

# DLBA Board of Directors Meeting

June 14, 2023

Studio One Eleven



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

# I. Call to Order and Introductions

**Debra Fixen, Chair**

# CONSENT CALENDAR

## 2. SECRETARY REPORT

- Minutes from February 15, 2023, meeting

## 3. FINANCIAL REPORT

- Year-To-Date Financials through April 2023

*All matters listed under the Consent Calendar are to be considered routine by the Board and will be enacted by one motion.*

**ACTION:** Approve consent calendar items unless otherwise removed for discussion.

# 4. Update from Long Beach Police Department

Stephanie Hall, South Division Commander

# 5. Chairperson's Report

Debra Fixen

## 5A. Chairperson's Remarks



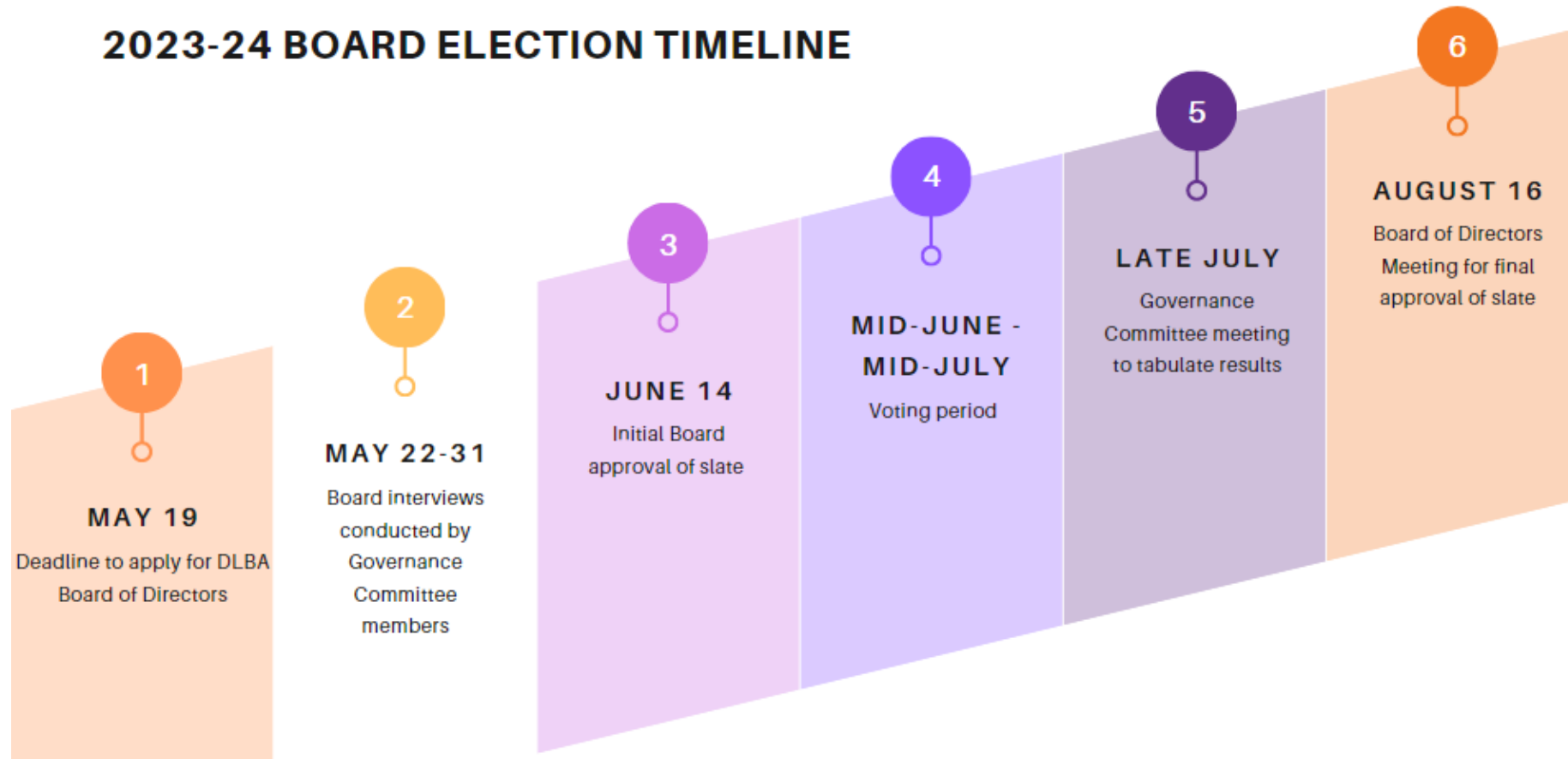
## 5B. Council District I Update – Lynn Ward, Chief of Staff

