Board of Directors Meeting

November 5, 2026

Agenda

VENICE BEACH BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING AGENDA

Thursday, November 5, 2026
Meeting Starting Time 9:00 AM

Venice Beach BID Office
1320 Pacific Ave, Venice, CA 90291

AGENDA
(Please note that Agenda Items may be reordered during the meeting at the discretion of the Board.)

1. **Call to Order *(5mins)*** **TUCKER**
   Welcome remarks and introductions

2. **Public Comment (agenda items)**

3. **Government Representative Liaison Reports *(20mins)***
   a. City of Los Angeles, Police Department
   b. City of Los Angeles, Recreation & Parks
   c. County of Los Angeles, Sup 3
   d. Los Angeles City Council, District 11

4. **Consent Items *(10mins)***
   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 for August 27, 2026 **TUCKER**
   b. 2026 Q3 Financial Report **LEIBER**

5. **Venice Beach BID Staff Reports *(15mins)***
   a. Clean and Safe Report **FAENA**
   b. Executive Director's Report **POLAKOFF**

6. **501c3 Formation** **POLAKOFF**
   a. Appoint ad hoc group to form and determine governance for 501c3

7. **Action Item** **TUCKER/POLAKOFF**
   a. 2027 Budget
   b. Lease extension and new lease authority
   c. Approval/Authorization to execute the VBPOA contract with the City of LA for the Venice Beach BID January 1, 2027 – December 31, 2035.
   d. Safe team wage raise
   e. Staff 2026 bonuses
   f. Appoint nominating committee for upcoming board elections

8. **Public Comment *(general)***

9. **Adjournment – Next Board Meeting: February 25, 2026**

The agenda is subject to change up to 72 hours prior to a regular meeting and 24 hours prior to a special meeting. Please check the agenda prior to the meeting for changes. Updated agendas and meeting materials are available at 1320 Pacific Ave., Venice, CA 90291, as well as on the website https://venicebeachbid.com/board-meetings/

Public Input: Public input is taken at the top and bottom of the agenda at each meeting. Any public comment on any agenda is invited at the top of the meeting. General public comment or non-agenda item comment is invited at the bottom of the agenda after business has concluded. 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.

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

4a
Meeting Minutes

VENICE BEACH BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING AGENDA
DRAFT MEETING MINUTES

Thursday, August 27, 2026
Meeting Starting Time 9:00 AM

Venice Beach BID Office
1320 Pacific Ave, Venice, CA 90291
Board Members Present: Connie Brooks, Jeffery Goodman, Jeff Harris, Steve Huemann,
AGENDA
(Please note that Agenda Items may be reordered during the meeting at the discretion of the Board.)

1. Call to Order **TUCKER**

9:05 Welcome remarks and introductions

2. Public Comment

No public comment was given.

3. Government Representative Liaison Reports

a. City of Los Angeles, Police Department

Officer Madison provided a brief on LAPD activities and efforts on dealing with issues that arise from people experiencing homelessness. The issue is ongoing and continuing to be monitored. LAPD resources continue to be limited with regard to LAPD officers available and as such has affected the availability for additional patrols. Officer Madison thanks the VBBID for the support and collaboration.

b. City of Los Angeles, Recreation & Parks

Adan P. provided an update on RAP activities, including infrastructure improvements to the Venice Pier, a proposed rebrand of Windward Plaza, and ADA access enforcement efforts along the boardwalk. Adan noted concerns with the increase of A-frame signs and other business marketing material along Ocean Front Walk between Windward and Market that may impact ADA accessibility and pedestrian foot-traffic.

c. County of Los Angeles, Sup 3

No reports were provided.

d. Los Angeles City Council, District 11

Sean S. introduced Sophie M. as the new Venice Field Deputy and shared that he will continue working with CD11 in his new role as Deputy Field Director. He thanked the VBBID for its continued partnership and collaboration. Sean also provided updates on e-bike related concerns and a recent motion directing further review through the Transportation Committee, as well as the Accessibility Project aimed at improving access between Ocean Front Walk and the beach.

