ARTS DISTRICT LOS ANGELES
BID MINUTES

Wednesday, May 20, 2026 1:30 p.m.

Arts District BID Office
1801 E. 7th Street
Los Angeles, CA 90021

I. Call to Order

Kim called the meeting to order at 1:42 p.m.

II. Public Comment on Agenda Items

Kim asked for public comment. Adam from the Office of Councilmember District 14 reported that they are working on cleaning Alameda Street later in the month. Kim thanked Adam.

Nina of the Assemblymember's Office provided a handout of relevant legislation for the group. Kim thanked Nina.

III. Approval of the BID Board Meeting Minutes

Kim asked for a motion to approve the minutes from April. Liu-Morales motioned to approve the minutes, which were seconded by Holliday. The minutes were approved unanimously.

IV. Financial Report

Vargas went over the financial report for April. He began covering the expenses for the month, including administrative, maintenance, and public safety expenses. Kim asked for a motion to approve the April financial report. Bhavnani motioned to approve the reports, and Phillips seconded the motion. The financial reports were approved for April unanimously.

V. Operations Report

Ernesto Ramirez from Chrysalis reviewed the April maintenance statistics. He presented key beautification numbers for the month, including the number of times trees were watered, vandalism updates, and trash hauled. Kim thanked Ramirez.

Captain Avina reviewed the safety report and went over some of the incidents that have occurred in the month of April. Kim thanked Captain Avina.

VI. New Business

Bar-Zemer shared his proposal for creating a new security program. Bar-Zemer explained that he would like 20 property owners to come together and pay an additional fee for security monitoring. The group discussed the pros and cons of the new system and agreed to create a separate Committee to discuss it further.

The group moved on to discuss whether or not to increase the property assessment rate for 2027. Vargas reviewed a memo which he prepared for the Board. After a lengthy Board discussion, Kim asked for a motion. Bar-Zemer motioned to increase the 2027 assessment by 5% increase and Phillips seconded.

The motion failed with four opposing and three abstentions. Kim asked for another motion. There was further discussion and then Kim made a motion for a 3% assessment increase. However, Kim withdrew his motion and Phillips made a counter motion of increasing the assessment by 5% and Abdi seconded. The motion passed with eight in favor, two abstentions, and two opposing.

VII. Executive Director Report

Vargas reported that the ATP improvements were moving along Traction Avenue. He explained the City contractors are ripping up the sidewalk and repaving it. He also added that the Sixth Street Park is scheduled to be done in August. Vargas reported there will be a World Cup watch party site across the Bridge. Kim thanked Vargas.

VIII. Chairman's Report

Kim thanked everyone for attending.

IX. Meeting Adjourn

Kim adjourned the meeting at 2:53 p.m.

Board Member Attendance

Board of Directors	Present	Absent	Board of Directors	Present	Absent
Pouya Abdi	X		Adam Normandin		X
Yuval Bar-Zemer	X		Lauren Phillips	X	
Dilip Bhavnani	X		Matthew Quiat	X	
Frank Gallo	X		Mark Rothenberg	X	
Paul Holliday	X		Cindy Schwarzstein	X	
Dennis Kim	X		Michael Soroudi		X
Matt Klein	X		David Stahl		X
Rebecca Liu-Morales	X		Brenda Tello		X
Matthew Marquez	X		Lisa Vacca-Brown	X	
Valerie Mitchell		X	Alex Wang	X	