## 5C. Council District 2 Update – Rahul Sen, Policy Director



# 5D. Governance Committee Report – Denise Carter

## 2023-24 BOARD ELECTION TIMELINE



## 5D. Governance Committee Report – Denise Carter

### 5Di. Property-Based Improvement District Slate Candidates

- Premium Area: Michael Vitug, Intertrend
- Premium Area: Mike Gold, Long Beach Transit
- Premium Area: Sean Rawson, Waterford Property
- Standard Area: Sam Pierzina, Ensemble
- Standard Area: Cheryl Roberts, Site Centers (Pike Outlets)

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

## 5D. Governance Committee Report – Denise Carter

### 5Dii. Downtown Parking & Business Improvement Area Slate Candidates

- North Pine: Silissa Uriarte Smith, Purpose Centered Coaching
- Waterfront: Alan Burks, Environ Architecture

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

## 5D. Governance Committee Report – Denise Carter

5Diii. Review Recommended Revision to DLBA Bylaws: Stakeholder vs. Ratepayer

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

# 6. President & CEO Report

Austin Metoyer

# 6. President & CEO Report – Austin Metoyer

## 6A. Clean & Safe Contract

## 6A. Clean and Safe Proposals

- **Current contract with Block by Block (BBB) expires September 30, 2023.**
- **RFP Timeline for Clean and Safe Services**
  - **March 15, 2023-** Announcement
  - **March 28, 2023-** Proposal released on DLBA's website
  - **April 19, 2023 -**Bidders Conference. Five vendors attended
  - **May 3, 2023-** Proposal due. Three proposals received.
  - **May 23, 2023-** Interview with three vendors.
  - **June 14, 2023-** Board recommendation
  - **October 1, 2023-** New Contract takes effect
- **RFP Committee-**
  - *Isidro Panuco-* Public Safety Committee Chair, *Cheryl Roberts-* Public Safety Committee Co-Chair, *Sergeant Mark Mesun-LBPD,* *James Ahumada-* Vice President and *Juan Torres-* Operations Manager.

## 6A. Clean and Safe Proposals

- **Contract Services**
  - **Clean-** Porter, Pressure Washing, CTR, ATLV, Restroom Host, and Special Projects
  - **Safe-** Ambassadors and Homeless Outreach (New Position)
  - **Management** – Program Manager, Asst. Program Manager, Special Projects Asst. Manager
- **Proposal Scoring**
  - Experience 20% - Clean, Safety, Outreach.
  - Cost 40% - associated cost to continue services at current level.
  - Workplan 30% - Hiring Practices, Safety Training, Benefits, and Work Methodology.
  - Interview 10%
- **Bidders**
  - Long Beach Building and Maintenance (LBBM)
  - Block by Block (BBB)
  - Streetplus



# 6A. Clean and Safe Proposals

## Vendors Cost Analysis

	<b>Vendor A</b>	<b>Vendor B</b>	<b>Vendor C</b>
<b>2023-2024</b>	\$2,693,035.54	\$2,571,770.32	\$2,777,550.08
<b>2024-2025</b>	\$2,828,537.27	\$2,692,644.44	\$2,877,438.46
<b>2025-2026</b>	\$2,964,039.00	\$2,777,550.08	\$2,947,165.78
<b>Total</b>	<b>\$8,485,537.27</b>	<b>\$8,041,964.84</b>	<b>\$8,602,154.32</b>

## 6A. Clean and Safe Proposals

- **Vendor A**
  - **Pros:** Cleaning experience. Ability to pivot to address the needs of funder.
  - **Cons:** No experience in safety and homeless outreach.
- **Vendor B**
  - **Pros:** Experience in cleaning, safety and homeless outreach. Assistance in the purchasing and acquisition of assets. Software program that address the needs of DLBA's. Lowest of all three vendors. Highest salary per hour.
  - **Cons:** Homeless Outreach not as experience.
- **Vendor C**
  - **Pros:** Extensive experience in homeless outreach. Experience in cleaning and safety. Software program address the needs of DLBA. Unrestricted monetary donation or equipment. Concierge and customer service.
  - **Cons:** Most expensive of all three vendors.