4. 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 for May 21, 2026 **TUCKER**

b. 2026 Q2 Financial Report **LEIBER**

Jennie T. called for a vote to approve the consent items. Jeff G. moved to approve the consent items. Jeremy W. seconded the motion. The motion passed. Yes 7-0.

5. Venice Beach BID Staff Reports

a. Clean and Safe Report **FAENA**

Operations Manager, Eswien F., provided a Clean and Safe report. Eswien shared how data is being used to measure efficiency.

b. Executive Director's Report **POLAKOFF**

Executive Director, Eleni P., provided her Director's Report. Eleni updated the Board on successful renewal of the District.

6. Non-Action Items (discussion only) **POLAKOFF**

a. Presentation/discussion on 501c3 potential creation

Executive Director, Eleni P., presented on the purpose and process of establishing 501c3 and answered questions from the Board. Follow-up to be provided at next meeting.

7. Public Comment:

Margaret M. shared public comment on the VBBID's renewal process.

8. **Adjournment – Next Board Meeting: November 5, 2026**

Jennie T. called to adjourn the meeting. Jeff Goodman motioned to adjourn. Connie B. seconded the motion. The motion passed. Yes 7-0. The meeting was adjourned at 10:29 A.M.

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5a
Newsletters

VENICE BEACH BID

COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

JULY 2026

A SAMPLING OF **CLEAN TEAM** ACTIVITY

Bags of Trash Removed[1]	Graffiti Tags Removed	Dumped Bulk Items Removed[2]	Pressure Washing Hours	Human & Animal Waste Removed
1,129	2,332	684	100	714
BID-TO-DATE TOTALS				
118,436	101,695	69,561	7,268	40,770

A SAMPLING OF **SAFE TEAM** ACTIVITY

Incidents Resolved[3]	Quality of Life Issues Addressed[4]	Conflict Interventions	Community Assistance	Community Safety & Security
2,305	189	34	1,186	896
BID-TO-DATE TOTALS				
110,981	20,132	2,245	41,594	47,797

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

1 The bags of trash were an estimated **25,967 lbs.** in **July** and **2,738,402 lbs**. **BID-to-Date**.
2 Dumped bulky items weighed **9 tons** in **July** and totaled **517 tons** since we began recording this data (August 2020).
3 Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.
4 Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

In an **EMERGENCY** situation, please **call 911** before notifying the VB BID.
To request service for non-emergency incidents,
call our dispatcher at **310-396-VBID (8243)**

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VENICE BEACH BID

COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

AUGUST 2026

A SAMPLING OF **CLEAN TEAM** ACTIVITY

Bags of Trash Removed[1]	Graffiti Tags Removed	Dumped Bulk Items Removed[2]	Pressure Washing Hours	Human & Animal Waste Removed
1,211	2,015	753	106	686
BID-TO-DATE TOTALS				
119,647	103,710	70,314	7,374	41,456

A SAMPLING OF **SAFE TEAM** ACTIVITY

Incidents Resolved[3]	Quality of Life Issues Addressed[4]	Conflict Interventions	Community Assistance	Community Safety & Security
2,153	237	9	1,018	889
BID-TO-DATE TOTALS				
113,314	20,369	2,254	42,612	48,686

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

1 The bags of trash were an estimated **27,853 lbs.** in **August** and **2,766,255 lbs**. **BID-to-Date**.
2 Dumped bulky items weighed **7.6 tons** in **August** and totaled **524 tons** since we began recording this data (August 2020).
3 Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.
4 Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

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VENICE BEACH BID

COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

SEPTEMBER 2026

A SAMPLING OF **CLEAN TEAM** ACTIVITY

1,414	1,493	703	93	1,005
				
Bags of Trash Removed[1]	Graffiti Tags Removed	Dumped Bulk Items Removed[2]	Pressure Washing Hours	Human & Animal Waste Removed
BID-TO-DATE TOTALS				
121,061	105,203	71,017	7,468	42,461

