

REGULAR MEETING OF THE
CULVER CITY
LANDLORD TENANT MEDIATION BOARD
CULVER CITY, CALIFORNIA

July 31, 2024
7:00 p.m.

Call to Order & Roll Call

Vice Chair Duboff called the regular meeting of the Culver City Landlord Tenant Mediation Board to order at 7:02 p.m. in the Patio Meeting Room at City Hall.

Present Gary Duboff, Vice Chair
Carole Glodney, Board Member
Wyatt Gray, Board Member
Justin Lescoulie, Board Member
Elias Platte Bermeo, Board Member
Julieanna Thompson, Board Member

Absent: Beth Hyatt, Chair
Alexander Brody, Member
Velma Harrison, Member
Michael Matthias, Board Member
Judy Scott, Board Member

Staff: Mona Kennedy, Housing Programs Supervisor
Teresa Williams, Housing Specialist
Ana Giron, Occupancy Specialist

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Pledge of Allegiance

The Landlord Tenant Mediation Board recited the Pledge of Allegiance.

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Public Comment for Items NOT On the Agenda

None.

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Receipt of Correspondence

None.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of April 24, 2024

MOVED BY MEMBER GLODNEY AND SECONDED BY VICE CHAIR DUBOFF THAT THE LANDLORD TENANT MEDIATION BOARD APPROVE MINUTES FOR THE REGULAR LANDLORD TENANT MEDIATION BOARD MEETING OF APRIL 24, 2024 AS SUBMITTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, LESCOULIE, PLATTE BERMEO,
THOMPSON
NOES: NONE
ABSENT: BRODY, HARRISON, HYATT, MATTHIAS, SCOTT

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Order of the Agenda

None.

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Action Items

Item A-1

Introduction of New and Reappointed LTMB Members Justin Lescoulie, Alexander Brody, and Velma Harrison

Mona Kennedy, Housing Programs Supervisor, reported that new Members Brody and Harrison could not be present for the meeting and she proposed moving the introductions to the October meeting since everyone already knew reappointed Member Lescoulie.

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Item A-2

Swearing in of Reappointed LTMB Member Justin Lescoulie

Mona Kennedy, Housing Programs Supervisor, administered the Oath of Office to reappointed Member Justin Lescoulie.

Member Lescoulie indicated that he had originally served as an alternate; noted that previous terms used to be three years; and stated that this was his fifth term.

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Item A-3

Appoint New LTMB Chair and LTMB Vice Chair

MOVED BY MEMBER GLODNEY AND SECONDED BY MEMBER GRAY THAT THE LANDLORD TENANT MEDIATION BOARD APPOINT GARY DUBOFF TO SERVE AS CHAIR OF THE LANDLORD TENANT MEDIATION BOARD FOR FISCAL YEAR 2024-2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, LESCOULIE, PLATTE BERMEO,
THOMPSON
NOES: NONE
ABSENT: BRODY, HARRISON, HYATT, MATTHIAS, SCOTT

Member Gray nominated Member Glodney to serve as Vice Chair and Member Platte Bermeo seconded the motion.

Chair Duboff nominated Member Gray to serve as Vice Chair and Member Thompson seconded the motion.

Member Gray preferred to decline the nomination as he was awaiting direction from the City since having accepted a position with the City.

Discussion ensued between staff and Board Members regarding a suggestion to table the item until October when new Members could be present and consensus was achieved to move forward with the appointment at the current meeting.

MOVED BY MEMBER GRAY AND SECONDED BY MEMBER PLATTE BERMO THAT THE LANDLORD TENANT MEDIATION BOARD APPOINT CAROLE GLODNEY TO SERVE AS VICE CHAIR OF THE LANDLORD TENANT MEDIATION BOARD FOR FISCAL YEAR 2024-2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, LESCOULIE, PLATTE BERMEO
NOES: NONE
ABSENT: BRODY, HARRISON, HYATT, MATTHIAS, SCOTT
ABSTAIN: THOMPSON

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Item A-4

Quarterly Report of Mediated Cases and Requests for Mediation During the Last Quarter (April 2024 Through July 2024) In Addition, Discuss All Mediation Requests During the Last Quarter

Mona Kennedy, Housing Programs Supervisor, reported one scheduled mediation with an agreement reached during the period between April 2024 through July 2024; she indicated being in current discussions with a tenant that had requested mediation; and she noted that they were awaiting response from the property owner for the voluntary mediation.

Discussion ensued between staff and Board Members regarding Members who participated in the mediation; appreciation of the tenant that the mediation was allowed and that they did not have to go to Los Angeles county; the settlement; and staff agreement to let the Board know if the other mediation moves forward.