## 6. President & CEO Report – Austin Metoyer

### 6A. Clean & Safe Contract

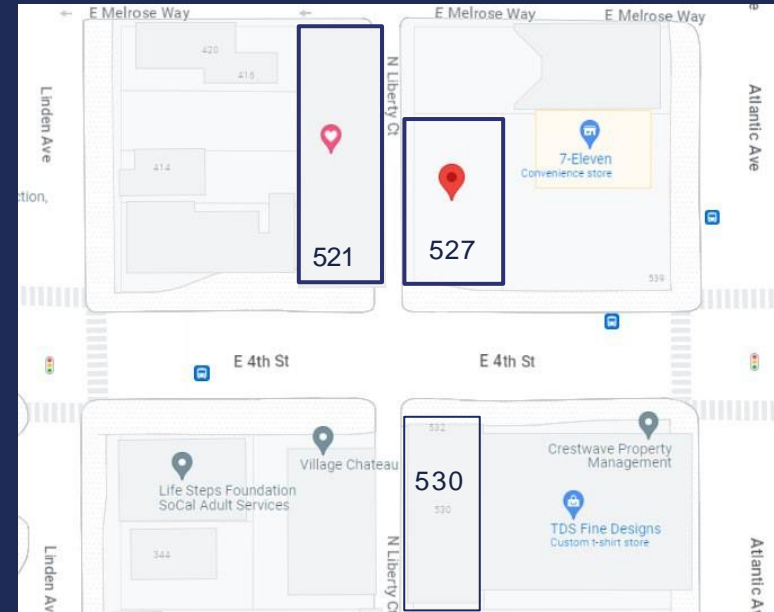
**ACTION:** Authorize President & CEO to enter into negotiations and execute a contract with selected vendor for combined Clean & Safe services in the amount not to exceed \$2.8 million for FY23-24 commencing October 1, 2023, adjusting accordingly in subsequent years based on annual budgets through September 30, 2026, not to exceed a total contract value of \$8.2 million over a 3-year term.

## 6. President & CEO Report – Austin Metoyer

6B. Holos Communities' Denali Project – Audrey Peterson & Yulisa Chavez, Holos

# Project Overview

- Project Address: 521 and 527 E. 4<sup>th</sup> St.
  - Holos also owns 530 E 4<sup>th</sup> St.
- Former Long Beach Housing Authority Building and adjacent parking lot
- Made possible by AB 2345, AB 2097 and the LB Downtown Plan (PD-30)



