



GLPVCC BID Association Meeting



323-290-6560 p | Email address: glpvccbid@gmail.com

August 21, 2020 – 10:00 am to 12Noon

Location: Virtual Zoom Meeting

(Posted: August 17th, 2020 | 9am PST | Electronic)

Virtual Join Meeting Link:

Join Zoom Meeting

<https://us02web.zoom.us/j/83130063852?pwd=V3A4VkNscVVJVnRXenA4U1FHWkNZQT09>

Meeting ID: 831 3006 3852

Passcode: 071234

By Phone Only: (669) 900 6833

- I. **Welcome and Roll Call** – Robert Sausedo, CEO, Community Build Inc./BID Association Manager
- II. **Review June 18, 2020 meeting minutes** –
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 - i. Comments, Motion to adopt minutes June 18, 2020
- III. **BID – ET Community Honda Loaner Car for BID**
- IV. **Follow up on request for attention to incident reports made by Property Owners**
 - i. Created 'concerns & complaint' system
 - ii. Email - glpvccbid@gmail.com – 24/7
 - iii. You will receive online quick form to fill out. This helps keep everyone accountable. Trackable.
 - iv. Monitor parking lots closer. No unwanted visitors
- V. **BID Advisory Board Nominations for 2020 – Robert Sausedo, BID Association Manager**
 - a. Nominations to BID Advisory Board
 - i. Nominations sent June 2020 to all property owners by email and by US Postal Service
 - ii. Two nominations received - see attached
 1. Property Owner Rosemary Danon, nominated Shanita Castle
 2. Property Owner Fred Calloway, nominated Ashley Calloway
 - iii. Motion to approve two nominations received by Property Owners Rosemary Danon and Fred Calloway
- VI. **Property Owner Requests**
 - a. In an effort to rapidly respond to property owner concerns and priorities about BID operations recently, we are creating a BID Binder with all information on BID operations, financials, contracts, minutes and reports. Email the BID if you have any questions glpvccbid@gmail.com
 - b. Binder will be available in office by appointment for review by any property owner
 - i. Contact glpvccbid@gmail.com for appointment

- c. See attached request from BID Property Owners. The BID is preparing written responses to all the questions and inquiries. It was received
- VII. **2nd Quarterly Report Update**
- a. 2nd Quarterly Report and Financials
 - b. 2nd Quarterly Newsletter
 - c. There was a personnel change in the Clean Streets Team. The Supervisor is now Paul Derrick. Kevin Price is no longer with the BID as of July 2020.
 - d. BID supervisor Mr. Derrick continues to supervise Clean Streets team which now consists of 3 individuals for total of one supervisor and three workers.
 - e. The clean streets team is augmented by Giant Steps and PressPowerwashers
 - i. Giants Steps handles trash hauling and clean up with clean streets team 4 days per week
 - ii. PressPowerwashers handles powerwashing twice per month at hot spots as per clean streets team supervisor
- VIII. **Appoint BID Community Ambassador – Robert Sausedo**
- a. Priority #1 is to keep district clean and safe and share information with Property Owners
 - i. CBI will appoint BID community ambassador during COVID-19 to address concerns of property owners
 - ii. This role shall meet with, interface, engage with property owners and businesses for accountability, immediate, rapid response and coordinate with police department and GLPVCC liaison to police beat, document incidents to build track record for mitigation and removal safely for property owners
 - b. Priority #2 is to ensure all businesses and property owner understand the expectations for trash bins to support clean streets priority
 - c. Support observe and report on film permits to support clean streets priority
- VI. **Leimert Park Crenshaw Corridor Community Safety – All**
- A. Incidents, Crime updates, Good Neighbor Stories
 - B. COVID-19 Updates
 - C. BID Consortium Updates
- VII. **Save the Date - Future Association Meetings - All**
- A. Thursday October 15, 2020 10am – 12Noon
 - B. Thursday December 17, 2020 10am-12Noon
- VIII. **Public Comments** –2 minutes maximum per presenter. No Board action taken unless an item is included on the Board agenda
- IX. **Adjourn:** Close by Robert Sausedo, CEO Community Build Inc., BID Association Manager

GLPVCC BID

Aug. 20. 2020 meeting

ATTACHMENT:

Received: Aug 9, 2020, 5:51 PM
From Jordana Soares, representing Fred Leeds and Mr. BarKochba Botach and Mr. Fred Leeds, GLPVCC property owners

Hello All,

I want once again to make clear that our goal is to see all businesses and property owners of Leimert Park Village and Crenshaw corridor to prosper. We want all commercial buildings leased, and businesses soundly operating. We want sustainable economy, without displacement of the businesses that have being in this area for many years as well as to foster opportunities for new businesses to succeed, and without a clean; safe; and dignified environment to do business, that cannot happen.

With a Clean and safe Leimert Park Village and Crenshaw Corridor area, as well as safe public parking, the area will foster the proper atmosphere for the public; for returning customers; new customers; and clientele to flow in and patronize our local businesses.

What that means for the property owners is that they would be able to lease their now vacant properties, and that all current tenants will afford to pay fair market rent on time, on their triple net leases. Unfortunately, that is not what is taking place, and improvements have to be made. Not someday in the future, as a result of a great project that needs to be implemented or finalized, but NOW by simply keeping our streets; parking lots; landscapes, and alleyways, safe, clean, nice and welcoming. Time is of the essence!

It is a privilege and a responsibility to be a Non-profit. Community Build and the Great Leimert Park Village and Crenshaw corridor BID have the responsibility to carry out their mission
See below a list of concerns, questions, and suggestions I have written on behalf of the property owners whom I represent.

***Page 14th of Management District Plan reads as follows: please see my comments in Highlight.*

“CLEAN AND SAFE PROGRAM \$180,668 (72.7%)....

