REGULAR MEETING
OF THE REDEVELOPMENT AGENCY,
CITY OF CULVER CITY,
CALIFORNIA

October 6, 2008
5:30 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 5:30 p.m.

Present: Andrew Weissman, Agency Chair
Christopher Armenta, Agency Vice Chair
D. Scott Malsin, Agency Member
Micheál O'Leary, Agency Member
Gary Silbiger, Agency Member

o0o

Closed Session

The Agency immediately recessed to Closed Session to discuss the following items:

CS-1 9355 CULVER BOULEVARD: PROPERTY NEGOTIATIONS
Conference with Real Property Negotiators
Re: 9355 Culver Boulevard Culver City, CA9415-9425 Venice Boulevard Los Angeles, CA
Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel
Other Parties Negotiators: Josetta Sbeglia and Seth Ellis
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

CS-2 Conference with Real Property Negotiators
Re: 11960 Washington Boulevard
Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel
Other Parties Negotiators:
Under Negotiation: Interest in Real Property
Pursuant to Government Code Section 54956.8

CS-3 REAL PROPERTY NEGOTIATIONS – BALDWIN SITE & WASHINGTON CENTINELA SITE
Conference with Real Property Negotiators
Re: Baldwin Site located at 12803 – 2823 Washington Boulevard
Re: Washington Centinela Site located at 12343/12337 Washington Boulevard, 4061-4069 Centinela Avenue and 4064 Colonial Avenue
Agency Negotiators: Jerry Fulwood, Executive Director, Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator, Murray Kane, Agency General Counsel
Other Parties Negotiators: Wally Marks and Jim Suhr, Axis Mundi RE II LLC and David Reis and David Paris, Washinella LP
Pursuant to Government Code Section 54956.8

o0o

Reconvene

Chair Weissman reconvened the meeting at 7:07 p.m. with all Members present.

o0o

Closed Session Report

Chair Weissman reported that item C-3 was not discussed, and there was nothing to report out from the other items.

o0o

Invocation/Pledge of Allegiance

Jerry Fulwood, Chief Executive Officer, led the invocation. Marty Connelly led the Pledge of Allegiance.

o0o

Public Comment for Items NOT On the Agenda

None.

o0o

Public Comment for Items On the Agenda

None.

o0o

Action Items

Item A-1

Approval of Proposed Development at 9919 Jefferson Boulevard as Consistent With the Redevelopment Plan

Assistant Executive Director, Sol Blumenfeld requested that the matter be deferred to the next Agency meeting to allow Board members to work through additional materials that were inadvertently left out of information provided.

The Council agreed to defer the item for two weeks to October 20, 2008.

o0o

Consent Calendar

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY PASSED TO APPROVE THE CONSENT CALENDAR.

Item C-1

Secretary's Report

The Agency approved the Report of the Secretary.

Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from August 30, 2008 through September 12, 2008.

Item C-3

Meeting Minutes

The Agency approved the Meeting Minutes of May 27, 2008, June 2, 2008 and June 9, 2008.

Item C-4

Approval of Amendment Number 1 to the Professional Services Agreement with Psomas for Design Survey Services Related to the Washington/ National Project

The Redevelopment Agency;

1. Approved an amendment to the contract with Psomas for design survey services related to the Washington/National Project in an amount not-to-exceed $18,500 out of program 55092620.619800; and,

2. Authorized the Agency General Counsel to review/prepare the necessary documents; and,

3. Authorized the Executive Director to execute such documents on behalf of the Agency.

Item C-5

Approval of a Professional Services Agreement with Modern Parking, Inc., for Parking Management Services at the Virginia Parking Lot.

1. Approved a Professional Services Agreement with Modern Parking, Inc. not-to-exceed $75,210.87; and,

2. Authorized the Agency General Counsel to review/prepare the necessary documents; and,

3. Authorized the Executive Director to execute such documents on behalf of the Agency.

Item C-6

Approval of Agreements with Kinetic Lighting, Inc and Technology Artists for the Maintenance, Repair and Replacement of Sound and Lighting Equipment in the Ivy Substation

The Agency:

1. Approved an agreement with from Kinetic Lighting, Inc. for new lighting equipment in the Ivy Substation in an amount not to exceed $1,300 from account 55094400; and,

Item C-6
(Continued)

2. Approved an agreement with Technology Artists for new sound equipment in the Ivy Substation in an amount not to exceed $15,000 from account 55094400; and,

3. Authorized the Agency General Counsel to review/prepare the necessary documents; and,

4. Authorized the Executive Director to execute such documents on behalf of the Agency.

Item C-7

Approval of a Professional Services Agreement with Paller-Roberts Engineering, Inc., for the Preparation of a Topographic Survey along Blackwelder Drive and Smiley Drive for a Future Street Improvement Project.

