



THE  
HOLLYWOOD  
PARTNERSHIP

May 13, 2021

TO: All Property Owners in the Hollywood Entertainment District

FROM: *Nominating Committee for The Hollywood Partnership*  
Brian Folb, Paramount Contractors & Developers  
Michael Gargano, Argent Ventures  
Chase Gordon, Gordon California Properties, LLC  
Bill Humphrey, Hudson Pacific Properties  
Chad Lewis, Klein Financial Corporation

SUBJECT: Seeking Qualified Candidates interested in serving on the Board of Directors

This package is being sent to all property owners in the Hollywood Entertainment District (HED). Assessed property owners within the HED have the opportunity to serve on The Hollywood Partnership's Board of Directors which governs the business improvement district, or BID. We invite all property owners who are willing and able to serve to submit their names for consideration.

There are three qualifications for service:

1. You must be a property owner within the boundaries of the HED. If you are not the actual property owner, you must be the authorized representative of the property owner. Please refer to "Bylaws Excerpt" *Section 4.3 Eligibility to Be a Director*, which is attached. Please submit with your application a letter from the owner of record affirming your status as the authorized property representative.
2. You must be or represent a property owner in "good standing." In other words, you must pay your BID assessment.
3. You must have the time to volunteer to serve on the Board of Directors. It is estimated that the Board service will require a minimum of four hours a month. You may also be asked to serve on a committee or task force. A director will be removed from the Board if they fail to attend three (3) consecutive meetings or miss four (4) meetings within the course of a year.

CHAIR  
C. Drew Planting  
*Goldstein Planting Investments*

VICE CHAIR  
Katie Ullman Zandona,  
*Ullman Investments*

SECRETARY  
Tony Zimbardi  
*AMDA College and  
Conservatory of Performing Arts*

TREASURER  
David Green  
*Nederlander West Coast*

PAST CHAIR  
Bill Humphrey  
*Hudson Pacific Properties*

Leslie Blumberg  
*The Fonda Theatre*

Vaughn Davis  
*Dream Hotel*

Brian Folb  
*Paramount Contractors &  
Developers*

David Gajda  
*Hollywood Media Center*

Michael Gargano  
*Argent Ventures*

Chase Gordon  
*Gordon California Properties,  
LLC*

David Gordon  
*1645 Vine Street*

Amy Lemisch  
*Netflix*

Chad Lewis  
*Klein Financial Corporation*

Jeffrey Moghavem  
*Archway Holdings*

Michael Nazzal  
*Yorkwood LLC*

Michael Pogorzelski  
*Academy of Motion Picture Arts  
& Sciences*

Joe Rehfeld  
*W Residences*

Frank Stephan  
*Clarett West Development*

Larry Wilkes  
*Related*

6562 Hollywood Blvd,  
Hollywood, CA 90028

(323) 463-6767

[www.hollywoodpartnership.com](http://www.hollywoodpartnership.com)

@hollywoodpartnership



THE  
HOLLYWOOD  
PARTNERSHIP

Beyond these basic qualifications, the Nominating Committee will strive to present a slate of names that represents the geographic and property-type diversity within the HED. By geographic diversity, we will be looking at the location of the property -- e.g., Boulevard, side street, etc. With respect to property types, we have identified a number of categories that are important to be represented on the Board, including but not limited to apartment buildings, office buildings, retail, condominium, studio, theatre, government, nonprofit, parking lot, service business, museum, attraction, restaurant, etc. We will take these characteristics and others into consideration in presenting the most diverse slate of qualified nominees.

In this packet, you will find:

- An application form. You can fill this out for yourself, or fill it out for a property owner you would like to recommend. (Please ensure that this individual is willing to serve before you submit his or her name.)
- A list of the seats that are open as of May 2021 and the current property owners who hold seats on the Board.
- Bylaws Excerpt: Section 4.3 Eligibility to Be A Director.

**THE SIGNED, ORIGINAL APPLICATION MUST BE MAILED, EMAILED OR DELIVERED TO THE FOLLOWING ADDRESS BY 5:00 P.M. (PST) ON MAY 27, 2021.**

(An email copy will be accepted by the 5:00 p.m. (PST) deadline, but must be followed by the original application in the mail. Emails can be sent to: [kris@hollywoodbid.org](mailto:kris@hollywoodbid.org).)

**\*\* NO LATE APPLICATIONS WILL BE ACCEPTED;  
POSTMARKS ARE NOT TAKEN INTO CONSIDERATION. \*\***

The Hollywood Partnership  
Nominating Committee  
6562 Hollywood Boulevard  
Hollywood, CA 90028

If you have any questions about this process, please do not hesitate to contact Kristopher Larson, President & CEO of The Hollywood Partnership at (323) 463-6767.

