



KAREN BASS
MAYOR

February 28, 2023

Honorable Members of the City Council
c/o City Clerk
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have appointed Mr. Jacob Lipa to the newly created House LA Citizens Oversight Committee for the term ending June 30, 2024.

I certify that in my opinion Mr. Lipa is qualified for the work that will devolve upon him, and that I make the appointment solely in the interest of the City.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'.

KAREN BASS
Mayor

KB:tga

Attachment

COMMISSION APPOINTMENT FORM

Name: Jacob Lipa
Commission: House LA Citizens Oversight Committee
End of Term: 6/30/2024

Appointee Information

1. **Race:** Caucasian
2. **Gender:** Male
3. **Council district and neighborhood of residence:** 4 - South Valley
4. **Are you a registered voter?** Yes
5. **Prior commission experience:**
6. **Highest level of education completed:** MSc Engineering, Cal State and UC Los Angeles
7. **Occupation/profession:** Founder and Principal, Lipa Consulting
8. **Experience(s) that qualifies person for appointment:** See attached resume/bio
9. **Purpose of this appointment:** Appointment
10. **Current composition of the commission (excluding appointee):**

JACOB LIPA, PE

Founder and Principal of Lipa Consulting – 2018 to date

Provides consulting services to CEOs and Board of Directors of growing real estate development companies. Supporting, with real-estate development, permitting and environmental guidance, non-profit organizations such as LA Family Housing (LAFH), Friends of Ballona Wetlands, Cal Poly University and the Holocaust museum in Los Angeles.. Concentrating on solutions for building long term, low-income housing for the unhoused. Developed and founded the Back Home Initiative (BHI) program supported by Councilman Blumenfield and others. BHI combines support for homeowners who will lose their homes once banks start requiring back pay of all owed mortgages since the Covid moratorium and housing for low acuity homeless individuals and families who need long-term high-quality housing that is less expensive and that can be built and occupied within less than 6 months. As the past Chairman of the Los Angeles Business Council (LABC), continues to actively join its research and lobbying activities for low-income housing, transportation, environmental and Transit Oriented Developments (TOD) initiatives.

Founder and CEO of Micropolitan – 2012-2019

Residential Real Estate Company developing, owning, and operating multifamily housing projects. Micropolitan has developed successfully residential apartment buildings combining market rate and low-income units in TOD areas in Los Angeles. The company prides itself in constructing its buildings at high architectural standards, excellent interiors, plenty amenities and all of them permitted, constructed and occupied on an accelerated schedules.

President of Psomas and Board of Directors member 1980 - 2018

Began as an engineer and construction manager and advanced rapidly to management positions in charge of major developments with engineering business portfolio including major private clients in Los Angeles, City of Los Angeles and County of Los Angeles, State of California, public and private transit projects including Transit Oriented Development (TOD), power, water, and gas agencies as well as Federal agencies such as DOT. In 2002 Mr. Lipa became the President of Psomas, a leading consulting and engineering and environmental firm serving public and private clients throughout the Western United States with its headquarters office in downtown Los Angeles. The firm

specialized in land planning, design of all infrastructure needs, transportation, natural resources management, survey and construction services for the land development, water and wastewater, gas, transportation, and energy markets. Psomas was rated nationally as one of the top engineering companies with offices throughout California, Utah, Arizona and Colorado. Under Mr. Lipa's direction, Psomas established a reputation as an expert in sustainable design, transit-oriented development programs and efficient construction methods. Under Lipa's leadership, Psomas in Los Angeles has been one of the largest service providers to the private industry such as Playa Vista, South Grand, Library Tower, South Park and to the public sector such as City of Los Angeles Engineering, Transportation, Building and Safety, Planning and DWP departments. During his time as the President of Psomas, Jacob volunteered for many civic needs such as Project Restore, restoration of the LA River, clean-up of the Santa Monica Bay, Housing Committee for the Mayor's office and others.

Founder, Chairman and Board Member of PsomasFMG 2009 - 2016

In 2009 Jacob Lipa as the President of Psomas, in partnership with FMG, founded PsomasFMG to provide turn-key solar solutions to commercial clients such as municipalities, school, hospitals and any other tax-exempt clients. The idea was to design, finance, construct and maintain solar systems for clients at virtually no upfront cost to them under Power Purchase Agreements (PPA). Within less than 3 years, PsomasFMG became the largest Distributed Generation company in Southern California providing services to schools, public facilities and industrial sites. During that time, Jacob, as the Chairman of LABC, lead together with the Mayor of Los Angeles the introduction and successful implementation of the Feed and Tariff (FIT) in Los Angeles.

Civic, None Profit and Board Activities;

- **LA Family Housing, Board member and member of the Real Estate committee, 2019 – Present**

One of the largest homeless service providers and affordable housing real estate developer in Los Angeles.

- **CEO of the Los Angeles Business Council (LABC), 2010-2015**
Member of LABC Board and LABC Institute, 2005- Present

LABC is one of the most influential business organizations in Los Angeles County. Mr. Lipa, among other things, participated in most senior decisions regarding studies, recommendations and presentation to City of LA and County of LA about housing development needs and Transit Oriented Developments.

- **UCLA Ziman Affordable Housing Advisory Council 2021- Present**

Participate, advise and advance programming for housing, transportation, social needs, transportation and environmentally responsible developments.

