

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

August 25, 2014
6:00 p.m.

Call to Order & Roll Call

Chair Sahli-Wells called the meeting of the Successor Agency to the Culver City Redevelopment Agency Board to order at 6:00 p.m.

Present: Meghan Sahli-Wells, Chair
Micheál O'Leary, Vice Chair
Jeffrey Cooper, Board Member
Jim B. Clarke, Board Member
Andrew Weissman, Board Member

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Closed Session

At 6:00 p.m., the Successor Agency Board recessed to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators

Re: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard

Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel
Other Parties Negotiators: Lowe Enterprises Real Estate Group
Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations

Pursuant to Government Code Section 54956.8

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Reconvene

Chair Sahli-Wells reconvened the meeting at 7:03 p.m. with all Board Members present.

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Report on Action Taken in Closed Session

Chair Sahli-Wells indicated nothing to report out of Closed Session.

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Reflection/Pledge of Allegiance

The Reflection was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Desmond Burns.

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Community Announcements by Board Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY VICE CHAIR O'LEARY, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

**Joint Culver City Council/Culver City Housing Authority/
Successor Agency to the Culver City Redevelopment Agency Agenda
Item: Cash Disbursements**

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O'LEARY
AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD
APPROVE CASH DISBURSEMENTS FOR AUGUST 2, 2014 – AUGUST 15,
2014.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O'LEARY
AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD
APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 11, 2014.

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Order of the Agenda

No changes were made.

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Joint Public Hearings

Item JPH-1

**JOINT CITY COUNCIL/SUCCESSOR AGENCY AGENDA ITEM: PUBLIC
HEARING Approval of an Implementation Agreement between the
City of Culver City, the Successor Agency to the Culver City
Redevelopment Agency and Lowe Enterprises Real Estate Group
in Order to Convey Real Property Located at 8829, 8831,
8839, 8841, 8843 Exposition Boulevard; 8801, 8803 Washington
Boulevard; 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840,
8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-
8918, 8920, 8926, 8930, 8936 Venice Boulevard to Develop a
High Quality Transit Oriented**

Chair Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED THAT THE SUCCESSOR AGENCY CLOSE THE PUBLIC HEARING.

Board Member Weissman felt this was a great opportunity for the City and for Lowe enterprises.

Vice Chair O'Leary thanked the parties that came to the agreement.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY:

1. ADOPT A RESOLUTION APPROVING AND RECOMMENDING TO ITS OVERSIGHT BOARD APPROVAL OF (1) AN IMPLEMENTATION AGREEMENT BETWEEN AND AMONG THE CITY OF CULVER CITY AND THE SUCCESSOR AGENCY AND LOWE ENTERPRISES REAL ESTATE GROUP IN ORDER TO CONVEY THE REAL PROPERTY LOCATED AT 8829, 8831, 8840, 8841, AND 8843 EXPOSITION BOULEVARD; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, AND 8846 NATIONAL BOULEVARD; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, AND 8936 VENICE BOULEVARD FOR THE DEVELOPMENT OF A HIGH QUALITY TRANSIT ORIENTED DEVELOPMENT; (2) THE SUCCESSOR AGENCY'S USE OF THE NET PURCHASE PRICE PROCEEDS RECEIVED BY THE SUCCESSOR AGENCY AFTER CLOSE OF ESCROW IN ACCORDANCE WITH THE DISSOLUTION ACT AND OTHER APPLICABLE LAW; AND (3) RELATED ACTION; AND,
2. (SUBJECT TO THE APPROVAL OF THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE) AUTHORIZE THE SUCCESSOR AGENCY GENERAL AND SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. (SUBJECT TO THE APPROVAL OF THE OVERSIGHT BOARD AND THE STATE DEPARTMENT OF FINANCE) AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 10:45 p.m., the Successor Agency to the Culver City Redevelopment Agency Board adjourned its meeting to Monday, September 8, 2014 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City
Redevelopment Agency Board
Culver City, California

APPROVED

Meghan Sahli-Wells
CHAIR of the Successor Agency to the Culver City Redevelopment
Agency Board
Culver City, California