6562 Hollywood Blvd,  
Hollywood, CA 90028

(323) 463-6767  
[www.hollywoodpartnership.com](http://www.hollywoodpartnership.com)  
[@hollywoodpartnership](https://twitter.com/hollywoodpartnership)

THE HOLLYWOOD PARTNERSHIP  
CANDIDATE FOR ELECTION TO BOARD OF DIRECTORS

*Please fill out this application and attach a cover letter which describes the reasons you would like to serve on the Board of Directors for The Hollywood Partnership, which manages the Hollywood Entertainment District BID. A member of the Nominating Committee will contact you to further discuss your application.*

Name of Candidate: \_\_\_\_\_  
(please print)

Are you recommending  yourself?  
 another individual? If so, have you notified this individual and have they indicated they would be willing and able to serve on the Board of Directors? \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Are you the:  property owner?  authorized representative of property owner?  
[Note: please attach a letter from the owner of record authorizing you to represent this property on the Board.]

Address(es) of the Property Represented (use back or additional paper if necessary):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Is the property you represent affiliated in any way with a current member of the board of directors (i.e., same parent company or shared ownership affiliation)? If so, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please describe the type of business that is provided at your property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Do you have the time (minimum of 4 hours a month) to volunteer for the Board membership and at least one committee? \_\_\_\_\_

What professional expertise can you bring to the Board or to a committee of the Board? (e.g., public relations, architecture and design, financial, legal, marketing, etc.)

---

---

---

What would you like to see The Hollywood Partnership accomplish?

Short-term objectives:

---

---

---

---

Long-term objectives:

---

---

---

---

If you are not elected to the Board in 2021, would you be willing to volunteer for a Board Committee or task force? \_\_\_\_\_

If yes, what committee/task force would you be most interested in?

- |  |  |
|--|--|
| <input type="checkbox"/> Place Management  | <input type="checkbox"/> Stakeholder Engagement          |
| <input type="checkbox"/> Place Enhancement | <input type="checkbox"/> Advocacy & Economic Development |

**Please mail, email or deliver your original application to the following address by 5:00 P.M. (PST) on May 27, 2021:**

Nominating Committee  
The Hollywood Partnership  
6562 Hollywood Blvd  
Hollywood, CA 90028

Telephone: (323) 463-6767 Email: [Kris@hollywoodbid.org](mailto:Kris@hollywoodbid.org)

An email copy will be accepted by the 5:00 p.m. (PST) deadline, but must be followed by the original application in the mail.



Board of Directors  
May 2021

Seat #	Current Director	Term Expires [Nov]
1	Leslie Blumberg, The Fonda Theatre	2021
2	Vaughn Davis, Dream Hotels	2021
3	David Gajda, Hollywood Media Center	2021
4	David Gordon, 1645 Vine	2021
5	Drew Planting, GPI	2021
6	Michael Pogorzelski, AMPAS	2021
7	Frank Stephan, Clarett West Development	2021
8	Larry Wilkes, Related California	2021
9	Vacant	2022
10	Brian Folb, Paramount Contractors & Developers	2022
11	Michael Gargano, Argent Ventures	2022
12	Chase Gordon, Gordon California Properties, LLC	2022
13	Jeff Moghavem, Archway Holdings	2022
14	Michael Nazzal, Yorkwood LLC	2022
15	Katie Zandona, Ullman Investments	2022
16	Tony Zimbardi, AMDA College	2022
17	David Green, Nederlander West Coast	2023
18	Bill Humphrey, Hudson Pacific Properties	2023
19	Vacant	2023
20	Amy Lemisch, Netflix	2023
21	Chad Lewis, Klein Financial Corporation	2023
22	Joe Rehfeld, 6250 Hollywood Blvd.	2023
23	Vacant	2023
24	Vacant	2023
25	Vacant	2023

SECTION 4.3 ELIGIBILITY TO BE A DIRECTOR

A Parcel Owner is defined as the individual or corporate name listed on the official record tied to the Assessor's Parcel Number (APN) and anything required herein to be mailed to a Parcel Owner will be mailed to the same address where the county property tax bill is sent. Each director shall be a natural person who either is a Commercial or Condominium Parcel Owner in Good Standing (as defined herein) or is an Authorized Representative of a Parcel Owner in Good Standing. A director need not be a resident of the State of California. Upon standing for election as a director, s/he represents that s/he meets all eligibility requirements set forth herein. Once elected in accordance with these Bylaws, a director has no power to appoint or designate anyone else to carry out his or her rights or duties as a director, including the right to vote. Unless otherwise expressly permitted herein, proxy voting is not allowed.

(a) Commercial Parcel Owner. As used in these Amended and Restated Bylaws, a "Commercial Parcel Owner" means the owner or master lessee of one or more parcels of real property that is included in, and assessed under, the HED BID (each such parcel shall be referred to hereinafter as a "Parcel").

(i) Authorized Representative. As used in these Amended and Restated Bylaws, an "Authorized Representative" of a Commercial Parcel Owner shall be:

(A) A full-time employee of the Commercial Parcel Owner who serves with the written permission of the Commercial Parcel Owner, which shall be renewed annually, and has the express power to make commitments on behalf of the Commercial Parcel Owner in matters related to governing HPOA; or

(B) A member of the Commercial Parcel Owner's family with the express power to make commitments on behalf of the Commercial Parcel Owner in matters related to governing HPOA; or

(C) A business owner or other tenant of a Commercial Parcel Owner's Parcel (as defined herein); and

(D) who has the express written permission of the Commercial Parcel Owner, which shall be renewed annually, to serve as his/her/its representative on the Board.