A SAMPLING OF **SAFE TEAM** ACTIVITY

2,601	384	29	1,279	909
				
Incidents Resolved[3]	Quality of Life Issues Addressed[4]	Conflict Interventions	Community Assistance	Community Safety & Security
BID-TO-DATE TOTALS				
115,735	20,753	2,283	43,891	49,595

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

1 The bags of trash were an estimated **35,522 lbs.** in **September** and **2,798,777 lbs**. **BID-to-Date**.
2 Dumped bulky items weighed **7.5 tons** in **September** and totaled **531 tons** since we began recording this data (August 2020).
3 Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.
4 Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

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VENICE BEACH BID

COMMUNITY UPDATE

HERE'S HOW THE VENICE BEACH BID'S BEEN WORKING TO SERVE OUR DISTRICT IN

THIRD QUARTER 2026

A SAMPLING OF **CLEAN TEAM** ACTIVITY

Bags of Trash Removed[1]	Graffiti Tags Removed	Dumped Bulk Items Removed[2]	Pressure Washing Hours	Human & Animal Waste Removed
3,754	5,840	2,140	299	2,432
				
BID-TO-DATE TOTALS				
121,061	105,203	71,017	7,468	42,461

A SAMPLING OF **SAFE TEAM** ACTIVITY

Incidents Resolved[3]	Quality of Life Issues Addressed[4]	Conflict Interventions	Community Assistance	Community Safety & Security
6,853	604	72	3,483	2,694
				
BID-TO-DATE TOTALS				
115,529	20,547	2,283	43,891	49,595

Clean Team data is provided by Chrysalis. Safe Team data is provided by Allied Universal.

1 The bags of trash were an estimated **86,432 lbs.** in **Q3 2026** and **2,798,777 lbs**. **BID-to-Date**.
2 Dumped bulky items weighed **24 tons** in **Q3 2026** and totaled **531 tons** since we began recording this data (August 2020).
3 Includes noise complaints, misuse of bikes and scooters, and public drinking/smoking/urination/defecation.
4 Includes safety escorts, responding to alarms, medical emergency/accident responses, and lost individuals.

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4b
Balance Sheet 9.30.26

Balance Sheet September 2026

Venice Beach BID 2022
As of September 30, 2026

	SEP 30, 2026
Assets	
Cash and Cash Equivalents	
VBPOA Checking #5431	1,024,405
VBPOA MM #5449	291,001
Total Cash and Cash Equivalents	**1,315,406**
Current Assets	
A/R Gov't PY(s) Assessments	313,885
A/R Non-Gov't PY(s) Assessments	11,716
Collateral CD - Credit Card	11,397
ROU Asset - Office Space	208,096
Accumulated Amortization - ROU Office Space	(100,836)
Security Deposit - Office Lease	8,500
Security Deposit - LACMTA	2,500
Payroll Clearing	(13,587)
Total Current Assets	**441,672**
Total Assets	**1,757,077**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	212,160
Accrued Expenses	104,464
Accumulated Amortization - Lease Office Space	(99,336)
Credit Card Payable	5,355
Lease Liability - Office Space	208,096
Total Current Liabilities	**430,738**
Total Liabilities	**430,738**
Equity	
Accumulated Fund Balance	747,747
Current Year Earnings	578,591
Total Equity	**1,326,339**
Total Liabilities and Equity	**1,757,077**

No Assurance Is Provided On These Financial Statements. Disclosures are Omitted.

