These Minutes Are Not Official Until
Approved By The Culver City Redevelopment Agency Board

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

June 13, 2011
5:00 p.m.

Call to Order & Roll Call

The meeting of the Redevelopment Agency was called to order at 5:00 p.m.

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

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Closed Session

The Redevelopment Agency will immediately adjourn to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators
Re: 8910 Venice Boulevard Los Angeles
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Director of Community Development/Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Robert Lam
Under Negotiation: Both Price and, 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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Recess

The Redevelopment Agency recessed to Closed Session at 5:00 p.m.

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Reconvene

The Redevelopment Agency reconvened its meeting at 7:02 p.m. with all Members present.

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Closed Session Report

Member O'Leary indicated nothing to report out of closed session.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by David Voncannon.

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Public Comment for Items NOT On the Agenda

Member O'Leary invited public comment.

The following members of the audience addressed the Agency Board:

Karen Coyle, Culver City Historical Society, called on residents to search through their belongings for anything relating to the history of the City for possible inclusion in the archive; she announced upcoming events; and she encouraged everyone to visit the archives.

John Derevlaney commended the City's emergency services department for their response to his call for assistance; but, expressed concern with the excessive bill for the ambulance ride.

Martin Cole, Assistant City Manager/City Clerk, indicated that he would get back to the speaker with additional information.

Member Malsin stated that the rates were set by the county.

Paul Ehrlich discussed the budget for the City; the deficit; and he requested that the City Manager provide a list of priorities for cuts in order to close the budget properly.

Public Comment for Items NOT On the Agenda (Continued)

John Nachbar, Executive Director indicated that if requested to do so by the City Council, he would prepare a list of cuts but that would necessitate layoffs and reductions in services, and he clarified their intent to solve the City's fiscal problems over a multi-year period rather than all at once.

Gary Silbiger reported that "Californians Aware", (an organization fighting against secrecy and corruption) has found that many cities are violating the Brown Act; he expressed concern that Culver City was also in violation; he discussed Council committee meetings; ad hoc labels; ducking open meeting requirements; concern with closed sessions; he requested that all committees approved in May 2011 be treated as Brown Act committees with agendas, reports and public participation; and he distributed information on Californians Aware.

A discussion ensued between staff and the Agency Board regarding legal guidance; legal responsibilities of the City; provisions in the Brown Act; the number of Councilmembers on a committee; and staff agreement to provide additional information.

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Public Comment for Items On the Agenda

Member O'Leary invited public participation.

There was no response.

Items are presented in the order considered.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED TO MOVE ALL CONSENT CALENDAR ITEMS.

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Joint Consent Calendar

Item JC-1
(Out of Sequence)

Approval of the Eleventh Amendment to the Existing Professional Services Agreement with Stephen Whipple for Farmers' Market Management Services

Item JC-1
(Out of Sequence)
(Continued)

THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE AN ELEVENTH AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH STEPHEN WHIPPLE FOR FARMERS' MARKET MANAGEMENT SERVICES WHICH (1) EXTENDS THE TERM THROUGH JUNE 30, 2013; (2) MAINTAIN THE HOURLY RATE OF $32.00 WITH AN AGGREGATE NOT-TO-EXCEED AMOUNT OF $56,160 PER FISCAL YEAR (INCLUDING REIMBURSEMENT OF APPROVED FARMERS' MARKET RELATED EXPENSES),; AND TO REIMBURSE MR. WHIPPLE FOR MARKET ASSISTANTS AT AN ANNUAL RATE OF $14,560 FOR THE TERM OF THE AMENDMENT; 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.

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Item JC-2
(Out of Sequence)

Approval of a Tri-Party Professional Services Agreement with Marina Landscape to provide Landscape Maintenance Services for the Period July 1, 2011 through June 30, 2014

THAT THE CITY COUNCIL AND AGENCY BOARD:

1. APPROVE A TRI-PARTY PROFESSIONAL SERVICES AGREEMENT WITH MARINA LANDSCAPE TO PROVIDE LANDSCAPE MAINTENANCE SERVICES, AND ADDITIONAL, AS-NEEDED SERVICES ON A CONTINGENCY BASIS FOR A TERM ENDING ON JUNE 30, 2014 IN AN AMOUNT NOT-TO-EXCEED $649,275; AND,

2. AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNCIL 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, RESPECTIVELY.