(b) Condominium Parcel Owner. As used in these Amended and Restated Bylaws, a "Condominium Parcel Owner" shall have an ownership interest in one or more parcels of residential real property in

a residential building that is included in, and assessed under, the HED BID (each such parcel shall be referred to hereinafter as a "Condominium Parcel").

(i) Authorized Representative. As used in these Amended and Restated Bylaws, an "Authorized Representative" of a Condominium Parcel Owner shall be a resident of the Condominium Parcel Owner's Parcel (as defined herein) who has the express written permission of the Condominium Parcel Owner, which shall be renewed annually, to serve as his/her/its representative on the Board.

(c) Any Authorized Representative of a Parcel Owner shall be approved by a two-thirds (2/3) vote of the Parcel Owner directors before s/he may serve as a director.

(d) Any Authorized Representative whose qualifying status as employee or resident ends before the annual renewal of his or her authority shall be deemed to have resigned upon the Chair's receipt of written notice or confirmation from the Parcel Owner that such qualifying status has ended. In the event of a dispute between the Parcel Owner and the subject employee or resident as to such qualifying status, the Parcel Owner's notice or confirmation that the qualifying status has ended shall control, without regard to any litigation, challenge, or dispute of record or otherwise.

(c) Good Standing. As used in these Amended and Restated Bylaws, a Parcel Owner is in "Good Standing" only if, while, and for so long as such Parcel Owner is not delinquent with respect to any referenced assessments relating to such Parcel Owner's Parcel(s).

(d) Limit on Parcel Representation: No parcel shall be represented by more than one director on the Board.

(e) Any determination required under these Amended and Restated Bylaws as to the identity of the Parcel Owners or the Parcels, and as to whether a Parcel Owner is in Good Standing, shall, for purposes of a person standing for his or her initial election as a director, be made by the Board based solely upon the applicable records of the County of Los Angeles as they exist at the time such determination is required, without regard to any litigation, challenge, or dispute of record or otherwise, and such determination with respect to existing directors shall be made by the Board in its discretion as to the factors to be considered.

THE HOLLYWOOD PARTNERSHIP  
EXECUTIVE SUMMARY OF THE NOMINATIONS & ELECTIONS PROCESS

*This schedule is excerpted from the bylaws for The Hollywood Partnership.*

<b>Last Thursday in April (4/29/21)</b>	Nominating Committee appointed by Board Chair of The Hollywood Partnership. Consists of at least three directors whose terms are not expiring at the next annual meeting.
<b>Second Thursday in May (5/13/21)</b>	Mailing sent to all property owners to notify them of open seats on Board of Directors and opportunity to submit names for consideration.
<b>Last Thursday in May (5/27/21)</b>	Deadline for property owners to submit names to Nominating Committee – 5:00 p.m.
<b>Second Thursday in August (8/12/21)</b>	Nominating Committee shall announce a slate of names to fill the open seats.
<b>Third Thursday in August (8/19/21)</b>	Mailing sent to all property owners announcing the slate of nominees. Property owners are informed of the process to be followed if they choose to contest and nominate one or more additional proper for the slate. If the slate is not contested (see process below) then these property owners shall be elected at the Annual Meeting of The Hollywood Partnership in November.
<b>Fourth Thursday in August (8/26/21)</b>	By this date, any member of the Nominating Committee who may be interested in serving as an officer of the Board in the coming year must resign from the Nominating Committee. The Chair of the Board may select a replacement.
<b>Second Thursday in September (9/9/21)</b>	Deadline for property owners to submit additional name(s). Additional names submitted must be accompanied by a petition as described in Section 4.4(e) in the bylaws.
<b>Fourth Thursday in September (9/23/21)</b>	[If slate is not contested] Nominating Committee solicits nominations for officers from both existing directors whose terms are not expiring and the new nominees. Nominating Committee shall interview all officer candidates and present a recommended slate to the board at the Annual Meeting. [If slate is contested, the officers will not be recommended as a slate, but will be individually nominated and elected at the annual meeting.]
<b>Last Thursday in September (9/30/21)</b>	[If slate is contested] Ballots shall be mailed to all property owners listing all nominees for the Board (e.g. names from the slate plus names submitted through petition). The election process is described in Section 4.4(f) of the bylaws.
<b>Third Thursday in October (10/21/21)</b>	Deadline (5:00 p.m.) to receive ballots. Nominating Committee shall tabulate ballots.
<b>Third Thursday in November (11/18/21)</b>	Annual Meeting of The Hollywood Partnership Board of Directors. Slate shall be elected. If slate was contested, Nominating Committee shall announce the results of election. Nominating Committee shall also present a recommended slate of officers to the directors. The directors shall either approve the slate in its entirety, or the President, if the directors so desire, may accept nominations for each officer, in which case an election will occur for each officer position.