



arts district  
los angeles

# ARTS DISTRICT LOS ANGELES

## BID MINUTES

Wednesday, May 15, 2024, 1:30 p.m.

Art Share LA  
801 E. 4<sup>th</sup> Place  
Los Angeles, CA 90013

### I. **Call to Order**

Chairman Frank Gallo called the meeting to order at 1:48 p.m.

### II. **Public Comment on Agenda Items**

Gallo asked for public comments, but seeing none he moved on.

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

Gallo asked for a motion to approve the minutes from March 2024. Bhavnani motioned to approve the minutes, which were seconded by Rothenberg. At 1:49 p.m., the minutes were approved unanimously.

### IV. **Financial Report**

Vargas went over the financial report for April. He began by highlighting the \$1,214.34 received in April. He then moved on to cover the administration expenses for the month (\$39,829.32). Following this, he went over the maintenance expense (\$64,113.66) and the public safety expense (\$84,379.81). Vargas explained that the maintenance budget is over by around \$9,000 because of a recent tree replanting project. He stated that while the maintenance budget is over, the total clean and safe budget is under. Gallo asked for a motion to approve both the March and April financials. Normandin motioned to approve the reports and Phillips seconded the motion. At 1:53 p.m., the financial reports were approved for March and April 2024.

### V. **Operations Report**

Emeline Neau from Chrysalis went over the April maintenance statistics. She went over key beautification numbers for the month, like the amount of trash bags picked up and trees watered. Gallo thanked Neau for the update.

Captain Avina went over the safety report and explained that complete crime statistics were not available for the month of April, but took a dive in the vehicle break-ins across neighborhoods for that month. He proceeded with the rest of the report, reporting on incidences from last month. Stryker thanked Vargas for the update.

### VI. **Executive Director**

Vargas announced that ADLA's fleet is aging. He stated that the patrol Equinox has come to the end of its life and will now be traded in for a newer Equinox. He did add that because this expense was not budgeted, the organization will be looking to finance this purchase. Vargas then added that securing financing has

been a bit of a challenge since ADLA has no credit history. Vargas explained he is hoping to secure financing next week and purchase this vehicle.

Vargas moved on to provide an update on ADLA's trash cans. Vargas explained that at one point, the BID owned and maintained 120 cans, however, because many of them were destroyed, there are only about 70 cans left. Additionally, Vargas added that many of the liners are being stolen. Vargas reported that he and Gallo have been trying to problem solve this issue and have even reached out to the Department of Sanitation. Vargas mentioned that purchasing metal trash cans was an option but those cans cost \$2,000 a unit compared to the current cost of \$300. Phillips suggested asking local businesses to sponsor a trash can. Vargas thanked Lauren for the idea and said he would look into it. Gallo thanked everyone and moved on.

**VII. New Business**

Vargas began by providing a status update on the public safety program. He shared the current staffing levels for the safety team and the cost of each security guard. He then shared the starting pay at various BIDs in Los Angeles. Vargas explained that the labor market was competitive and made a case for increasing the starting wage of our security guards. Following this Vargas laid out the budget impact of increasing the starting security guard wage.

Vargas compared the 2025 ADLA anticipated revenue and the safety program cost. In his comparison, Vargas highlighted different wage scenarios. The Board discussed the need to be fully staffed and acknowledged the competitiveness of the labor market. The Board then spent a significant amount of time discussing whether assessment rates needed to be increased and by how much. Vargas provided clarification to many questions. After discussing this issue for a fair length of time, Bhavnani motioned to increase the property assessment rates by 3% while also increasing starting safety wage by \$1. The motion passed unanimously with no one opposed.

**VIII. Chairman's Report**

Gallo thanked everyone for attending.

**IX. Meeting Adjourn**

Gallo adjourned the meeting at 2:55 p.m.

**Board Member Attendance**

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