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Item JC-3
(Out of Sequence)

Approval of a Professional Services Agreement with Kimley-Horn and Associates for Engineering Consultation Services related to the Real Time Motorist Information System Project

1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN FOR ENGINEERING CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED $108,530 ($90,442 BASE BID PLUS $18,088 IN CONTINGENCY) RELATED TO THE REAL TIME PARKING INFORMATION SYSTEM PROJECT; AND

2. AUTHORIZE THE CITY ATTORNEY/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, RESPECTIVELY.

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Consent Calendar

Item C-1
(Out of Sequence)

Finance Departments Report For Checks Issued As Wires

THAT THE REDEVELOPMENT AGENCY APPROVE THE FINANCE DEPARTMENT REPORT FOR CHECKS ISSUED AS WIRES FROM 5/14/11 TO 6/3/11.

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Joint Public Hearing

Item JPH-1

Adoption of a Resolution Adopting the Fiscal Year 2011/2012 Budget for the City of Culver City and the Culver City Redevelopment Agency

Jeff Muir, Chief Financial Officer, provided a summary of material of record.

Chair Malsin received clarification that the Fire Department Training Officer position had been reinstated.

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE AFFIDAVIT OF POSTING OF PUBLIC NOTICES

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER COOPER, AND UNANIMOUSLY CARRIED TO OPEN THE PUBLIC HEARING.

Member O'Leary invited public comment.

The following member of the audience addressed the Agency Board:

Paul Ehrlich expressed frustration with the lack of action by the City with the fire station property and parking meters; he asserted that the 2% reduction was inadequate and that more staff should be cut; he felt that the City Council should not override Department Heads; he expressed concern with money budgeted for overtime; felt there were too many Commissions and Committees; and he felt the amount of time allotted to public speaking was inadequate.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED TO CLOSE THE PUBLIC HEARING.

A discussion ensued between staff and the Agency Board regarding the number of positions eliminated from the City's budget; cuts made by the City; the City Council directive to the City Manager; response of the department heads; micromanaging; long term liabilities and the structural deficit; active participation of current employees; closing the budget deficit; the Transient Occupancy Tax; the Juvenile Diversion program; and the Fire Department Training Officer.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER COOPER AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD: ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FISCAL YEAR 2011/2012 BUDGET FOR THE CITY OF CULVER CITY AND THE CULVER CITY REDEVELOPMENT AGENCY, RESPECTIVELY WITH A RECOMMENDATION TO INVESTIGATE OTHER SOURCES OF FUNDING TO SUPPORT THE JUVENILE DIVERSION PROGRAM.

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Announcements

Member O'Leary announced that the Culver City Chamber of Commerce would present its annual Culver Expo on June 22, 2011 in Media Park.

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Joint Items

Item J-1

Selection of Three Developers to Submit Proposals for the Redevelopment of City-Owned Property at 9300 Culver Boulevard

Sol Blumenfeld, Assistant Executive Director, presented a summary of the material of record.

Member O'Leary invited public comment.

The following members of the audience addressed the Agency Board:

Bob Aptaker, Macerich, introduced the architect, provided background on his company, discussed completed projects; and indicated their desire to be chosen.

Beth Lane asked that residents be considered during construction; she discussed the length of the light at Ince and Washington; she asked when construction would begin; wanted to see green practices utilized; and she questioned whether RFPs were available on the City website and whether residents could vote on the proposals for construction.

Sol Blumenfeld, Assistant Executive Director, discussed public meetings connected with the project; posting on the City website; development of the RFQ criteria; and the process.

Meghan Sahli-Wells reported that Downtown Neighborhood Association members had discussed the vision for the development with residents; she discussed some of the ideas; she expressed opposition to a mall at the location or a developer who specializes in malls; she suggested a park at the location; and noted the need for and value of open public space to serve the community.

Ela Valladares, Deputy City Clerk, read written comments from:

DarylC2@earthlink.net
Mollie Lee Wolinski

Ela Valladares, Deputy City Clerk, indicated that Joseph Miller had submitted a document to the City Council.