The Redevelopment Agency:

1) Approved a professional services agreement with Paller-Roberts Engineering Inc. to prepare a Topographic Survey for a not-to-exceed amount of $32,000; and,

2) Authorized the Agency General Counsel to review/prepare the necessary documents; and,

3) Authorized the Executive Director to execute such documents on behalf of the Agency.

o0o

Recess/Reconvene

Chair Weissman recessed to the City Council meeting from 7:11 p.m. to 7:32 p.m.

o0o

JOINT ITEM

Item J-1

1) Consideration of a Fee Waiver Request by the Culver City Chamber of Commerce for the "Business E-Waste Roundup" Event; 2) Designation of the Business E Waste Roundup as a City-Sponsored or Redevelopment Agency-Sponsored Event; and 3) Determination of the Level of Redevelopment Agency Support for the Event

Management Analyst, Jeremy Green presented a summary of the material of record.

Member O'Leary commented on the duplication of paper used for joint items and asked that the issue be addressed.

Member Malsin moved to adopt the staff recommendation. Member O'Leary seconded the motion and the discussion continued.

Member Armenta received clarification that there were no charges to businesses, and residents were welcome to drop off materials as well.

Member Silbiger questioned whether the Chamber would receive any money.

Steven Rose, Culver City Chamber of Commerce, clarified that the Chamber was spending money on the banners and to advertise the event, with a request for waiver of the permit fee to hang the banners and for the 10 hours of staff time for installation.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY:

1-A. APPROVE THE AGENCY FEE WAIVER REQUEST MADE BY THE CHAMBER OF COMMERCE FOR THE "BUSINESS E-WASTE ROUNDUP" AND DETERMINE THE LEVEL OF SUPPORT, IF ANY, IT WISHES TO PROVIDE TO THE ROUND-UP IN THE FORM OF A REIMBURSEMENT TO THE CITY OF ITS COSTS ASSOCIATED WITH THE EVENT TO BE $1,067.00

AND

2-A. DETERMINE THE CRITERIA OF CITY COUNCIL POLICY STATEMENT 2008-01 HAVE BEEN MET AND DETERMINE THAT THE BUSINESS E-WASTE ROUNDUP IS AN AGENCY-SPONSORED EVENT.

o0o

Item J-2

JOINT ITEM - Approval of a Tri-Party Professional Services Agreement with Kristi Callan for Minute Transcription Services for Meetings of the City Council, the Redevelopment Agency, the Cultural Affairs Commission, the Parks and Recreation Commission, the Planning Commission, and the Civil Service Commission

Redevelopment Administrator Tipton provided a brief summary of the material of record.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY:

1. APPROVE A TRI-PARTY PROFESSIONAL SERVICES AGREEMENT WITH MS. KRISTI CALLAN FOR MINUTE TRANSCRIPTION SERVICES IN AN AMOUNT NOT TO EXCEED $67,500; AND,

2. AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND AGENCY.

o0o

Recess/Reconvene

Chair Weissman recessed to the City Council meeting from 7:40 p.m. to 8:45 p.m.

o0o

Receipt of Correspondence

Moved by Chair Weissman, seconded by Member Armenta, and unanimously passed to receive and file correspondence.

o0o

Items from Staff

Chief Executive Officer, Jerry Fulwood indicated that in two weeks there would be a formal document outlining steps the City is taking to address fiscal realities connected to reduced sales taxes.

Agency and staff discussion included projections for the next 6-8 months; when the City would see declines in receipts; projections for the next few years based on developments that have been approved but might be delayed; a suggestion that a full discussion of the issue be placed on a future agenda; concerns about whether the animal control officer position would be affected; a request to include plans for raising more money on the agenda; caution against being fear-driven; the importance of maintaining the integrity of City funds; and the importance of not only raising revenue but also cutting costs.

o0o

ITEMS FROM COUNCIL:

Items Presented by Member O'Leary:

- Pointed out that his name was misspelled in the minutes.

Items Presented by Chair Weissman:

- Expressed concern with irritating people who only want imminent emergency announcements from reverse 911, and questioned whether residents could opt out of receiving non-emergency items.

  Chief Executive Officer Fulwood and City Attorney Carol Schwab indicated that they would do research on the matter.

Items presented by Member Silbiger:

- Announced meetings of the Council Sustainability and Sanitation Committee and the Skateboard Park Committee on October 9.

- Thanked everyone from the Parks and Recreation and Community Services Commission for their informative tour of the parks this past weekend and he noted certain items discussed to be forwarded to the Commission including: investigation of other areas in the parks for permit picnicking and activity passports.

ITEMS FROM COUNCIL (Continued):

Items Presented by Member Malsin:

- Thanked Public Works Director Charles Herbertson for coordinating installation of additional street lights to make Wade Street safer at night.

o0o

Adjournment

There being no further business, at 9:17 p.m., the Agency adjourned to a Regular meeting on Monday, October 13, 2008, at 7:00 p.m. in the Mike Balkman Council Chambers.

o0o

Alice Prasad
SECRETARY of the City of Culver City Redevelopment Agency, California

APPROVED

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California