



**DOWNTOWN  
LONG BEACH  
ALLIANCE**

**Governance  
Committee**

Alan Pullman – Chair

Jeremy Harris

Sheva Hosseinzadeh

Allison Kripp

Griselda Suarez

**GOVERNANCE COMMITTEE  
MEETING MINUTES**

**Wednesday, January 22, 2020  
10 AM  
DLBA Conference Room  
100 W. Broadway, Suite 120, Long Beach, CA 90802**

**Voting Present:** Alan Pullman, Jeremy Harris, Griselda Suarez, Allison Kripp, Sheva Hosseinzadeh

**DLBA Staff:** Kraig Kojian, Cherisse Evans, Mariah Hoffman

1. CALL TO ORDER and INTRODUCTIONS – Alan Pullman, Chair  
Meeting called to order at 10:10 AM.
  2. APPROVE MINUTES  
**ACTION:** Approve Minutes from [November 20, 2019 Meeting](#)  
**MOTION:** 1<sup>st</sup>: Suarez. 2<sup>nd</sup>: Hosseinzadeh.  
**VOTE:** None opposed, no abstentions. Motion carries.
  3. CHAIRPERSON’S REPORT – Pullman
    - A. Review Board and Committee Vacancies
      - i. Update: Mohammad Hassanpour appointed by Executive Committee to fill vacant Advisor (Non-voting) Seat
      - ii. Residential Representative - Second Council District  
Committee members Alan Pullman and Sheva Hosseinzadeh agreed to meet with potential CDI Residential Representative Liz Simmons and will report back at the next meeting.
      - iii. **Public Realm Committee Vacancy**  
**ACTION:** Approve [Fern Nueno](#) to serve on the DLBA Public Realm Committee effective immediately and expiring on September 30, 2020 upon confirmation of willingness to serve.  
Mariah Hoffman, DLBA Placemaking Manager discussed Fern Nueno’s background:
        - Fern has a background in the planning side of the city- Public Works and has worked with DLBA on previous projects.
        - Current working in the Long Beach Economic Development Department.
        - Fern attended the last Public Realm Committee Meeting and was well-received by the existing committee.
        - Hoffman said she has purposefully curated a committee with varied experiences and professional backgrounds and Fern would be an excellent addition as a City representative.
4. PRESIDENT’S REPORT – Kraig Kojian
  - A. Discuss eligibility requirements of Council District 1 and Council District 2 Residential Representatives and recommend changes to the [Bylaws](#) as needed. Section 8.5 d. (Page 10).
    - The fundamental question to address whether or not DLBA wants to allow a non-assessed individual person or entity to serve in a voting capacity on the Board.

- We can consider adding a voluntary dues-paying membership which would allow for a non-assessed individual to hold a voting seat. The Board would need to come up with a system of a membership and create a benefit structure. Currently we don't have a membership in place.
- To have adequate residential representation on the Board, there are Advisor seats on the Board that can be filled by anyone Board chooses to appoint, which could be a non-assessed resident.
- Could a landlord give authority for one of their renters to serve on their behalf as voting Residential Representative. The property owner may not be eligible as a stakeholder because they don't reside in the PBID.
- There is an option to create an Advisor seat for residential representative. These residential seats were originally created to have equal representation based the percentage of assessment dollars coming from property owners versus business owners.
- Suggestion to remove the word "election" in Section 8.4 (i). Also, there is a suggestion to eliminate wording related to membership or moving to section 7.3 to leave the option open if in the future we chose to have a membership system.
- Suggestion to designate one of the Advisor seats specifically to a resident to ensure residential representation. Advisors are not required to be stakeholders but can be. To be effective for the beginning of FY 2020-21.
- Definition of a "stakeholder" is confusing. May need to better define the term.
- Suggestion to amend section 8.5 (f) to designate a downtown residential representative
- For consistency and further clarification amend 8.5 (d) to use make eligibility based on being a "stakeholder".

The recommendations made by the Governance Committee will be brought to the Board of Directors in February. To be adopted in time to go into effect for the upcoming Election cycle, the Board needs to approve these recommendations by a 2/3 majority vote in February.

**Will send the red-lined version of the recommendations back to the Governance Committee before it goes to the Board.**

B. Review Board Candidate Submittals

- Liz Simmons- potential CDI Residential Resident Board Candidate. She interviewed for the Board during the FY 2019-20 elections. Governance Committee members: Hosseinzadeh and Pullman along with Kojian will meet with Liz soon her to hear more about her current interest in serving in this role. For consistency, this is the process we had for other Board vacancies that we have filled.

C. Board Buddies-mentorship program – Tabled

- Kojian quickly mentioned he will be holding 1-on-1 meetings with each Board Member over the next couple of months. Pullman and Kojian will work with Ryan Altoon, looking at examples such as Urban Land Institute (ULI) as well as other Board's mentorship programs.

5. OLD BUSINESS

6. NEW BUSINESS

For next meeting:

- Board mentorship/Board Buddies
- Timelines for Board Slate
- Membership-further discussion

- Suarez suggested each member goes through the Bylaws and bring ideas for how to clarify sections and add a glossary.
7. PUBLIC COMMENT (three minutes on all non-agenda items)
  8. ADJOURNMENT  
Meeting adjourned at 11:22 AM.

**NEXT GOVERNANCE COMMITTEE MEETING:  
Wednesday, February 26, 2020 at 10 am  
DLBA Conference Room  
100 W Broadway, Suite 120, Long Beach, CA 90802**

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

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