



KAREN BASS  
MAYOR

July 29, 2024

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

Honorable Members:

Subject to your confirmation, I have reappointed Mr. Jacob Lipa to the House LA Citizens Oversight Committee for the term ending June 30, 2029. Mr. Lipa's current term expired on June 30, 2024.

I certify that in my opinion Mr. Lipa is especially qualified by reason of training and experience for the work which shall 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:** 6/30/2029

### Appointee Information

1. **Race:** Caucasian
2. **Gender:** Male
3. **Council District and neighborhood of residence:** 4 - South Valley
4. **Are you a registered voter in the City of Los Angeles?** 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
9. **Purpose of this appointment:** Reappointment
10. **Current composition of the commission:**

<b>Commissioner</b>	<b>APC</b>	<b>CD</b>	<b>Race</b>	<b>Gender</b>	<b>Term End</b>
Greenlee, Alan	South Valley	4	Caucasian	M	6/30/2026
VACANT					6/30/2026
Lipa, Jacob	South Valley	4	Caucasian	M	6/30/2024
Sharma, Deepika	Central	4	API	F	6/30/2024
Jones, Zerita	South LA	10	African American	F	6/30/2026
Mazariegos, Estuardo (pending ccl)	South LA	9	Latinx	M	6/30/2026
Jeffery, Quaneshia	South LA	9	African American	F	6/30/2024
Reed, Leilani	West LA	11	African American	F	6/30/2026
Chen, Debbie	East LA	13	API	F	6/30/2024
Morales, Alma	Central	13	Latinx	F	6/30/2025
Cea, Charlie	Central	13	Latinx	M	6/30/2025
Coulter, Michelle	East LA	14	Latinx	F	6/30/2025
Sanchez, Antonio	East LA	14	Latinx	M	6/30/2025
Gaeta, Jennifer	South Valley	4	Caucasian	F	6/30/2025
Raymond, Laura	East LA	13	Caucasian	F	6/30/2024

## **JACOB LIPA, PE**

### **Founder and Principal of Lipa Consulting – 2018 to date**

Provides consulting engineering, permitting, environmental guidance and construction management services to the renewable companies in the areas of energy and water. Consulting to CEOs and Board of Directors of growing real estate development companies. Supporting non-profit organizations such as Friends of Hollywood Central Park (FHCP), LA Family Housing (LAFH), Friends of Ballona Wetlands, Cal Poly University and the Holocaust Museum in Los Angeles. Developed and founded the Back Home Initiative (BHI) program. Involved in providing solution for ending homelessness in Los Angeles. One such example is the Back Home Initiative (BHI) which combines support for homeowners on the verge of financial default 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.

### **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 Transit Oriented Community (TOC) 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 schedule.

### **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 City of Los Angeles, 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;**

- **City of Los Angeles, United to House LA Citizen Oversight Committee (COC)**

Nominated by the Mayor of Los Angeles, Karen Bass, to join the committee as a commissioner to oversee expected yearly special tax

revenues of over \$700 million to support affordable housing programs and other programs for homelessness prevention.

- **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

July 29, 2024

Dear Mr. Lipa:

I am pleased to inform you that I am reappointing you to the House LA Citizens Oversight Committee for the term ending June 30, 2029, subject to confirmation by the City Council.

To begin the reappointment process, please review, sign, and return the enclosed Remuneration Form and undated Letters of Separation **within one week** of receiving this letter. These documents are necessary to ensure the most efficient, open, and accountable city government possible.

As part of the reappointment process, Nithya Raman, your Councilmember, and Councilmember Nithya Raman, the Chair of the Housing and Homelessness Committee, may wish to meet with you to answer any questions they have. Our office will assist with arranging these meetings.

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 via the California Fair Political Practices Commission's eDisclosure website, or by mailing the forms to City Hall at 200 N. Spring Street, 24th Floor, Los Angeles, California 90012. Any inquiries regarding this form should be directed to Nicole Enriquez at the City Ethics Commission by email at [nicole.enriquez@lacity.org](mailto:nicole.enriquez@lacity.org).

Additionally, you will be required to attend public meetings at City Hall where your reappointment will be considered. You will be hearing from our office and a City Council Clerk who will let you know when your reappointment will be considered by the Housing and Homelessness Committee. Sometime thereafter, you will be notified of the date when your reappointment will be presented to the full City Council. Immediately following the meeting, you will again be required to take the Oath of Office in the City Clerk's Office located in Room 395 of City Hall. If you require parking for these meetings, please contact my Commissions team by email at [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org).

Mr. Jacob Lipa  
July 29, 2024  
Page 2

Per the City Charter, most commissioners must be registered voters of the City of Los Angeles, and must therefore reside within Los Angeles. If you move at any point during your term, or your contact information changes, please contact my Commissions team immediately at the email listed below. While we hope that you complete a successful term, if for some reason you intend to resign, please do so in writing to my Commissions team at [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org).

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  
July 29, 2024

## **Nominee Check List**

### **I. Within 7 days:**

- Email the below completed documents, found on the last three pages of this letter, to: [myr-commissions@lacity.org](mailto:myr-commissions@lacity.org) OR mail them to:

Office of the Mayor  
Attn: Thomas Arechiga  
200 N. Spring Street, Room 303  
Los Angeles, CA 90012

- Remuneration Form
- Undated Separation Letters (2)

### **II. Before your appointment is heard in committee or full council (you will be contacted by the Clerk's Office with this date):**

- 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. Be sure to take no more than 21 days to file, per City law.

- 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 Nithya Raman
- Councilmember Nithya Raman, Chair of the Council Committee considering your nomination

### **IV. Public Meetings at City Hall:**

- Housing and Homelessness Committee Hearing
- Full Council Hearing