A discussion between staff and the Agency Board ensued regarding the length of time Parcel B has been considered for development; the RFQ process; the staff recommendation; the entitlement; and a suggestion to add Cardiff Realty Holdings to the list of qualified developers.

Scott Ginsberg, Combined Properties, discussed flexibility with the entitlements; plans to work with architects and users on the project; and fulfilling community needs.

Further discussion ensued between staff and the Agency Board regarding the firmness of the specifics of the entitlements; the original description of the project as a retail/office project; parking requirements at the time of entitlement; switching out the retail and office components; and the zoning envelope.

Responding to inquiries from the Agency Board, Bob Aptaker, Macerich, clarified that though his company is known for larger projects, they also do much smaller projects; he provided examples of smaller projects the company has done; he discussed community outreach; flexibility with the entitlements; measuring demand; achieving the right tenant mix; and the strategic placement of the project for Macerich.

Additional discussion between the Agency Board and staff ensued regarding support for adding Cardiff Realty as a fourth developer to be considered in the final RFP; consistency with the architecture of Town Plaza; a design competition aspect to the process; the staff point system; inclusion of the Runyon Group; vetting the number of submittals; applying criteria uniformly; the importance of experience a track record; concern with adding developers; the ranking system; the Financial Feasibility category; development parameters vs. entitlements; prior iterations of the project; a development that will support City services; design criteria; clarification that the stand alone project could lead to larger things; the evaluation process; taking the time to do the project right; being careful not to pre-judge; the rating for Cardiff Realty; and an observation that those who came back with a proposal received more attention.

Item J-1
(Continued)

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

1. SELECT THE TOLKIN GROUP, COMBINED PROPERTIES/HUDSON PACIFIC, MACERICH, CARDIFF REALTY AND THE RUNYON GROUP AS THE MOST QUALIFIED DEVELOPERS TO SUBMIT A PROPOSAL FOR REDEVELOPMENT OF PARCEL B; AND,

2. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO PREPARE AND ISSUE THE RFP TO THE DEVELOPER FINALISTS.

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Item J-2

1) Selection of Habitat for Humanity of Greater Los Angeles for the Development of the Agency-Owned Site Located at 4044-4068 Globe Avenue for Low and Moderate Income Ownership Housing; and 2) Direct Staff to Negotiate the Terms and Conditions of an Exclusive Negotiation Agreement for the Preparation and Execution of a Disposition and Development Agreement

Sol Blumenfeld, Assistant Executive Director, provided a summary of the material of record.

Member O'Leary invited public comment.

The following members of the audience addressed the Agency Board:

Martin Greenberger expressed support for the selection of Habitat for Humanity.

Mayor Aide Castro shared the positive experience of Lynwood with Habitat for Humanity.

Gary Silman expressed opposition to the project, not to Habitat for Humanity, noting that all of the residents had expressed opposition to the duplex at the last ACOR meeting in 2009; he expressed concern with the process and the fact that there had not been any ACOR meetings since 2009; concern with backpedaling and a lack of consideration for resident input; he noted that the neighbors wanted to see single family residences rather than condominiums; he discussed minimum lot size in the City; and he felt that a contractor was being selected without due process.

Candy Royce expressed support for Habitat for Humanity.

Noah Swann expressed support for Habitat for Humanity.

Mary Luevan, Global Green USA, expressed support for Habitat for Humanity.

Erin Rank, Habitat for Humanity, reported commitment to work with the community and she discussed partners in the City and their eagerness to work with the City and neighbors.

Betty Monroy reported on her experience with Habitat for Humanity and expressed support for the project.

Daniel Guzman expressed support for Habitat for Humanity but opposition to the project; discussed lot size; wanted to see a significantly smaller development; and he expressed concern that the neighbors did not have input.

Ela Valladares, Deputy City Clerk, read written comments from:

Michele Apostel
Joe Ferrino
Charles Harris
Steven Rose
Albert Eugene Pekrey

Lucien Cox expressed concern with parking issues created by adding an additional 12 units in an area that is already difficult to park in.