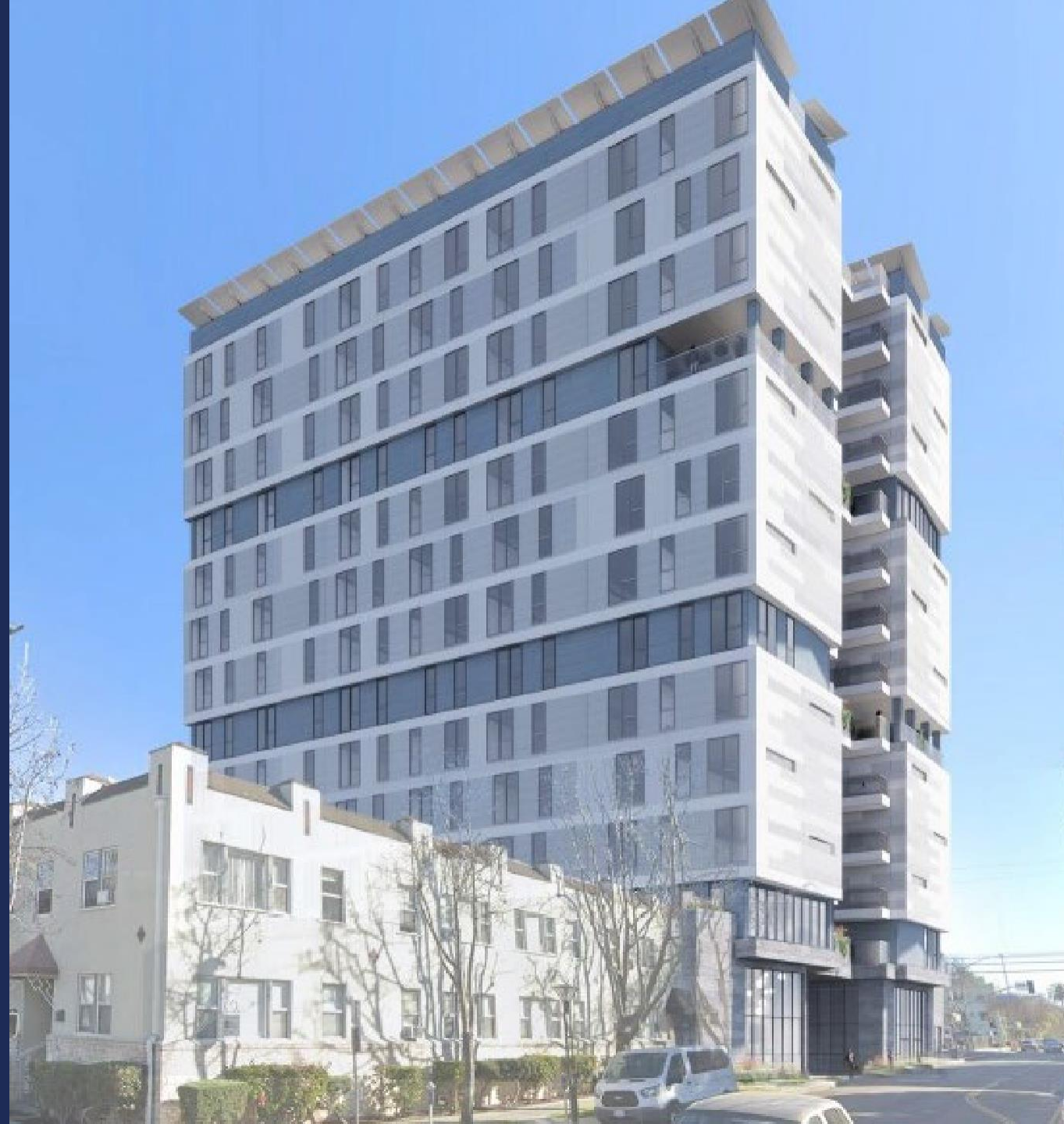
# Project Overview

- Project Height: 14 stories, 168 feet
- Community Room Space: 1,606 sq ft
- Commercial Space: 1,200 sq ft
- Unit Count: 103 1-bedroom units
  - 76 units of Permanent Supportive Housing
  - 25 units of General Affordable Housing
  - 2 units set aside for on-site Property Management



# Safety & Security

- 24/7 Property Management, managers will live on-site
- Tenants sign year-long lease & House Rules at lease-up
- Security cameras, secured entryways
- On-Site Supportive Services (MHALA)
  - 4-5 Case Managers for PSH units
  - 1 Resident Service Coordinator for GA units
- 2 On-Site Property Managers (LMG)



# Measures of Success

1. Stable Households: 764 people housed across our portfolio
2. Housing Retention: 91%
3. Job Creation: 1,390 jobs created through the development of our projects
4. Completion of projects on time and within budget



# Timeline



## 6. President & CEO Report – Austin Metoyer

6B. Holos Communities' Denali Project – Audrey Peterson & Yulisa Chavez, Holos

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

# 6. President & CEO Report – Austin Metoyer

## 6C. Misc. Updates

7. Old Business

8. New Business

9. Public Comments (three minutes on all non-agenda items)

10. Adjournment

# Upcoming Events

Special Events	Dates	Time and Location
Taste of Downtown:Waterfront	Aug 9 & 10	5:30PM – 10PM Waterfront

DLBA Board Meeting	Date	Time and Location
Board of Directors	August 16	8 AM Studio One Eleven

DLBA Committees	Dates	Time and Location
Economic Development	June 14	DLBA 4PM
Placemaking	June 20	DLBA 8:30AM
Governance	June 28	DLBA 8AM
Public Safety	June TBD	DLBA TBD
Marketing & Communications	July TBD	DLBA TBD
Executive	July 6	DLBA 8AM
Special Events & Sponsorships	July 11	DLBA 9:30AM

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