

**FINAL MINUTES**  
**VENICE BEACH BUSINESS IMPROVEMENT DISTRICT**  
**BOARD OF DIRECTORS**  
**MEETING AGENDA**

Mishkon Tephilo, Social Hall, Lower Level, 206 Main St., Venice, CA 90291  
Friday, September 20, 2019  
10:00 AM

**Board Meetings:** Regular meetings of the VB BID Board of Directors are held bimonthly on the 3<sup>rd</sup> Friday of January, March, May, July, September and November. The Board may reschedule regular meetings or schedule additional special meetings in accordance with its Bylaws and the Brown Act. All are welcome to attend.

**Posting:** Agenda(s) are posted at Mishkon Tephilo, Lower Level Social Hall Entrance, 206 N. Main St., are posted online at <https://venicebeachbid.com/board-meetings/> and are distributed to our email list. Anyone may subscribe to our email list at: <https://tinyurl.com/vbbid-mail> In accordance with Government Code § 54957.5, non-exempt writings that are distributed to a majority or all of the Board members in advance of meetings also will be distributed to our email list and posted online.

**Public Input:** Public input is taken at the top of the agenda at each meeting. Any public comment on any agenda or non-agenda item is invited at this time. Public comment is limited to two minutes per individual but may be reduced at the Board President's discretion. Please note that under the Brown Act, the Board cannot act on matters not agendized; however, items raised by the public may become a subject for a future Board agenda. The public is requested to complete a speaker card to address the Board of Directors.

**ADA:** As a covered entity under Title II of the Americans with Disabilities Act, the VB BID does not discriminate on the basis of disability, and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. To request and receive confirmation of the availability of such services, please contact us as early as possible at 310-396-8243 or [admin@venicebeachbid.com](mailto:admin@venicebeachbid.com)

**BOARD MEMBERS PRESENT:** President Mark Sokol, Treasurer Steve Heumann, Secretary Jeremy Weinstein, Connie Brooks, Jay Goodfader, Jack Hoffmann, Matt Moore

**BOARD MEMBERS ABSENT:** None. Jack Hoffmann left early; he was present for all items but was absent for the vote on Item 7.

**VBBID STAFF PRESENT:** Tara Devine, Marcus Lieber (BID accountant), Jeff Briggs (BID general counsel)

**1. Call to Order**

Welcome & Introductions

The meeting was called to order at 10:10 am.

**SOKOL**

**2. Public Comment**

Marlene Okulick spoke about several concerns, including Board meeting notices, worsening conditions in/around their property on Hampton, an increase in fecal matter, and problems in front of both Google and Bridge Housing.

John Okulick told the Board of Directors that they are disgusting and he hates seeing their faces. He also asked what Chrysalis employees learn working in our district.

**3. Government Representatives**

Morgan Bostic, Council District 11

Ms. Bostic introduced herself to the group as the Interim Field Deputy for Venice. She provided updates on the City's Rent Stabilization Ordinance and eviction laws. Mr. Zachary Gaidzik, Venice deputy for Supervisor Sheila Kuehl, spoke about the Supervisor's efforts to prevent new homelessness from occurring.

**4. Reports**

a. Venice Beach BID Safe Team Report

**HOUSTON/MINK**

Azucena Vela was on vacation. Safe Team Dispatcher Sean Houston and Safe Team Supervisor Marielle Mink introduced themselves to the audience and gave an update on 3<sup>rd</sup> Quarter safe team field activities and stats.

b. Venice Beach BID Clean Team Report

**POLAKOFF / WILLIAMS**

Eleni Polakoff and Paul Williams gave an update on 3<sup>rd</sup> Quarter clean team field activities and stats. Ms. Polakoff responded to Mr. and Mrs. Okulick's concerns raised during public comment, describing the role of Chrysalis' employment specialists and how transitional workers are trained and supported during their BID employment, as well as their search for permanent employment. Mr. Williams also responded to these comments by providing personal examples from the BID clean team staff.

