

CITY OF LOS ANGELES

CALIFORNIA



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COMMISSION MINUTES
Thursday, May 14, 2026
2:00 p.m. to 4:00 p.m.

**Members of the public who wish to speak to the Commission during the meeting must submit a "Request to Speak" form to the Board Secretary prior to the commencement of the public comments for each agenda item of interest. Comments by the public on matters not identified on the agenda, but within the subject matter jurisdiction of the Commission, will be heard during the item designated as "Public Comments Period." The length of public speaking time is two minutes, unless the presiding officer grants some other amount of time.*

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The meeting was called to order at 2:04 PM by President Perez.

Commissioners present: Cardenas, Chu, Manriquez, Matricardi, Perez, Quon, Ramirez, and Wirfs. Also present: General Manager Domenika Lynch, Assistant General Manager Darrell Alatorre, El Pueblo Staff Priscilla Bravo-Hart, and Deputy City Attorney Josh Temple.

A quorum was established.

President Perez welcomed those in attendance.

Approval of the El Pueblo Commission Meeting Minutes from April 9, 2026

MOTION: Commissioner Matricardi moved to approve the minutes from April 9, 2026. Seconded by Commissioner Cardenas.

Vote on Approval of Meeting Minutes: Cardenas, A; Chu, Y; Manriquez, Y; Matricardi, Y; Perez, Y; Quon, Y; Ramirez, Y; Wirfs, Y; The motion carried.

No public comment was provided on Approval of Meeting Minutes.

Estefany Garcia, Senior Policy Analyst from the Mayor's Office, shared that the Shine L.A. activation will take place on Saturday, May 16 from 8:30 a.m. to 11:00 a.m. The event will conclude with a community resource fair located in front of the Pico House.

Josue Muñoz, Small Business Liaison from Council District 14, is coordinating with Los Angeles City College (LACC) to participate in Shine L.A.. Muñoz also reported that he and council member Jurado spoke with the merchants on Monday, May 4 and shared ideas and opportunities to support them.

Lastly, he is working alongside Assistant General Manager, Darrell Alatorre on the upcoming World Cup activations.

Valerie Hanley, Treasurer of the Historic Cultural North Neighborhood Council (HCNNC), stated that the Neighborhood Council is issuing a community impact statement on illegal vending.

Danai Molina, Celia Quezada, and Valerie Hanley provided general public comment.

Commission President, Liliana Perez, stated that item 3.5 Recommendation for Authorization to utilize existing LAPD and GSG Services for the El Pueblo Heritage Festival and FIFA World Activation June 26-28 is postponed at the request of the General Manager.

Item 1: General Manager's Report

Ms. Domenika Lynch presented the General Manager's report.

GM Lynch emphasized the importance of a clean and safe campus and mentioned the noticeable changes around the site. Other priorities include taking a human-centered approach to addressing unhoused individuals on-site. El Pueblo is in collaboration with the City Attorney, Mayor's office, the People's Concern, CD 14, and with faith-based groups such as the Methodist Church and Placita Church to find resources for people. Neighborhood partners such as Little Tokyo, have also provided additional support in identifying resources.

GM Lynch further shared the financial aspect is the second phase and that the department recently defended the budget at council. There were no further cuts to the budget, although, the request for more security was not approved. In the new fiscal year, four custodial positions will open, and for the remaining fiscal year, custodial will remain at reduced capacity. This money comes from re-appropriating funds from GSD custodial to the El Pueblo budget.

GM Lynch distributed a copy of Schedule 43 and provided an update on the department's financial outlook, including rental revenue and arrears, deferred maintenance costs, unpaid utility expenses, and projected year-end balances. Additional General Fund support was secured through coordination with the Mayor's Office and the CAO following a presentation of the department's financial needs. GM Lynch further noted that staff is working closely with merchants, EWDD, and community partners and stakeholders to improve rent collection efforts, connect tenants with grant assistance, increase foot traffic through events and rentals, and prepare the site for upcoming World Cup activity.

Commissioner Quon asked about the department's transition to in-house custodial services. GM Lynch explained that, beginning in the new fiscal year 2026-2027, in July, the department plans to post positions to hire four city custodial staff members to support El Pueblo's campus, improve response times, and perform maintenance on Olvera Street, while additional cleaning and power-washing services will continue through Uniserve contractor.

