units.
- Inclusionary Housing Policy - B6: Some concern that the timeframe to assess the policy is too long.
- Policy Considerations - A1: Want to ensure there is an emphasis on reducing the impact an inclusionary housing policy would have on smaller projects.

Kleinhenz Economics-Robert Kleinhenz, facilitator

Kleinhenz went through the Policy Recommendations again, section by section and provided time for further comments/questions:

- Item B1: Altoon commented that this item refers to an existing policy which is optional, based on LA's TOC policy. The majority of developers in Los Angeles are choosing to use the TOC policy. LA has had more affordable housing production in the last two year than it has in many years prior due to that adoption of this policy. Encourages the City to find meaningful incentives and help off-set the costs of the affordable housing part of developers' projects.
- Item B1: Shooshani suggested adding the words "city-wide" to the first sentence. Will make this amendment to the policy recommendations.
- Item B2: Burkes mentioned that Midtown is ready for more development and wants the City to consider schooling and busing needs as related to more density. Altoon agrees but suggests this is a topic for another time.

ACTION: Review findings presented in the Beacons peer analysis of KMA Report and approve DLBAs Executive Committee's recommendations with revisions. [Final DLBA Inclusionary Housing Policy Objectives.](#)

MOTION: 1ST: Shooshani. 2nd: Pullman.

VOTE: None opposed. No abstentions. Keisler not present to vote. Motion carries.

6. OLD BUSINESS

7. NEW BUSINESS

- Kojian thanked DLBA staff for their work on the Inclusionary Housing Policy Recommendations as presented to the Board.
- Coward thanked Lt. Yap for stepping in as the Interim South Division Commander and helping DLBA with any requests that came up.
- Coward introduced Sergio Andrades, new Block by Block Program Manager.
- Merlo thanked the Board for their work and wished everyone a Happy Holiday and invited everyone to join us for the Holiday Reception at La Traviata immediately following the meeting.

8. ADJOURNMENT

Meeting adjourned at 5:57 PM.

NEXT SCHEDULED BOARD MEETING:

Wednesday, February 19, 2019

8 AM

Studio One Eleven

245 E. 3rd Street

Long Beach, CA 90802

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

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