

**MINUTES**  
**South Bay Cities Council of Governments**  
**Monday, July 12, 2004**  
**Rolling Hills Estates City Hall – 4045 Palos Verdes Drive North**

**Chair Seamans called the South Bay Cities Council of Governments to order at 5:00 p.m. In attendance were the following Board Members:**

Kelly McDowell, El Segundo  
Michael Keegan, Hermosa Beach  
Jim Aldinger, Manhattan Beach  
Larry Clark, Rancho Palos Verdes  
John Parsons, Redondo Beach  
Hope Witkowsky, Torrance

Louis Velez, Hawthorne  
Susan Dever, Lomita  
Dwight Abbott, Palos Verdes Estates  
Don Szerlip, Redondo Beach  
Susan Seamans, Rolling Hills Estates

Also in attendance were the following persons:

Jacki Bacharach, SBCCOG  
Margie Waite, SBCCOG  
Kim Fuentes, SBCCOG

Diane Cameron, SBCCOG  
Barry Waite, GIS Working Group

**SALUTE TO THE FLAG**

**MOTION TO ACCEPT AND FILE REPORT OF CITY CLERK OF ROLLING HILLS ESTATES ON POSTING OF THE AGENDA – APPROVED**

**ANNOUNCEMENTS OF ANY CHANGES TO THE AGENDA – NONE**

**COMMENTS FROM THE PUBLIC – NONE**

**ITEMS FOR DISCUSSION PRIOR TO ACTION:**

**04-05 BUDGET**

Margie Waite, SBCCOG Bookkeeper, presented the budget and explained the fund balances and accounts.

**MOTION** by Board Member Dever, seconded by Board Member McDowell, to approve the 2004-05 Budget with commercial real estate web site included.

***The Commercial real estate web site presented by Barry Waite and merits discussed by the Board members.***

Board Member Abbott explained his opposition, and Larry Clark concurred with this position:

- Palos Verdes Estates has no commercial or industrial property;
- He thinks that the cost seems high for the product.
- He is interested in looking at paying for it on commercial value basis, but not on a population basis
- He does see benefit for the SBCCOG.
- The real benefit is for the real estate community and he is angry with them re: AB 2702. Also, he believes that Realtors aren't supporting local control.
  
- He would vote for the budget with a placeholder.

In response to Board Member Witkowsky's suggestion that the realtors be asked to pay for it, Barry Waite explained that this hasn't worked by communities that have tried it.

Board Member Aldinger said this project doesn't help Manhattan Beach that much but it will help the South Bay. He said he, too, is angry with the California Realtors' Association but this is economic development.

Board Member Keegan said that he's a commercial real estate broker and he doesn't endorse this proposal, commenting that it is a service for the 30 top brokers in the South Bay and demographics are already being done. In response to Barry Waite's comment that this hasn't been the experience in Carson, Board Member Keegan disagreed and said it is too expensive and questioned whether brokers will use it.

Board Member Abbott agreed with the suggestion that brokers be asked to pay into it.

Board Member Aldinger pointed out that this is something that the COG would control separate from industry.

Board Member Parsons disagreed with Board Member Keegan's comments, pointing out that larger communities such as Riverside are doing this and are very successful, and Inglewood and Carson both think it is very effective. The real estate community puts data in. This is a proactive step.

In response to Board Member Clark's inquiry as to how long Carson and Inglewood have had their websites, Barry Waite explained that Carson has had theirs for 3 years and Inglewood, 2 years.

In response to Chair Seamans inquiry as to whether there is hard data to back up their claims, Barry Waite said he can supply information from Tucson which would show how much time they answer calls, etc. He explained that the same system can also be used as a property information system, which is very helpful for cities for in-house uses such as business licenses, code enforcement, etc.

Board Member McDowell stressed that the South Bay is a highly integrated economy; all communities are affected; and he believes these web sites are used.

Board Member Dever indicated that Lomita is in the middle, noting that Palos Verdes residents owns real estate in Lomita and 2-3 commercial vacancies in Lomita make a significant difference in the community – visually and economically. If this will help get secure businesses, then it is a good investment for Lomita.

Board Member Abbott inquired regarding the cost in future years?

Chair Seamans commented that the website would be good for the whole South Bay, we can afford it, and indicated her support that the COG should take the risk.

Board Member Keegan acknowledged that he missed the original presentation; he said he would like to invite the president of commercial properties who is in Hermosa Beach and another person to continue this discussion at a future meeting of the COG. He also asked what other sources are available and has the COG looked into those?

Board Member Parsons pointed out that real estate info has web sites and that searching sites is important for realtors to make available to their customers.

Board Member Valez pointed out that he is not opposed to trying it and that Golds Gym didn't find their site through a broker.

**SUBSTITUTE MOTION** by Board Member Keegan, seconded by Board Member Abbott, to remove the commercial real estate website from the budget prior to approval. Following some discussion, Board Member Keegan **withdrew the motion**.

**SUBSTITUTE MOTION** by Board Member Keegan, seconded by Board Member Witkowsky, to approve the budget as submitted, and continue the appropriation of funding for the commercial real estate website to the September meeting.

**SUBSTITUTE MOTION** by Board Member Abbott to remove the commercial real estate website from the budget altogether. Motion **died** for lack of second.

**VOTE ON SUBSTITUTE MOTION:**

**AYES:** Board Members Abbott, Keegan, Clark, Witkowsky

**NAYS:** Board Members Aldinger, Dever, McDowell, Parsons, Seamans, Valez

**VOTE ON MAIN MOTION to approve the budget as submitted, with data on effectiveness to the Board as it was launched.**

**AYES:** Aldinger, Clark, Dever, McDowell, Parsons, Seamans, Valez

**NAYS:** Abbott, Keegan, Witkowsky

**MOTION FAILED: (8 votes (2/3) needed to pass the budget).**

Board Member Witkowsky commented that, while she is also a realtor, she has questions from the discussion. Board Member Clark argued that the substitute motion would have answered all concerns.

**MOTION** by Board Member Keegan, seconded by Board Member McDowell, to approve the budget and table real estate portion of actual expenditure to the August meeting, at which time Board Member Keegan will provide more information.

**AYES:** Aldinger, Clark, Dever, Keegan, McDowell, Parsons, Seamans, Valez, Witkowsky

**NAYS:** None

**ABSTAIN:** Abbott

**MOTION PASSED: (8 votes (2/3) needed to pass the budget).**

Board Member Abbott again expressed his concern regarding the cost of the website.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Jacki Bacharach  
Executive Director