- **Sidewalk Cleaning:** Uniformed, radio equipped personnel will sweep litter, debris and refuse from sidewalks, along fence lines in the public right of way, and gutters of the assessed parcels in the District. District personnel may also pressure wash the sidewalks. -Unfortunately, this is not being done as committed in the Management District Plan - please see recent attached photos -

- **Trash Collection:** Personnel will collect trash from sidewalk trash canisters. It is only being done Twice a week, obviously that’s not enough. Trash canisters are constantly full and overflowing with trash, attracting bugs and pests of all sorts.

- **Graffiti Removal:** District personnel will remove graffiti from the assessed parcels in the District by painting, using solvent and pressure washing. The District maintains a zero-tolerance graffiti policy. An effort is made to remove all tags within 24 hours on weekdays. Graffiti will also be removed. It was done once this semester - there has been a increase in graffiti in the entire area - see photos.

- **Weed Abatement:** Weeds are removed as they become unsightly or as needed. Not being done at all - see photos attached

- **Special Collections:** District trucks are often called to dispose of illegal food vendors' inventory. They are also dispatched to collect shopping carts and large bulky items illegally dumped in the District. I believe this is done once a week, correct me if I am wrong.

- **Landscape Maintenance:** Landscape maintenance is an important program that works to attract increased customers to the district. Landscape maintenance includes maintaining tree wells and weed abatement. What landscape is being maintained by GLVPCC BID? Do you have a map?

- **Monitoring of under construction and/or vacant parcels:** Parcels that are under construction and/or vacant within the BID will be monitored for maintenance and security problems. For example, a broken security fence allowing access to the site would be reported to the property owner. Who monitors and at what times?

Please see below a list of what we need as a minimum effort to bring the area to a condition that will in fact help to attract an increased in customers to the district as proposed in the Management District Plan:

1. We need the streets and alleyways cleaned five days a week.
2. Sidewalks and curbs need to be power washed once a week.
3. Streets, alleyways, parks, and city parking lots need to be free of trash and debris 100% of the time.
4. Parking lots need to be power washed at least once a month.
5. We need all weeds that are now growing everywhere trimmed and landscape done.
6. We need Security.
7. We need a comprehensive homeless strategy **implementation** in partnership with all supporting agencies.

At this point there are question as if CBI who the manager of GLVPCC BID is can effectively implement and execute GLVPCC BID programs according with Management District Plan.

It is possible that changes must be made for GLPVCC BID to fulfill its commitment with its funders?

***After reviewing an excel sheet with all expenses for January to June 2020, that Ms. Cheryl Branch emailed me on August 5th, 2020, I have questions regarding GLVPCC BID deposits, invoices, and spending and operations, as follows:*

1. Why only \$183,387.75 was deposited into the GLVPCC BID trust account when the total assessments are \$236,331.84?

2. Why funds invoiced YTD are \$106,565.38 when total expenses up to June 31st is \$63,498.90? where is the balance?

3. Why Los Angeles metropolitan churches, received under consultant/ vendor (37.5% of all invoices)-

\$5,889.89 in March 2020 (why such a high amount in March?)

\$896.25 in April 2020

\$824.63 in May

totaling \$7,610.77 for the period of January to June 2020

4. Why Los Angeles metropolitan churches, received under marketing (37.5% of all invoices)

\$8,834.83 in March (again why such a high amount in March?)

\$1,344.38 in April

\$1,236.94 in May

Totaling \$11,416.15 for the Period of January to June 2020.

5. Why Los Angeles Metropolitan Churches have received in total for the semester 30% of all amount spent in the period of January to June 2020?

6. Can we see a detailed breakdown of the services paid from GLVPCC BID to LAMC, including March 2020, and who authorized these charges?

7. Why GLVPCC BID spent **40,49% of their total Budget of their Marketing Budget, for the first semester; **32,0%** of the administration budget for first semester; but only **23,0%** of clean and safe budget for the first semester? ****Is GLVPCC BID's priority to have clean and safe program carried forward as per Management District Plan?****

**see page 3 of Management District Plan attached to this email. **

**see photos attached. **

8. Why can't GLVPCC BID hire 5 people for 25 hours week (5 days) at \$18.00 per hour? it will cost \$117,000.00 a year and a supervisor at \$22.00 for 30 hours a week it will cost \$34,320.00 Totaling \$152,320.00. There would be still around \$30,000 left of the yearly clean and safe budget can that be used for graffiti cleaning and some extra money for weed trimming and a few more costs?

8. Why can't GLVPCC BID purchase a power washer that can be bought for \$2,500.00 and have the cleaning crew do the power washing once a week without having to use extra hours?

10. Is GLVPCC BID is short in funds? If yes, what is the reason? **It looks like costs are being cut off clean and safe program only**

11. Management District Plan-Marketing section on page 3 reads:

This program will tell the story of the District, its history, its cultural attractions, and its ongoing improvements, and will consist of developing a website, a newsletter and collateral material promoting the District. It will also include public and media relations and the development of District branding elements.

a) Who receives the Newsletter? Is it on Website Only? Emailed? Printed? Can we have copies? No one that I have talked to has received ANY marketing material.

b) What is the "collateral Material to promote the district"?

c) Please describe within details what "public and media relations and the development of District branding" consists of.

Ms. Sherri Franklin said on her email to me regarding GLVPCC BID's funds: "the operating dollars are merely a pass through" I want to make it clear that the property owners understand that, that is not the question.

She also said: "It's great to see property owners getting involved and providing input to make sure the operations are being carried out in compliance with the Management District Plan. It's exactly what is supposed to happen." And I want to convey that we are all glad that this discussion is serving a good purpose. The Property owners greatly appreciate all the clarifications.

End of Attachment.