4b
Income Statement 3rd Quarter 2026

Income Statement - 3rd Quarter 2026

Venice Beach BID 2022

For the 3 months ended September 30, 2026

	JUL - SEP 2026 ACTUALS	JUL - SEP 2026 BUDGET	VARIANCE 3RD QTR.	YTD ACTUALS	YTD BUDGET	VARIANCE YTD
Revenue						
Assessment Revenue - Government	561,204	157,923	403,281	590,262	473,769	116,493
Assessment Revenue - Non-Government	211,727	400,905	(189,178)	1,574,799	1,202,715	372,084
General Benefit Revenue	34,279	8,571	25,708	34,279	25,713	8,566
Interest Income - Banc of CA	441	-	441	904	-	904
Interest Income - City of Los Angeles	7,272	-	7,272	18,367	-	18,367
Penalty Income	-	-	-	9,770	-	9,770
Prior Year Surplus Revenue	-	53,220	(53,220)	-	159,661	(159,661)
Total Revenue	**814,923**	**620,619**	**194,304**	**2,228,381**	**1,861,858**	**366,523**
Gross Profit	**814,923**	**620,619**	**194,304**	**2,228,381**	**1,861,858**	**366,523**
Operating Expenses						
Administration & Management						
Accounting & Bookkeeping	18,000	18,000	-	54,000	54,000	-
Admin Support	-	999	(999)	-	2,997	(2,997)
Bank Service Charges	34	39	(5)	56	117	(61)
City Admin Fees	-	-	-	22,508	22,553	(45)
Computer & IT Expense	967	876	91	2,731	2,628	103
Delinquencies & Slow Pay	-	10,314	(10,314)	-	30,942	(30,942)
Entertainment & Meals	-	591	(591)	78	1,773	(1,695)
Financial Review & Tax Prep Fees	-	3,675	(3,675)	8,600	11,025	(2,425)
Insurance - D&O / EPLI	-	-	-	4,962	5,500	(538)
Insurance - General Liability	-	-	-	9,510	9,000	510
Insurance - Property / Non-Owned & Hired Auto	-	-	-	3,017	4,290	(1,273)
Insurance - Workers' Comp	-	-	-	1,692	1,595	97
Legal Expenses - General	1,000	2,001	(1,001)	2,500	6,003	(3,503)
Local Transportation & Parking	25	45	(20)	29	135	(106)
Office Expenses	2,378	1,875	503	4,417	5,625	(1,208)
Payroll Processing Fees	685	624	61	2,085	1,872	213
Professional Consulting - Admin	-	6,750	(6,750)	10,920	20,250	(9,330)
Professional Development & Conferences	-	876	(876)	1,195	2,628	(1,433)
Rent - Admin	21,375	21,234	141	63,563	63,702	(140)
Repairs & Maintenance - Admin	-	246	(246)	-	740	(740)
Salaries & Benefits - Admin	39,190	39,930	(740)	116,050	119,790	(3,740)
Telephone & Internet - Admin	423	501	(78)	1,269	1,503	(234)

No Assurance Is Provided On These Financial Statements. Disclosures Are Omitted.

	JUL - SEP 2026 ACTUALS	JUL - SEP 2026 BUDGET	VARIANCE 3RD QTR.	YTD ACTUALS	YTD BUDGET	VARIANCE YTD
Utilities - Admin	623	576	47	1,891	1,729	162
Total Administration & Management	**84,699**	**109,152**	**(24,453)**	**311,073**	**370,397**	**(59,324)**
Clean & Safe Programs						
Clean & Safe Supplies	4,956	5,001	(45)	8,181	15,003	(6,822)
Clean Services Contract	226,362	213,750	12,612	620,326	641,250	(20,924)
Rent - Clean & Safe	7,125	7,077	48	21,188	21,231	(44)
Repair & Maintenance - Clean & Safe	-	129	(129)	-	387	(387)
Safe Services Contract	152,361	206,001	(53,640)	513,608	618,003	(104,395)
Salaries & Benefits -Clean & Safe	16,646	16,641	5	47,712	49,923	(2,211)
Utilities - Clean & Safe	321	297	24	974	891	83
Total Clean & Safe Programs	**407,771**	**448,896**	**(41,125)**	**1,211,988**	**1,346,688**	**(134,700)**
Communications & Special Projects						
Advertising/Promotions/Newsletters	825	1,626	(801)	4,410	4,878	(468)
Board & Community Meeting Fees	(808)	963	(1,771)	1,001	2,889	(1,888)
Community Engmnt/District Imp/Special Projects	3,183	7,500	(4,317)	10,081	22,500	(12,419)
Enhanced Data Capture & Reporting	100	1,800	(1,700)	300	5,400	(5,100)
Membership Dues	-	999	(999)	1,184	2,995	(1,811)
Professional Fees & Consulting/Renewal	-	1,875	(1,875)	2,917	5,625	(2,708)
Salaries & Benefits - District Identity	35,008	35,448	(440)	103,123	106,344	(3,221)
Website Development & Maintenance	825	1,626	(801)	3,713	4,878	(1,166)
Total Communications & Special Projects	**39,132**	**51,837**	**(12,705)**	**126,729**	**155,509**	**(28,780)**
Total Operating Expenses	**531,602**	**609,885**	**(78,283)**	**1,649,790**	**1,872,594**	**(222,804)**
Operating Income / (Loss)	**283,321**	**10,734**	**272,587**	**578,591**	**(10,736)**	**589,327**
Net Income / (Loss) before Tax	**283,321**	**10,734**	**272,587**	**578,591**	**(10,736)**	**589,327**
Net Income	**283,321**	**10,734**	**272,587**	**578,591**	**(10,736)**	**589,327**
Total Comprehensive Income	**283,321**	**10,734**	**272,587**	**578,591**	**(10,736)**	**589,327**

