

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

October 5, 2009
5:30 p.m.

Call to Order & Roll Call

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

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

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Closed Session

The City Council will immediately adjourn to Closed Session to discuss the following items:

CS-1 Conference with Legal Counsel – Anticipated Litigation

Re: Initiation of Litigation – 1 Matter
Pursuant to Government Code Section 54956.9(c)

CS-2 Conference with Real Property Negotiators

Re: Washington National TOD -The Property generally bounded by National Blvd., Venice Blvd., Robertson Blvd., the Metro Right of Way and Washington Blvd. (also see addresses below)

Agency Negotiators: Mark Scott, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; Murray Kane, Agency General Counsel

Other Parties Negotiators: Roger Moliere, Chief Real Property Management and Development, Los Angeles County Metropolitan Transportation Authority; Douglas Failing, Director, California Department of Transportation, District 7; Venice Property Owners: Mr. and Mrs. Gordon Dawson, (8936 Venice Blvd.); Mr. William Feldman, (8902 Venice Blvd.); Mr. Ben Kalmuk, Mr. Bob Kalmuk, (8930 Venice Blvd.); Mr. Max Rhodes, (8926 Venice Blvd.); Mr. Melvin Segal, Ms. Lorraine Morgan (8910-18 Venice Blvd.)

Pursuant to Government Code Section 54956.8

CS-3 Conference with Real Property Negotiators

Re: 3535 Hayden Avenue

Agency Negotiator: Mark Scott, Executive Director; Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel

Other Parties Negotiators: Frederick Smith

Under Negotiation: Both Terms and Price

Pursuant to Government Code Section 54956.8

CS-4 CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Re: 12517 Washington Boulevard

Agency Negotiators: Mark Scott, Executive Director; Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Gooseberry, LLC

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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Recess

The Agency recessed to Closed Session at 5:30 p.m.

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Reconvene

The Agency reconvened its meeting at 7:34 p.m. with all Members present.

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Closed Session Report

Chair O'Leary received clarification that there was nothing to report from closed session.

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Invocation/Pledge of Allegiance

The Invocation was led by Mark Scott, Executive Director and the Pledge of Allegiance was led by Richard Rownak.

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Public Comment for Items NOT On the Agenda

Keith Jeffries, United States Veterans Artists Alliance and AmVets, welcomed Mark Scott as City Manager; provided background on the organization; reported on recent projects; and asked for help from the Council and City Manager in resolving issues with the building they occupy in the City.

Richard Rownak reported graffiti issues at the gas station on the corner of Braddock and Sepulveda; expressed concern with the large billboards at the mall; spoke of his attempts to reclaim his property; and questioned assertions by Culver City Unfinished Furniture that they do not charge to finish their furniture which he felt was done so they would not need a business license.

Carol Schwab, City Attorney, agreed to investigate the matter.

Ross Hawkins invited everyone to the Fourth Backlot Film Festival at Vets Auditorium from October 7-10.

Member Silbiger encouraged people to support the Backlot Film Festival.

Tony Pappas suggested that as a member of the Chamber of Commerce, Culver City Unfinished Furniture exercised undue power in the City; he referenced a letter from Greg Smith that he submitted as part of the permanent record; he noted a disagreement between Sandra Kallander and Member Malsin; he asked that the City Attorney look into the systematic reductions to time allowed for public speaking; he questioned what happened with the online community forum; he expressed concern with a recent vote regarding the Radisson Hotel; and he suggested that cutting tree roots early on would prevent sidewalk damage and save the City money.

Egon Monostorey expressed concern with the City amnesty program for businesses that had avoided paying business taxes; he questioned how the businesses were able to fly under the radar; and he asserted that Murray Kane, Agency General Counsel, had not paid his business taxes to the City.

Steven Gawley invited everyone to attend the Backlot Film Festival; he expressed support for Richard Rownak's concerns with Culver City Unfinished Furniture; and he expressed concern with drilling in the area.

Paul Ferrazzi announced that the Citizen's Coalition for a Safe Community would be screening a documentary about health and safety issues associated with drilling for oil near residents at 7:00 p.m. at Windsor Hills Magnet School on Friday, October 9.

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Public Comment for Items On the Agenda

Mark Scott, Executive Director, suggested that the budget item be moved to October 12 due to the late hour.

