

RESOLUTION NO. 2027-SA

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT
AGENCY APPROVING ADMINISTRATIVE BUDGETS FOR THE
PERIODS JULY 1, 2026 THROUGH DECEMBER 31, 2026 AND
JANUARY 1, 2027 THROUGH JUNE 30, 2027, AND APPROVING
CERTAIN RELATED ACTIONS.

WHEREAS, the former Culver City Redevelopment Agency (“Former CCRA”) was a redevelopment agency in the City of Culver City (“City”), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (“Redevelopment Law”); and

WHEREAS, the former CCRA was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and the California Health and Safety Code ("Health and Safety Code"), including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the Health and Safety Code; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the former CCRA, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution No. 2012-R001 on January 9, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the

1 successor agency to the Former CCRA upon the dissolution of the Former CCRA under AB
2 26 (“Successor Agency”); and

3 WHEREAS, on February 6, 2012, the Board of Directors of the Successor
4 Agency (the “Successor Agency Board”), adopted Resolution No. 2012-SA001 naming itself
5 the “Successor Agency to the Culver City Redevelopment Agency”, the sole name by which
6 it will exercise its powers and fulfill its duties pursuant to Part 1.85 of AB 26, and establishing
7 itself as a separate legal entity with rules and regulations that will apply to the governance
8 and operations of the Successor Agency; and

9 WHEREAS, as part of the FY 2012-2013 State budget package, on June 27,
10 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 (“AB 1484”,
11 Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 is to make technical
12 and substantive amendments to AB 26 based on issues that have arisen in the
13 implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the
14 activities and obligations of successor agencies and to the wind down process of former
15 redevelopment agencies; and

16 WHEREAS, on September 23, 2015, the Legislature passed and the Governor
17 signed Senate Bill No. 107 (“SB 107”, Chapter 325, Statutes of 2015). SB 107 imposed
18 further statutory provisions relating to the wind down process of former redevelopment
19 agencies, including extending the Recognized Obligation Payment Schedule period from six
20 months to a full fiscal year; and

21 WHEREAS, AB 26 as amended by AB 1484 and SB 107 are collectively
22 referred to hereinafter as the “Dissolution Act”; and

23 WHEREAS, Health and Safety Code Section 34179 of AB 26 as amended by
24 the Dissolution Act established a seven (7) member local entity with respect to each
25 successor agency and such entity was titled the “oversight board.” The oversight board was
26 established for the Successor Agency (hereinafter referred to as the “Oversight Board”) and
27 all seven (7) members were appointed to the Oversight Board pursuant to Health and Safety
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1 Code Section 34179. The duties and responsibilities of the Oversight Board are primarily set
2 forth in Health and Safety Code Sections 34179 through 34181 of the Dissolution Act; and

3 WHEREAS, pursuant to Health and Safety Code Section 34179(q),
4 commencing on and after July 1, 2018, the County of Los Angeles, where more than 40
5 oversight boards were created by the Dissolution Act, shall have five consolidated oversight
6 boards each encompassing the five supervisorial districts; and

7 WHEREAS, the Second District Consolidated Oversight Board (hereinafter
8 referred to as “Oversight Board”) has jurisdiction over the Successor Agency; and

9 WHEREAS, Health and Safety Code Section 34177(j) of the Dissolution Act
10 requires the Successor Agency to prepare an administrative budget for each six-month fiscal
11 period and submit the administrative budget to the Oversight Board for approval. The
12 administrative budget shall include all of the following: (i) estimated amounts for Successor
13 Agency administrative costs for the upcoming six-month fiscal period; (ii) proposed sources
14 of payment for Successor Agency administrative costs; and (iii) proposals for arrangements
15 for administrative and operations services provided by the City or other entity; and

16 WHEREAS, Health and Safety Code Section 34177(k) of the Dissolution Act
17 requires the Successor Agency to provide to the Los Angeles County Auditor-Controller
18 (“County Auditor-Controller”) for each six-month fiscal period the administrative cost
19 estimates from its approved administrative budget that are to be paid from property tax
20 revenues (i.e., former tax increment revenues) deposited in the County’s Redevelopment
21 Property Tax Trust Fund established for the Successor Agency; and

22 WHEREAS, staff of the Successor Agency seeks the Successor Agency’s
23 approval of the administrative budgets for the periods of July 1, 2026 through December 31,
24 2026 (“Administrative Budget 26-27A”) and January 1, 2027 through June 30, 2027
25 (“Administrative Budget 26-27B”), in the forms attached to this Resolution as Exhibit “A”, and
26 the Successor Agency’s authorization to submit the approved Administrative Budgets 26-
27A and 26-27B (collectively, “Administrative Budget 26-27”) to the Oversight Board for its

1 approval and to forward the information required by Health and Safety Code Section
2 34177(k) to the County Auditor-Controller; and

3 WHEREAS, the Administrative Budget 26-27 has been prepared in accordance
4 with Health and Safety Code Section 34177(j) of the Dissolution Act and is consistent with
5 the requirements of the Health and Safety Code and other applicable law. The proposed
6 source of payment of the costs set forth in the Administrative Budget 26-27 is from property
7 taxes from the County's Redevelopment Property Tax Trust Fund established for the
8 Successor Agency; and

9 WHEREAS, as required by Health and Safety Code Section 34180(j) of the
10 Dissolution Act, the Successor Agency will submit a copy of the Administrative Budget 26-27
11 to the County Administrative Officer, the County Auditor-Controller, and the Department of
12 Finance at the same time that the Successor Agency submits the Administrative Budget 26-
13 27 to the Oversight Board for review and approval; and