Commissioner Wirfs asked where deferred maintenance costs were reflected in the budget. Vice President Chu clarified the question regarding where the expenses were captured, and GM Lynch explained that some of the deferred maintenance costs are included in the General Services allocation and that major infrastructure improvements are captured through MICLA funds, which are City of Los Angeles capital financing funds issued through the Municipal Improvement Corporation of Los Angeles.

Vice President Chu continued Commissioner Wirfs' discussion regarding the department's deferred maintenance liabilities and asked whether a total projected cost exists for outstanding repairs. GM Lynch explained that many maintenance issues have historically been addressed through emergency MICLA and CTIEP funding. CTIEP funds are City of Los Angeles funds for the Capital and Technology Improvement Expenditure Program.

Commissioner Wirfs asked for clarification regarding the department's transition to a hybrid maintenance model. GM Lynch stated that, beginning in July, the department will utilize both City employees, who will report directly to El Pueblo management, and continue to contract with Uniserve for additional support.

Vice President Chu commended GM Lynch and the staff for their work and asked when the commission might receive a clearer understanding of the department's long-term financial trajectory. GM Lynch and Senior Accountant, Sekou Richards, explained that staff are continuing to update and organize the department's financial systems and anticipate providing a more detailed financial presentation after July.

Commissioner Chu asked about the storage costs for the Whiteside facility. GM Lynch stated that the CAO's office currently covers the \$13,000 monthly storage cost through December 2027, after which the department will be responsible for the expense. AGM Alatorre noted that the facility will require significant planning and resources to move the material.

Vice President Chu revisited the topic of deferred maintenance and whether the department has an estimate of outstanding maintenance needs. GM Lynch explained that staff will need to work with AGM Alatorre and GSD to review work orders and conduct further analysis before returning with a presentation on the issue.

President Perez discussed the need for a compassionate but accountable approach regarding merchants with overdue rent and requested that the department develop a future framework addressing rent arrears and repayment. GM Lynch explained that discussions regarding this matter are ongoing with the Mayor's Office and CD 14, noting that any formal payment plans or rent-related decisions would require Council approval.

Vice President Chu stated that it would be helpful for the Commission to better understand how new revenue-generating efforts relate to the department's overall budget and financial condition. GM Lynch will report back with a detailed financial presentation at the end of July.

Mr. Darrell Alatorre presented the Assistant General Manager's report

AGM Alatorre presented reports regarding work orders and security activity. AGM Alatorre stated that 407 work orders were tracked between January and April 2026, including completed, open, and canceled requests, noting that some relate to deferred maintenance issues. AGM Alatorre also presented a security update showing a decline in reported incidents from January through April and discussed ongoing efforts related to unhoused encampments, including bilingual notification procedures and coordination regarding the departure of My Brother's Keeper from the site.

Vice President Chu commented that he was hopeful the relocation of meal services down the street would help address the ongoing vermin and rat issues associated with food being left onsite.

President Perez observed a noticeable improvement in the condition of the site.

Sylvia Gribbell and Valerie Hanley provided public comment on item 1.

GM Lynch provided an update regarding encampments near the property, noting that staff are in continuous collaboration with LAPD, Caltrans, and CD 14. GM Lynch also addressed concerns regarding inappropriate behavior toward custodial staff, requesting that complaints be directed toward management so they can be formally addressed.

Item 2: Commission Committee Reports

- Mexican-American/Latino Historical Monuments Ad Hoc Committee – President Perez reported that the meeting had been postponed due to scheduling conflicts and therefore had no additional updates.

- El Pueblo Parking Operations and Revenue Ad Hoc Committee - Commissioner Matricardi provided an update regarding discussions on parking usage and rates, ADA compliance, and potential rideshare and delivery spaces. GM Lynch further shared ongoing evaluations of parking recommendations while Vice President Chu added that additional parking usage data will help inform future planning.

No public comment was provided on Item 2.

Ariana Arredondo provided general public comment.

GM Lynch stated that the department is coordinating with GSD regarding a property evaluation for La Plaza United Methodist Church to assess updated rental terms, after which renewal terms will be developed with the City Attorney's Office.

Item 3.1 Recommendation to authorize the installation of the California Migration Museum exhibit at El Pueblo de Los Angeles Historical Monument.