No Assurance Is Provided On These Financial Statements. Disclosures Are Omitted.

7a
2027 Budget

Venice Beach BID
DRAFT Operating Budget
2027

	Total	%
Revenue		
Assessment Revenue - Non-Government	1,695,387.60	
Assessment Revenue - Government	755,448.34	
General Benefit	50,017.06	
Carryover	100,000.00	%
Total Income	**2,600,853.00**	
Operating Expenses		
Clean & Safe Programs		
Clean Services Contract - Chrysalis	855,235.78	
Safe Services Contract - Allied	826,104.32	
Clean & Safe Supplies	20,000.00	
Salaries & Benefits - Clean & Safe	106,021.85	
Rent - Clean & Safe	30,000.00	
Repairs/Maintenance & Moving- Clean/Safe	22,500.00	
Utilities - Clean & Safe	1,190.00	
Reserve - Clean & Safe	67,398.14	
Total Clean and Safe Programs	**1,928,450.09**	*74.15%*
Communications & Special Projects		
Advertising / Promotion / Newsletters	6,500.00	
Community Engmnt Prgms, District Imprvmnt/ Special Projcts	30,000.00	
Board & Community Meeting Fees	3,500.00	
Salaries & Benefits - District Identity	140,245.73	
Membership Dues	4,000.00	
Enhanced Data Capture & Reporting	1,200.00	
Website Development & Maintenance	6,500.00	
Reserve - Special Projects	5,033.21	
Total District Identity & Special Projects	**196,978.94**	*7.57%*
Administration & Management		
Accounting & Bookkeeping	78,000.00	
Salaries & Benefits - Admin	139,235.69	
Audit, Review, & Tax	14,500.00	
Bank Service Charges	250.00	
Professional Fees & Consulting	-	
City Admin Fees	23,417.49	
Computer/IT/Subscription Expense	3,800.00	
Delinquencies & Slow Pay	75,988.77	
Entertainment & Meals	1,000.00	
Insurance - D&O/EPLI	5,000.00	
Insurance - Liability	9,500.00	
Insurance - Property & Non-Owned & Hired Auto	3,100.00	
Insurance - Workers' Comp	1,595.00	
Legal Expenses	8,000.00	
Local Transportation & Parking	175.00	
Office Expenses	6,800.00	
Payroll Processing Fees	2,352.00	
Rent - Admin	90,000.00	
Repairs/Maintenance & Moving- Admin	2,500.00	
Telephone & Internet - Admin	2,000.00	
Professional Development & Conferences	5,900.00	
Utilities - Admin	2,310.00	
Total Administration & Management	**475,423.96**	*18.28%*
Total Expenses	**2,600,853.00**	*100.00%*
Total Budget Target	*2,600,853.00*	*100.00%*
Over (Under) Budget	**(0.00)**	