- **Appointed by LA County Supervisor Kuehl to the LA County Measure W Safe Clean Water Program Steering Committee**
- **Industrial Executive Board of the School of Engineering of Cal Poly University, Pomona 2010- Present**

Supporting the Dean and its managers in developing educational programs resulting in creating the best applied engineering graduates in the market. Cal Poly is a university that many of its student are full time employed and travel to school daily. Participating in developing special programs to support such students.

- **Board Member and Chairman of the Technical Committee of the Hollywood Central Park (HCP), 2014-2019**
Advisor and Project Manager of HCP 2014 - Present

Responsible for the design and construction of a 44 acres parks to be built over the Hollywood Freeway (capping about a one mile of the freeway).

This project provides needed open space in one of the most dense and poor areas in the City of LA as well as reconnect old communities in Hollywood.

- **Past President of the Friends of Ballona Wetlands, 2014-2019**

Previously, in charge of the design and construction of a major 50 acres freshwater marsh following with plans to restore 200 acres of salt marsh and later on as the president of the Friends of Ballona Wetlands transitioning this volunteer-based organization into a major lobbying, technical, political and educational force in Los Angeles.

- **Past Board member of Affordable Living for the Aging**

- **Past President of the Association of Engineering Companies of LA County**

- **Past member of the Central City Association (CCA) Executive Committee**

- **Past Board member of the Marshall School of Real Estate, USC**

- **Past Board member of the Heidi Duckler Dance Company**

Education:

- BSc Engineering – Cal Poly, California, 1979
- MSc Engineering – Cal State and UC Los Angeles, 1981
- Senior Executive Institute, DC, 1995
- Miscellaneous Accounting, Financial Planning, Leadership, Project Management and Senior Management classes.

Publications and Presentations:

- Numerous technical and managerial articles published in local and national magazines.
- Numerous presentations at local and national conferences as well as presentations to senior managers and BODs of consulting companies.
- Numerous presentations to local, State and Federal agencies on political and professional issues.
- Numerous presentations, on behalf of clients, to governmental agencies.



KAREN BASS
MAYOR

February 28, 2023

Dear Mr. Lipa:

I am pleased to inform you that I hereby appoint you to the House LA Citizens Oversight Committee for the term ending June 30, 2024. In order to complete the process as quickly as possible, there are several steps that must be taken, many of which require visiting City Hall. If you require parking during these procedures, please contact my Commissions team by email at myr-commissions@lacity.org, to make arrangements for you.

To begin the appointment process, please review, sign, and return the enclosed Remuneration Form and Undated Separation Letters **within one week** of receiving this letter. These documents are necessary to ensuring the most efficient, open, and accountable City government possible. Further, Mayor's Office policy requires all potential commissioners to be fingerprinted as part of the background check. The Commissions Team will assist in connecting you with the Personnel Background Unit so that you may schedule an appointment to have this done. You must schedule the appointment **within one week** of receiving this letter.

Should this apply to your Commission, you will be receiving a packet from the City Ethics Commission containing information about the City's conflict of interest laws, and a copy of the State Form 700/Statement of Economic Interests. You are required to complete and return this form **within 21 days** of your nomination to the City Ethics Commission at 200 North Spring Street, City Hall, 24th Floor, Los Angeles, California 90012. Any inquiries regarding this form should be directed to Nicole Enriquez at the Ethics Commission by email at nicole.enriquez@lacity.org.

Mr. Jacob Lipa
February 28, 2023
Page 2

As part of the City Council confirmation process, a meeting will be offered to Nithya Raman, your Councilmember and the Chair of the Housing and Homelessness Committee, to answer any questions she may have. You will be hearing from a City Council committee clerk who will let you know when your appointment will be considered by the Housing and Homelessness Committee. Sometime thereafter, you will be notified by the committee clerk when your appointment will be presented to the full City Council for confirmation. Once you are confirmed, you will be required to take the oath of office in the City Clerk's Office in Room 395 of City Hall.

Commissioners must be residents of the City of Los Angeles. If you move at any point during your term, have any changes in your telephone numbers, or in the future plan to resign (resignation must be put in writing), please contact my office immediately.

Congratulations and thank you for agreeing to serve the people of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads "Karen Bass". The signature is written in a cursive, flowing style.

KAREN BASS
Mayor

KB:tga

Attachment I
Mr. Jacob Lipa
February 28, 2023

Nominee Check List

I. Within 7 days:

_____ Schedule an appointment to get fingerprinted to complete a background check. The Commissions team will assist in connecting you with the Personnel Background Unit.

_____ Email the completed forms, found on the last three pages of this letter, to: myr-commissions@lacity.org OR mail them to: Commissions Team, Office of the Mayor, City Hall – Room 303, 200 N. Spring Street, Los Angeles, CA 90012.

- Remuneration Form
- Undated Separation Letters

II. Within 21 days:

_____ File the following forms with the City Ethics Commission. *If you are required to file, you will receive these forms via email from that office.*

- **Statement of Economic Interest (“Form 700”)**
IMPORTANT: The City Council will not consider your nomination until your completed form is reviewed by the Ethics Commission.
- **CEC Form 60**

III. The Mayor’s Office will notify the below Councilmembers of your nomination, so that they may reach out to schedule a meeting with you should they wish.

_____ Your City Councilmember and Chair of the Council Committee considering your nomination, Nithya Raman