GM Lynch presented a proposed MOU with the California Migration Museum regarding the installation of plaques at three locations across El Pueblo. GM Lynch explained that staff reviewed the proposed placements and MOU terms, including a two-year term with an option to renew. Commissioner Quon expressed support for the project and asked about bilingual accessibility and additional promotion, while Commissioner Wirfs recommended adding a signature line to the MOU. Commissioner Manriquez later asked for clarification regarding the QR-code audio tour functionality.

MOTION: Commissioner Wirfs moved to approve item 3.1. Seconded by Commissioner Quon.

Vote on Approval of Item 3.1: Cardenas, Y; Chu, Y; Manriquez, Y; Matricardi, Y; Perez, Y; Quon, Y; Ramirez, Y; Wirfs, Y; The motion carried.

Valerie Hanley provided public comment on Item 3.1.

GM Lynch stated that the department increased transparency to the California Migration

Museum Project by presenting it to the community and coordinating exhibit locations with the City's history division prior to installation.

Item 3.2 Recommendation for authorization to accept and utilize Metro Street Grant for FIFA World Cup Activations 2026 and Olympic and Paralympic Games 2028.

GM Lynch presented a recommendation regarding a \$238,000 World Cup activation grant reimbursement program intended to support festival-related programming and coordination with Metro. GM Lynch shared that the program had already been approved by the council. Vice President Chu asked for clarification on local matching funds, and Commissioner Wirfs noted that the item involved authorization for reimbursement. GM Lynch further shared that a separate Olympics-related funding item would be brought back at a later date.

MOTION: Commissioner Wirfs moved to approve item 3.2. Seconded by Commissioner Matricardi.

Vote on Approval of Item 3.2: Cardenas, Y; Chu, Y; Manriquez, Y; Matricardi, Y; Perez, Y; Wirfs, Y; The motion carried.

Valerie Hanley provided public comment on Item 3.2.

GM Lynch reported that the department has been coordinating closely with Metro regarding World Cup festival planning, including shortening the festival schedule to reduce costs while maintaining full funding. GM Lynch also discussed efforts to maximize grant funding for security, branding materials, and campus beautification improvements.

Item 3.3 Recommendation to authorize the General Manager to execute an agreement with Primetime Entertainment LLC for rental of the Pico House for up to a 14-day period during the FIFA World Cup June 26-28.

GM Lynch presented a proposed partnership with Primetime Entertainment LLC involving activations and programming at the Pico House as part of broader World Cup-related events.

Commissioner Cardenas moved to approve motion. Seconded by Commissioner Wirfs.

Vote on Approval of Item 3.3: Cardenas, Y; Chu, Y; Manriquez, Y; Matricardi, Y; Perez, Y; Wirfs, Y; The motion carried.

Valerie Hanley provided public comment on Item 3.3.

Item 3.4 Recommendation for authorization to utilize General Services Department Contracting Services with Uniserve for Enhanced Custodial Services.

GM Lynch presented a recommendation regarding the department's transition to a hybrid custodial model utilizing in-house staff and contracted Uniserve services through an existing GSD agreement. Vice President Chu asked questions regarding operational needs under the new model, while Commissioner Wirfs sought clarification regarding funding allocations and the use of an existing city contract. AGM Alatorre further explained the operational structure of the hybrid custodial approach, and City Attorney Templet clarified the department's use of an existing GSD contract arrangement.

Commissioner Cardenas also asked about the future expiration of the Pit Stop program and its relationship to custodial operations.

Commissioner Wirfs moved to approve the motion. Seconded by Commissioner Cardenas.

Vote on Approval of Item 3.4: Cardenas, Y; Chu, Y; Manriquez, Y; Matricardi, Y; Perez, Y; Wirfs, Y; The motion carried.

Valerie Hanley provided public comment on Item 3.4.

Item 3.5 Recommendation for Authorization to utilize existing LAPD and GSG Security Services for the El Pueblo Heritage Festival and FIFA World Cup Activation June 26-28.

Item postponed at the request of the General Manager.

Commission Business:

Commissioner Wirfs requested that future meeting materials and exhibits be provided in advance. Commissioner Wirfs also requested that Commission elections for chair and Vice Chair be agendized for the next meeting, which Vice President Chu confirmed.

Vice President Chu adjourned the meeting at 4:03 PM.