c. Venice Beach BID CEO Report

**DEVINE**

Tara Devine gave an update on Martin v. Boise, a case in which plaintiffs sued the City of Boise, Idaho, for its anti-camping ordinance. The 9<sup>th</sup> Circuit Court of Appeals issued a landmark ruling in the case in September 2018 (minorly amended but denied a rehearing by the full court in April 2019), saying that if a city does not have enough shelter beds (alternatives) available, enforcement of an anti-camping ordinance violates the constitutional ban on cruel and unusual punishment. The effect of the ruling is that most cities were advised that anti-camping bans were not enforceable, and furthermore, that requests to "move along" could also run afoul of the ruling. The 9<sup>th</sup> Circuit governs states that are home to an estimated 2/3 of US unhoused individuals (approx. 50% in CA alone.) Ms. Devine explained that this ruling has greatly reduced enforcement activities throughout all western states in regards to encampments. Ms. Devine also provided a brief update on the Venice Bridge Housing site, in addition to answering questions and responding to issues raised during public comment.

**5. Consent Items**

All matters listed on the consent calendar are considered to be routine and will be enacted by one roll call vote.

a. Approval of Minutes (3/15/19 and 6/14/19 Board Meetings)

**WEINSTEIN**

b. Financial Reports

**LIEBER**

As the 6/14/19 minutes were not ready for this meeting, they were held over to be considered at the next meeting. Marcus Lieber presented the monthly financials. Mark Sokol moved and Connie Brooks seconded to approve the 3/15/19 minutes and the financial reports. The Board voted 7-0 to approve them.

**6. New Business**

a. Special Pressure Washing Services

**HEUMANN**

The Board will discuss recent special pressure washing services and ask for community feedback on priority areas for these services.

Mr. Heumann led a discussion, supported by Tara Devine and clean team management, to talk about the BID's recent "Big Bertha" pressure washing projects in three areas of the district (two in Zone 1 and one in Zone 2.) "Big Bertha" is a Chrysalis-owned unit with higher capacity and heated water that is capable of deeper cleaning than the pressure washing unit owned by the BID. The BID scheduled and coordinated each area to be clear for deep cleaning. The Board asked the public for input on additional areas that might benefit from future special cleanings as funds permit. No Board vote was taken on this item.

b. Refreshed Community Update (Infographic)

**BROOKS**

Board Member Connie Brooks recently worked with our Clean Team (Chrysalis) and Safe Team (Allied Universal) to look at our statistics and "refresh" our community updates.

Ms. Brooks presented the BID's new/refreshed/expanded "Community Update," which added two new monthly statistics (the clean team's "Human & Animal Waste Removal" and the safe team's "Community Assistance.") The BID also added footnotes to each update to better explain the activities encompassed by several categories and how they are captured. No Board vote was taken on this item.

**7. Closed Session**

The Board shall recess to Closed Session, pursuant to Government Code § 54956.9(d) to confer with its general counsel relative to issues involving existing litigation (Riskin vs. Venice Beach Property Owners Association.)

On April 12, 2018, Adrian Riskin filed for a Writ of Mandate alleging violations of the California Public Records Act against the VBPOA. Subsequent to the lawsuit, the BID provided all requested records. The Board discussed a proposal to settle the lawsuit. The potential legal costs to the BID associated with continuing the lawsuit were highlighted. Mr. Weinstein moved and Mr. Sokol seconded the motion to authorize the CEO to negotiate the release of all claims for a monetary limit without further Board agreement, with such amount to include any and all litigation costs incurred by either side. The Board approved the motion 6-0. (Jack Hoffmann was present for much of the discussion but was unable to stay for the vote.) The Board subsequently returned to open session and announced its decision to seek a settlement in Riskin v. VBPOA, and dismissal of all claims for a monetary limit without further Board agreement. (NOTE: A settlement in the amount of \$21,435 was subsequently executed on 9/24/2019. This was then filed with the Court and the case was dismissed.)

**8. Adjournment**

The meeting adjourned at 12:58pm.

The undersigned certify that these minutes were approved and adopted at the VBPOA Board of Directors meeting on September 25, 2020.

  
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President/Steven M. Heumann

  
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Secretary/Jeremy Weinstein