14 WHEREAS, as required by Health and Safety Code Section 34179(f) of the
15 Dissolution Act, all notices required by law for proposed actions of the Oversight Board will
16 be posted on the Successor Agency's internet website or the Oversight Board's internet
17 website; and

18 WHEREAS, pursuant to Health and Safety Code Section 34179(h) of the
19 Dissolution Act, the Successor Agency is required to provide written notice and information
20 about all actions taken by the Oversight Board to the Department of Finance by electronic
21 means and in the manner of the Department of Finance's choosing; and

22 WHEREAS, in furtherance of Part 1.85 of the Dissolution Act, a copy of the
23 Administrative Budget 26-27 as it may be approved by the Oversight Board will be submitted
24 to the County Auditor-Controller and both the State Controller's Office and the Department
25 of Finance and will be posted on the Successor Agency's internet website; and

WHEREAS, pursuant to Health and Safety Code Section 34183(a)(2) of the Dissolution Act, the County is required to make a payment of property tax revenues (i.e., former tax increment funds) to the Successor Agency on June 1, 2026 and January 2, 2027 for payments to be made toward recognized obligations listed on the ROPS 26-27 and for the administrative cost estimates from its approved Administrative Budget 26-27; and

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, the activity proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the Board of Directors of the Successor Agency to the Culver City Redevelopment Agency, DOES HEREBY RESOLVE as follows:

SECTION 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

SECTION 2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights that the Successor Agency may have to challenge, through any administrative or judicial proceedings, the effectiveness and/or legality of all or any portion of AB 26, AB 1484 and/or SB 107, any determinations rendered or actions or omissions to act by any public agency or government entity or division in the implementation of AB 26, AB 1484 and/or SB 107, and any and all related legal and factual issue, and the Successor Agency expressly reserves any and all rights, privileges, and defenses available under law and equity.

1 SECTION 3. The Successor Agency Board hereby approves and adopts
2 Administrative Budget 26-27A for the period covering July 1, 2026 through December 31,
3 2026 and Administrative Budget 26-27B for the period covering January 1, 2027 through
4 June 30, 2027, substantially in the forms attached to this Resolution as Exhibit "A".

5 SECTION 4. The Executive Director, or designee, is hereby authorized and
6 directed to: (i) submit the approved Administrative Budget 26-27 to the Oversight Board for
7 its review and approval and concurrently submit a copy of the Administrative Budget 26-27
8 to the County Administrative Officer, the County Auditor-Controller, and the Department of
9 Finance; (ii) submit the Administrative Budget 26-27, as approved by the Oversight Board,
10 and written notice of the Oversight Board's approval of the Administrative Budget 26-27, to
11 the Department of Finance (electronically) pursuant to Health and Safety Code Section
12 34179(h) of AB 26 as amended by AB 1484; (iii) submit a copy of the Administrative Budget
13 26-27, as approved by the Oversight Board, to the County Auditor-Controller and the State
14 Controller's Office; (iv) post the Administrative Budget 26-27, as approved by the Oversight
15 Board, on the Successor Agency's internet website; (v) upon approval of the Oversight
16 Board, submit to the County Auditor-Controller the administrative cost estimates from the
17 Administrative Budget 26-27 that are to be paid from property tax revenues deposited in the
18 County's Redevelopment Property Tax Trust Fund established for the Successor Agency;
19 and (vi) take such other actions and execute such other documents as are necessary to
20 effectuate the intent of this Resolution on behalf of the Successor Agency.

21 SECTION 5. The staff of the Successor Agency are hereby authorized and
22 directed, jointly and severally, to do any and all things which they may deem necessary or
23 advisable to effectuate this Resolution.

24 SECTION 6. The Successor Agency Board determines that the activity
25 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
26 by Guidelines Section 15378, because the activity approved this Resolution is an
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1 organizational or administrative activity that will not result in a direct or indirect physical
2 change in the environment, per Section 15378(b)(5) of the Guidelines.

3 SECTION 7. If any provision of this Resolution or the application of any such
4 provision to any person or circumstance is held invalid, such invalidity shall not affect other
5 provisions or applications of this Resolution that can be given effect without the invalid
6 provision or application, and to this end the provisions of this Resolution are severable. The
7 Successor Agency Board declares that it would have adopted this Resolution irrespective of
8 the invalidity of any particular portion of this Resolution.

9 SECTION 8. This Resolution shall take effect immediately upon its adoption.

10 APPROVED AND ADOPTED, this _____ day of _____ 2026.

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14 FREDDY PUZA, Chair
15 Successor Agency to the Culver City
16 Redevelopment Agency

17 ATTEST:

18 APPROVED AS TO FORM:



19 JEREMY BOCCHINO, Secretary

20 HEATHER BAKER, Successor Agency
21 Counsel

Exhibit 'A'

Culver City Successor Agency Administrative Budget
July 1, 2026 - June 30, 2027

Direct Project Management Cost	FTE	Full Year	FY 26-27A	FY 26-27B
Required by Bond Documents		\$ 40,456	20,228	20,228
Accountant II	0.04			
Accounting Manager	0.04			
Chief Financial Officer	0.07			
Development Agreement Obligations		\$ 91,560	45,780	45,780
Economic Development Director	0.10			
Chief Financial Officer	0.06			
City Attorney	0.06			
Direct O&M				
Contractual Services (Legal, Consulting)		\$ 117,984	58,992	58,992
Total Direct Project Management Cost:		\$ 250,000	\$ 125,000	\$ 125,000
Total Administrative Cost:		0	0	0
Total Direct and Administrative Cost		\$ 250,000	125,000	125,000