



**Local Business Enterprise Advisory Committee (LBEAC) Meeting**  
**June 4, 2026 Meeting Minutes**

1. Call to Order/Introduction

Chair Galarza called the meeting to order at 10:02am.

*Committee Members Present:* Kyndra Cox, Miguel Galarza, Bruce Giron, Tricia Gregory, Kamal Hubbard, Kent Lim, Jae Shin, Ben Washington

*Committee Members Absent:* Matthew Ajiake, Darolyn Davis, Elahe Enssani, Sailaja Kurella, Queena Lu, Wayne Perry, Tiffany Tatum

*CMD Staff Present:* Regina Chan, Ivan Oldenkamp, Winnie Chen

*Members of the Public Present:* See Guest Sign-In Sheet posted on LBEAC Meeting page.

2. Construction and Demolition Debris Recovery Ordinance - Department of Environment, Eric Pasewalk (C&D Zero Waste Coordinator)
- a. In 2006, City of San Francisco developed Chapter 14 San Francisco Debris Recovery Ordinance to comply with California Green Building Standards Code (CALGreen)
  - b. Material Reduction and Recovery Plan (MRRP) required to identify mixed C&D materials at project site, transporters, and facilities where materials end up.
  - c. SF Environment is present at the Permit Center on Tuesdays and Wednesdays to assist with permits and are invited to preconstruction meetings for municipal projects.
  - d. Questions and comments for the presenter:
    - i. Firms usually don't know until they get fined, especially for Green Halo projects. LBEAC member requested Department of Environment to participate in pre-bid meetings, and to establish a solution to get the information to subcontractors beyond second tier.
    - ii. When asked if Department of Environment can track means and loads, Eric explained that MRRP tracks and SFO conducts site inspection to inspect materials.
3. 3333 California: Introduction and Overview of Project – presented by Prado and Suffolk
- a. Prado's first LBE Program project: 12% goal. 744 units, 15 buildings, constructed in 3 phases. Phase One has begun. Three buildings will retain 60% of existing construction, the rest will be new construction.
  - b. Includes childcare center, within proximity of California and Sacramento Street merchant corridors.
  - c. Outreach event has been held for MEPS trades to connect with partners. Meeting attendees expressed concern that many LBEs did not hear about the outreach opportunity and recommended that the LBE community should be informed early.
  - d. Prado and Suffolk answered questions:
    - i. There is no Community Benefit Agreement or Local Hire Agreement in place for contractors in the development agreement.

- ii. Suffolk is still developing the scopes and budget for each scope, including final cleaning buyout.
  - iii. Design component has been done since 2014. Suffolk is new to the project and seeking additional conversation with interested parties.
  - iv. LBEAC requested Prado to return in a few months to present an updated scope, timeline, and budget.
- 4. Prevailing Wage and Best Practices - Pat Mulligan, OLSE Director
  - a. LCP Tracker only covers trade work – many nuances and rules in the process. Contractors are recommended to ask questions to the OLSE staff as each individual situation may vary.
  - b. LBEAC recommended for OLSE to create a visual guide on standards and pay rates.
- 5. Director’s Report - Regina Chan, CMD Director
  - a. Director Chan presented an update on the performance improvements following the launch of the new Equal Benefits declaration and updates on the BLA Audit and the Program Evaluation.
- 6. Review and Approval of the May 7, 2026 LBEAC Meeting Minutes
  - a. Tricia Gregory, seconded by Bruce Giron, moved to approve the May 7, 2026 LBEAC Meeting minutes. Motion carries.
    - i. Ayes: Galarza, Hubbard, Lim, Shin, Washington
    - ii. Nays: None.
    - iii. Abstain: Kyndra Cox
- 7. Ad Hoc Committee Discussion
  - a. Newer members were reminded that about a decade ago, enterprise Departments developed a Contractor Performance Evaluation on Primes. When it was introduced, LBEAC raised concern around how the evaluation is conducted and the objectivity of the evaluation.
  - b. Some contractors noticed that the labor mark-up was capped at a lower percentage of 15% instead of 35% in some solicitations.
    - i. LBEAC member provided some context: Former San Francisco Mayor established committees to address how Enterprise agencies would conduct their work and policies due to discrepancies between Chapter 6 departments that procure public works projects.
    - ii. The bidding public is concern that the previously established practice of consistency across construction specs may be reverting back to the practice of each Chapter 6 department conducting solicitations in their own way.
  - c. Many were able to attend the May 7 meeting; members expressed desire to continue the virtual meeting format.
  - d. LBEAC members expressed concern for retention on P
  - e. Professional service contracts.
  - f. LBEAC member requested that the Committee seek a sponsor to work on the pilot programs currently set to expire in 2027.
- 8. Public Comment:
  - a. LBE has a series of City as-needed contracts as subcontractor but no work has been allocated; instead, work is done in-house. Requested CMD to investigate actual LBE participation on as-needed professional service contracts.

b. LBE reported receiving the courtesy notifications for contracts they were not aware of. CMD staff recommended that if any questions or discrepancies, CMD should be contacted.

9. Adjournment

a. The meeting was adjourned at 12:06pm.