



# ARTS DISTRICT LOS ANGELES

## BID MINUTES

Wednesday, October 16, 2024, 1:30 p.m.

Arts District BID Office  
1801 E. 7<sup>th</sup> Street  
Los Angeles, CA 90021

### I. Call to Order

Vice Chairman Beth Stryker called the meeting to order at 1:55 p.m.

### II. Public Comment on Agenda Items

Stryker asked for public comments, but seeing none she moved on.

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

Stryker asked for a motion to approve the minutes from September 2024. Bhavnani motioned to approve the minutes, which were seconded by Holliday, with Bar-Zemer abstaining. The minutes were approved.

### IV. Financial Report

Vargas reviewed the financial report for September 2024. He began by highlighting the revenue received in September and then he moved on to cover the expenses for the month, including administrative, maintenance, and public safety expenses. Vargas explained that the annual revenue for 2024 was developed as a forecast and that this year, actual revenue would be less than anticipated. Looking ahead, a few Board Members questioned whether there would not be enough funding to cover expenses at the end of the year. Phillips questioned again why we do not have enough funding for this year.

Vargas further explained that assessment revenue from two large developments would be received next year instead of this year. Phillips then said that it's actually just deferred revenue. Vargas affirmed Phillips statement and then said considering all other sources of income, there would be an approximate \$60,000 deficit at the end of the year. Quiat asked Vargas how he planned to address the budget deficient. Vargas responded that ADLA would simply borrow money from the next year. Bhavani suggested asking for longer payment period for our vendors. Vargas agreed and thanked Bhavani for the suggestion. Stryker asked for a motion to approve the September financials. Phillips motioned to approve the reports and Bhavnani seconded the motion. The financial reports were approved for September unanimously.

### V. Operations Report

Ernesto Ramirez from Chrysalis went over the September maintenance report. He presented key beautification numbers for the month, including the number of times trees were watered, the number of vandalism reports, and trash hauled. Phillips brought up the issue of too many bulky items in the neighborhood and suggested organizing a day to pick up these items with the city. Stryker thanked Ramirez for the update.

Captain Avina went over the safety report and reported that there have been less vehicle break-ins across neighborhoods for that month. He proceeded with the rest of the report, citing incidences last month. Stryker thanked Captain Avina for the update.

**VI. Executive Director**

Vargas thanked everyone at the meeting for being involved and active participants by attending the meetings. He guaranteed that there would be more focus on public safety and reducing crime, which usually picks up in the holidays.

**VII. New Business**

Vargas presented the 2025 Annual Planning Report which highlighted ADLA’s revenue for 2025 and also the percentage of funding in each budget category. Stryker asked for a motion to approve the 2025 Annual Report. Bhavnani motioned to approve and which is seconded by Phillips. The Report is approved unanimously.

**VIII. Chairman’s Report**

Stryker thanked everyone for attending.

**IX. Meeting Adjourn**

Stryker adjourned the meeting at 2:26 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      |                    |         |        |