Sol Blumenfeld, Assistant Executive Director, responded to public comment regarding public input; the adoption of a comprehensive housing strategy; ACOR meetings; the project plans; discussion of the number of units; community meetings; consistency with density in the area; code complying parking; establishment of a parking district; spillover commercial parking; discussions with Anderson Plywood regarding loading; and existing on street parking deficiencies in the area.

A discussion ensued between staff and the Agency Board regarding the Volvo dealership; test driving; parking; and staff monitoring of Tito's Tacos.

Responding to inquiry, Erin Rank, Habitat for Humanity, discussed community outreach; the neighbors; and efforts to address parking concerns.

Item J-2
(Continued)

Further discussion ensued between staff and the Agency Board regarding property rights; history of the property; the intent for affordable housing; clarification that there is no intent to increase tax revenue and that there were never closed session discussions about Globe Avenue properties; consideration of rehabilitating the units; parking issues; adjacent commercial usage; City Council approval of the housing strategy in 2008; lot size; the assertion that the private developers could have gotten approval for the lots without a hearing; the contribution of the land and a per unit development cost by the Agency; consequences of constructing fewer units; clarification that the number of units is not the decision being made at this meeting; the possibility of constructing fewer units; a comprehensive plan; the process; public outreach; neighborhood compatibility; adjacent commercial uses and intrusions; neighborhood concerns; establishing a parking district; support for Habitat for Humanity; evaluating the nature of the project; the comprehensive housing strategy; Regional Housing Needs requirements; bringing affordable housing to the City; addressing specific concerns; density; parking requirements; and assurances that concerns of the residents will be taken into consideration.

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER ARMENTA, THAT THE CITY COUNCIL AND AGENCY BOARD:

1. SELECT HABITAT FOR HUMANITY OF GREATER LOS ANGELES AS THE DEVELOPER OF 4044-4068 GLOBE AVENUE FOR LOW AND MODERATE INCOME OWNERSHIP HOUSING; AND

2. DIRECT STAFF TO NEGOTIATE THE TERMS AND CONDITIONS OF AN EXCLUSIVE NEGOTIATION AGREEMENT FOR THE PREPARATION AND EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT.

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Item J-3

1) Approval of Memoranda of Understanding Among the City of Culver City, the Culver City Redevelopment Agency and a) the Culver City Exchange Club (for the Car Show); b) Share Our Strength (for the Taste of the Nation Event); and c) Creative Media Collaborative (for IndieCade); and 2) Direction to the City Manager/Executive Director Regarding Release of the Notice of Funding Availability for Fiscal Year 2011/2012

Jeremy Green, Cultural Affairs Administration and Special Projects Coordinator, presented a summary of the material of record.

Item J-3
(Continued)

Member O'Leary invited public participation.

The following member of the audience addressed the Agency Board:

Dr. Jay Shery, The Exchange Club, expressed appreciation for the work of City staff and was available to answer any questions.

A discussion ensued between staff and the Agency Board regarding the ability to terminate the MOU and a suggestion to revise paragraph G; a correction to the motions for approval from $15,000 per year to $10,000 per year; methodology for determining economic development value; the status of the City as a restaurant destination; food trucks; the extent of the support; marketing; the NOFA process and guidelines; concern with being committed for two years; support for the events; concern with the inability to look at the numbers; clarification that the organizations pay all associated fees to the City; a suggestion to equalize the distribution for the three events by allocating $10,000 for each one; a suggestion to get additional information before making cuts; concern with making sure there is room for more events in the City; a suggestion to use the NOFA process to have the organizations compete for the remaining balance; increasing capacity to allow for more revenue; a suggestion to bring the item back after the organizations have been consulted; a suggestion to request the economic benefit details from each organization; and concern regarding NOFA scheduling and use of remaining balances.

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Public Comment for Items NOT on the Agenda

Member O'Leary invited public participation.

There was no response.

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Receipt of Correspondence

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

None.

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Items from the Agency

None.

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Adjournment

There being no further business, at 12:18 a.m., Tuesday, June 14, 2011 the Agency adjourned its meeting to a meeting on Monday, June 27, 2011 at 7:00 p.m.

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

APPROVED

D. Scott Malsin
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California