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Item A-5

Drafting of LTMB Biannual Report to the City Council, Including Accomplishments During the Period of January 2024 to July 2024, and Update of the 2023-2024 Upcoming Plans, and (2) Authorization of Transmittal of the Report to the City Council

Mona Kennedy, Housing Programs Supervisor, introduced the item.

Discussion ensued between staff and Board Members regarding adding mock mediations to the list of accomplishments; work to expand the scope of the Board; creation of the subcommittee; meetings held; adjustments to the bylaws; presentation of changes to the Board in January; clarification that proposed changes have not yet been presented to the City Council; a suggestion that refresher mediation courses be provided to Board Members; concern with costs to the City; best practices; online videos available; whether mediations are coming; cost benefit; justification of costs if there were a certain number of regular mediations occurring; whether or not mediations are binding; the agreement signed; mediation vs. arbitration; consultation with the City Attorney; redacted examples to use for mock mediations; upcoming plans; presentation of the bylaws to the City Council; staff workload; goals; training of new Members; involvement of new Members in mock mediation; having a mock mediation that does not have anything to do with rent increases; examples provided; examination of previous goals; continued work on defining the goal of the LTMB liaison to the City Council; continued mock mediations; and staff agreement to provide a copy of the revised workplan to Board Members.

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Item A-6

Sample Mock Trial-Discussion

Mona Kennedy, Housing Programs Supervisor, introduced the item.

Discussion ensued between staff and Board Members regarding role play vs. discussion of different examples; using a request for mediation as a basis for a mock mediation; including the application in the process; comparing the mock mediation with the outcome of an actual mediation; examination of settlement agreements; finding a solution to lessen the blow of the increase to the tenant; delayed increases; benefits given; people more accepting of rent increases if maintenance issues are resolved; the fact that the LTMB does not police agreements; establishing a sense of trust; follow up mediation if the agreement is not honored; allowing a place for people to be heard; consideration of an actual request for mediation; and staff agreement to bring back the materials Board Members would have in an actual mediation including an entire file with the application and rent increase for Board consideration in a mock mediation.

MOVED BY VICE CHAIR GLODNEY AND SECONDED BY MEMBER THOMPSON THAT THE LANDLORD TENANT MEDIATION BOARD DIRECT STAFF TO BRING BACK AN ACTUAL REDACTED CASE STUDY FOR A ROLE PLAYING MEDIATION AT THE NEXT MEETING.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: DUBOFF, GLODNEY, GRAY, LESCOULIE, PLATTE BERMEO,
THOMPSON
NOES: NONE
ABSENT: BRODY, HARRISON, HYATT, MATTHIAS, SCOTT

Mona Kennedy, Housing Programs Supervisor, agreed to provide blank agreement forms for the Board to fill out and to separate out the agreement so that the Board can consider that afterward.

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Public Comment for Items NOT On the Agenda

Chair Duboff invited public participation.

The following member of the public addressed the Board:

Sal Princiotta expressed disappointment in the lack of a survey at the end of the recent mediation he engaged in; discussed the need for two LTMBs with one to deal with complaints but not financial issues; he wanted to see a separate Board with primarily renters involved, not landlords; he discussed at-large positions; availability of people to participate to represent renters; and he expressed concern with conflicts of interest with landlords involved.

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Items from Landlord Tenant Mediation Board Members/Staff

Discussion ensued between staff and Board Members regarding the inability to have a dialogue with the speaker; the mediators that are not present; the survey included that was not filled out; a suggestion that the mediators present the survey to raise awareness of it; having the mediators reiterate what was said to guard against miscommunication; helping everyone to feel more comfortable; profit vs. expenses; and dissatisfaction of the speaker.

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Adjournment

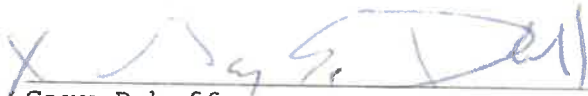
There being no further business, at 8:04 p.m., the Culver City Landlord Tenant Mediation Board adjourned its meeting to Wednesday, October 30, 2024 at 7:00 p.m.

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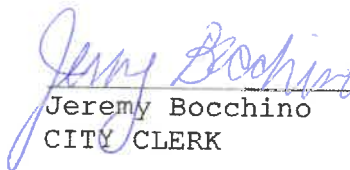
Tevis Barnes
SECRETARY of the Culver City Landlord Tenant Mediation Board
Culver City, California

APPROVED



Gary Duboff
CHAIR of the Culver City Landlord Tenant Mediation Board
Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.



Jeremy Bocchino
CITY CLERK

20 DEC 2024

Date