



arts district  
los angeles

# ARTS DISTRICT LOS ANGELES

## BID MINUTES

Friday, August 16<sup>th</sup>, 2023, 2:13 PM

Warner Music

777 S. Santa Fe Ave

Los Angeles, CA 90021

### I. Call to Order

Wulf called the August BID meeting to order at 2:21 pm. Director Vargas took roll call.

### II. Public Comment on Agenda Items

Wulf asked if there were any public comments. Seeing none, he moved onto the next time on the agenda.

### III. Approval of the BID Board Meeting Minutes

Wulf noted that the minutes could not be approved so he moved on.

### IV. Financial Report

Wulf recognized that the financials could not be approved, so he asked Vargas to present both the June and July financial reports as informationally only. Vargas reviewed the revenue from June (\$65,815.41) and July (\$758.57) and then moved into expenses for both months. He noted that the monthly expenses for June and July were standard except for a payment in June to our consultant Urban Place Consulting and another payment to our tree trimmers in July. He reviewed the cash flow for ADLA and then asked if there were any questions. After his report, Wulf thanked Vargas and moved on.

### V. Operations Report

Reggie from Chrysalis went over the July maintenance statistics with the Board. He spoke about the amount of trash our maintenance team picked up in July and also shared a few pictures with the Board that captured the day-to-day work the BID does to keep the Arts District clean. Afterwards Captain Avina gave the safety report for the month. Avina highlighted BTFV's still continuing to be a nuisance crime for the area but pointed out that BTFV's for the last three months have remained stable. Wulf thanked Reggie and Avina.

### VI. Executive Director

Vargas began by sharing an update on LADOT's meter rollout with the Board. Vargas explained that LADOT should have installed meters in the northern section of the Arts District by now, but that they have been delayed. Vargas said the new plan was for meters to be installed by the end of summer. He then shared a map with the Board which highlighted the portion of the Arts District that was a metered-zone and the portion that is a non-metered zone. Vargas then said it was LADOT's plan to convert the southern section of the Arts District into a meter-zone in the coming year. Vargas said that by converting the southern section of the Arts District into a metered zone it would allow the City to add parking meters on commercial corridors over time as the neighborhood continues to grow.

Vargas then announced that the BID had been renewed. He reminded the Board that the end of this BID term, on December 31, 2023, would signal the start of a new term. Vargas then said that with this term ending at the end of the year, it would be necessary to reelect Board members and revisit the President and Vice President positions. He announced that he would go around speaking with Board Members individually and make sure they still want to be on the Board. He encouraged Board Members to reflect on whether or not they would like to serve as Officers,

**VII. New Business**

Vargas shared that last month, the Gallery Lofts HOA approached Vargas and requested a proposal for BID services from ADLA. The Gallery Lofts President, Jessie Lemons, explained to Vargas that they have had an increase in nuisance activity from the unhoused. Vargas also added that Ms. Lemons went on to say that LAPD is not able to help, nor do they come when residents call for assistance. Vargas shared the proposal with the Board and reviewed the terms of the agreement.

Rothenberg asked if the agreement was for enough money? Abdi then said in his opinion, ADLA should not enter into this service agreement because our Safety Team is already spread thin. He added that he is seeing less and less of our officers riding around. Wulf asked if taking this agreement on would be a burden for our Safety Team. Vargas answered that he does not believe this additional service contract would create a burden for our Safety Team. Vargas said it was only about 30 linear yards of area, not to mention that it was contiguous to our current service area. He also reminded that this would be the 3<sup>rd</sup> service agreement in six months; the Prologis agreement being the first and the Angel City Brewery agreement being the second.

Vargas said that these service agreements add up and will ultimately total the amount of a security guard. Klein asked if we were using the 2023 assessment rates or the 2024 rates. Vargas replied that the service agreement total was calculated using the 2024 rates. Klein then asked if the service contract would include a termination clause. Vargas confirmed that the agreement would include a termination clause. Klein suggested providing services for the first 6 months and if the service became too burdensome then ADLA could cancel. Wulf said that was a good idea. Wulf then noted that there was no quorum so this item would have to hold over until next month.

**VIII. Chairman's Report**

Chairman Wulf thanked the Board for attending and said the next meeting would be September 20<sup>th</sup>.

**IX. Meeting Adjourn**

Chairman Gallo adjourned the meeting at 2:23 P.M.

Board Member Attendance

BOARD OF DIRECTORS	PRESENT	ABSENT	BOARD OF DIRECTORS	PRESENT	ABSENT
Thomas Wulf	X		Dan Rosenfeld		X
Frank Gallo		X	Mark Rothenberg	X	
Dilip Bhavnani	X		Michael Soroudi		X
Matt Klein	X		Matthew Marquez	X	
Pouya Abdi	X		David Stahl	X	
Yuval Bar-Zemer		X	Lisa Vacca-Brown		X
Aram Garikian		X	Cindy Schwarzstein	X	
Paul Holliday		X	Lauren Phillips		X
Rebecca Liu-Morales	X		Beth Stryker		X
Valerie Mitchell	X		Shep Wainwright		X
Adam Normandin		X	Chris Pearson		X