

**JOINT MEETING OF THE EL SEGUNDO CITY COUNCIL
AND ECONOMIC DEVELOPMENT ADVISORY COUNCIL
January 16th, 2019 Meeting Minutes**

CALL TO ORDER

Chair Al Keahi called to order the Joint Meeting of the El Segundo City Council and Economic Development Advisory Council at 4:40PM on Wednesday January 16th, 2019 at DoubleTree Hotel 1985 E. Grand Ave, El Segundo, CA 90245.

ROLL CALL

The following El Segundo City Council members were present:

- Mayor Drew Boyles
- Mayor Pro Tem Carol Pirsztuk
- Dr. Don Brann
- Chris Pimentel
- Scot Nicol

The following El Segundo City Staff were present:

- Greg Carpenter, City Manager
- Barbara Voss, Economic Development Manager
- Mona Shilling, Deputy City Clerk II
- Mark Hensley, City Attorney

The following Economic Development Advisory Council members were present:

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|---------------------|--------------------|
| • Al Keahi (Chair) | • Gary Horwitz |
| • Alex Abad | • Rick Yuse |
| • Spencer Bauer | • Michael Mothner |
| • Lily Craig | • Lance Ralls |
| • Jim McCaulley | • Corinne Murat |
| • Richard Lundquist | • Matthew Tompkins |
| • Bob Healey | |

The following Economic Development Advisory Council members were absent:

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|--------------------|----------------|
| • Rob Croxall | • Tim Harris |
| • Vandad Espahbodi | • Lance Giroux |
| • Shar Franklin | |

Approval of Minutes

Alex Abad motioned to approve the minutes of the December 12th, 2018 meeting. Jim McCaulley seconded, unanimous approval.

Public Communications

- A. Keahi thanked Director of Sales, Gabe Romero and General Manager Tim Woolslayer for hosting the EDAC meeting at DoubleTree Hotel.
- A. Keahi introduced new EDAC members Rick Yuse and Matthew Tompkins to City Council and EDAC.
- A. Keahi and B. Voss thanked Bob Gray and Sandy Jacobs for their volunteer service with EDAC.

Presentations

Myra Marayag, Vice President- Los Angeles Times

- World Urban Games presentation deferred to the February 20th, 2019 EDAC meeting.

Josh Gausman, the Private Suites LAX Chief Operating Officer & Co-Founder

- J. Gausman shared the Private Suites LAX provides a private terminal for members to have a stress free flight experience that avoids airport traffic and crowded check-in lines.
 - Members are allowed to leave facility to eat and/or go shop.
 - Members are allowed to have non traveling guest to meet at facility to conduct a business meeting.
 - Non-member and membership rates available.
- J. Gausman stated the Private Suites LAX has decreased paparazzi incidents with high profile public figures.
- J. Gausman shared the facility has thirteen private suites, private TSA screening, transportation to aircraft and more.
- J. Gausman offered to give the Economic Development Advisory Council a tour of the Private Suites LAX.
- S. Bauer asked if an individual can fly with any airline with the Private Suites LAX.
 - J. Gausman stated an individual can fly any airline inbound and outbound.
- J. McCaulley asked about the maximum room occupancy for a suite.
 - J. Gausman stated there are different suite sizes that can accommodate small and/ or large parties.
- A. Abad asked about the loading and transportation of large items from the facility to the aircraft.
 - J. Gausman ensured the facility's baggage claim is accommodating to on-time transportation with large and/or small items.

Bob Healey, CBRE Senior Vice President & Gary Horwitz, JLL Management Director- Commercial Real Estate Update

- B. Healey and G. Horwitz provided an overview on El Segundo's commercial real estate.
 - Shared high level statistics for the office market in El Segundo: Total inventory is 10 million square feet of office product that are class A and class B.
 - 2019 total vacancy rate in El Segundo is 16%.
- G. Horwitz discussed large new development projects in El Segundo.
 - Hackman Capital- the District is 550,000 square feet
 - Flyte is 580,000 square feet
 - Alta Oficina is 160,000 square feet
 - Nash Street Exchange is 75,000 square feet
 - Standard Works is 30,000 square feet
 - Beach Cities Media Campus is 300,000 square feet
- B. Healey and G. Horwitz shared vacant spaces in El Segundo
 - 2030 Maple Ave
 - 300 North Pacific Coast Highway
 - 101 Continental Blvd
 - Ascend Utah Campus
 - 555/777 Aviation
- M. Tomkins asked if it is uncommon for a company to refurbish an entire building then sell.
 - G. Horwitz stated it is not typical for a company to spend money on refurbishing a building then sell.
- B. Healey shared there has been over a billion dollars of office space sold in the City of El Segundo.
- G. Horwitz revealed the co-working space has grown to 4 million feet in Los Angeles.
 - 10% of the shared office space is in El Segundo
- B. Voss asked what type of industries are entering El Segundo.
 - G. Horwitz stated there is a lot of young vibrant companies coming into the city in healthcare, social media, bioscience and aerospace.

Unfinished Business

- A. Keahi shared the 2018 Art Walk event balance sheet.

New Business

- A. Keahi discussed an amendment of the EDAC bylaws to eliminate the requirement to complete the FPPC Conflict of Interest Form 700.
- A Keahi appointed EDAC members Jim McCaulley and Lance Giroux to meet with city staff and the City Attorney's office to clarify EDAC's role and responsibilities to defer from completing the FPPC Conflict of Interest Form 700.
- M. Hensley stated he would help EDAC understand their roles and responsibilities and how it relates to government relations.

- A. Keahi discussed nominating an EDAC chair and vice chair for a one-year term.
- Lance Ralls motioned to appoint Al Keahi to serve as the EDAC chair for a one-year term. Jim McCaulley seconded, unanimous approval.
- A. Keahi recommended EDAC to nominate an EDAC vice chair for a one-year term at the February 20th, 2019 EDAC meeting.

Council Member/EDAC Comments

- A. Keahi commented on adding an hotelier to EDAC to help out with the hospitality/tourism initiatives reflected in the EDAC Work Plan.
- A. Keahi commented on Tim Harris, President of Business Operations for the Los Angeles Lakers to present an overview on the e-gaming industry.

Adjournment

The meeting adjourned at 6:02PM.

PASSED ON THIS 16TH DAY of January, 2019.

Megan Covarrubias
Economic Development Intern