Staff and the Agency discussed whether adequate notice had been given for item A-2 [1) Consideration of Rehabilitation Options for 4068 Globe Avenue; and 2) Authorization to Advertise for Bids for the Demolition of 4044-4068 Globe Avenue]; and, Murray Kane, Agency General Counsel advised that the October 1 posting of the agenda complied with all legal requirements.

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Consent Calendar

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER MALSIN, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE ITEMS C-1 THROUGH C-3.

Item C-1

Secretary's Report

THAT THE REDEVELOPMENT AGENCY APPROVE THE REPORT OF THE SECRETARY.

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Item C-2

Approve Meeting Minutes

THAT THE REDEVELOPMENT AGENCY APPROVE THE MINUTES OF SEPTEMBER 14, 2009.

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Item C-3

Cash Disbursements

THAT THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FROM SEPTEMBER 5, 2009 THRU SEPTEMBER 18, 2009.

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ACTION ITEMS

Consideration of Re-Appointment of Incumbent Applicant Scott M. Voelz to the Advisory Committee on Redevelopment

Staff provided a summary of the material of record.

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

1. CONSIDER THE APPLICATION OF MR. SCOTT M. VOELZ; AND,
- 2A. APPOINT MR. VOELZ TO THE ADVISORY COMMITTEE ON REDEVELOPMENT FOR A TERM ENDING JUNE 30, 2013.

Member Silbiger received clarification that appointment of the remaining two applicants would return on November 16, 2009.

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Item A-2

1) Consideration of Rehabilitation Options for 4068 Globe Avenue; and 2) Authorization to Advertise for Bids for the Demolition of 4044-4068 Globe Avenue

Staff provided a summary of the material of record.

Chair O'Leary invited public participation.

The following members of the audience addressed the Agency:

Cary Anderson read a letter from Jason Gamble indicating that the item was not posted on the website, and he provided evidence of insufficient posting of the agenda item.

Sol Blumenfeld, Assistant Executive Director, asserted that noticing issues had been addressed.

Reverend Jason Gamble expressed support for rehabilitating the site and hope for ongoing dialog between residents, the City and area businesses.

Item A-2
(Continued)

Cary Anderson questioned whether anyone could address the date of the issuance of the document; he discussed affordable housing; cited health concerns associated with the location of the project; and expressed concern with significant changes to the neighborhood.

Discussion between the Agency and staff included: best use of the land; engaging neighbors and the community in the process and balancing everyone's needs; concern with public notification processes and agenda posting; a suggestion to post agenda items earlier with notification information listed on the agenda; the City's record of affordable housing; costs of rehabilitation vs. new construction; acknowledgement that the neighborhood would change; ensuring that neighbors are involved in the process; and ACOR consideration of the item.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER SILBIGER, AND UNANIMOUSLY CARRIED THAT THE CULVER CITY REDEVELOPMENT AGENCY:

- 1) CONSIDER THE REHABILITATION OPTIONS FOR 4068 GLOBE AVENUE;
AND
- 2) AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE DEMOLITION OF
4044-4068 GLOBE AVENUE (IF DESIRED).

Staff and the Agency discussed the agenda posting issue.

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JOINT ITEMS

Item J-1

A Presentation by the City Manager Related to a Budget Review for Fiscal Year 2009/2010 – Overview and Revenue Evaluation 2009/10 Budget Review-Overview & Revenue Evaluation

This item was postponed to October 12, 2009.

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER SILBIGER, AND
UNANIMOUSLY CARRIED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

None.

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Items from the Agency

Items from Member Armenta

- Discussed the 9355 Culver Boulevard project and noticing, and he requested discussion of a parking variance

Sol Blumenfeld, Assistant Executive Director, clarified that the Council could take jurisdiction after the administrative decision and he agreed to provide further information.

Items from Member Sibiger

- Announced School Board election debates on October 8 in City Council Chambers

Items from Member Malsin

- Noted that the League of Women Voters was asking people to submit questions for the School Board election debate

Items from Member Weissman

None.

Items from Chair O'Leary

- Invited everyone to a Town Hall meeting on the Baldwin Hills Community Standards District at the Fine Arts Theatre at West Los Angeles College on October 15

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Adjournment

There being no further business, at 9:30 p.m., the Agency adjourned its meeting to an Adjourned Regular meeting on Monday, October 12, 2009.

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

APPROVED

Micheál O'Leary
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California