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

June 15, 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: Significant Exposure to Litigation – One Item
Pursuant to Government Code Section 54956.9(b)

CS-2 Conference with Real Property Negotiators
Re: 9820 Washington Boulevard
Agency Negotiator: Mark Scott, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Center Theatre Group
Under Negotiation: Terms
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 7:04 p.m. with all Members present.

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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

Richard Rownak expressed frustration with a letter he received from former Executive Director Jerry Fulwood that contained inaccurate statements and he recounted efforts to get information on parking deferments granted to Culver Ready for Finish Furniture from the City.

Rich Waters felt that Mr. Rownak's issues should have been addressed by now; he noted that the report about the billboard did not include all the information; he expressed concern that things were being done behind closed doors; and he suggested holding Town Hall meetings as he was concerned that the Council had become isolated.

Cary Anderson reported that the clean up for Taste of the Nation had gone well and he asked about closed door meetings regarding 9820 Washington Boulevard as he wanted to see a more transparent process.

Discussion between staff and the Agency included: procedures for dealing with City-owned properties which are considered on a case-by-case basis; assurances that information can be shared when it is no longer subject to private discussion; clarification that transactions are not approved in closed session and the proposals are generally consistent with zoning; all properties are listed on the City website; a suggestion that the public inquire about properties they are interested in; concern that the public doesn't get information early enough in the process; and procedures for public speaking.

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Public Comment for Items On the Agenda

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY MEMBER ARMENTA, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE THE REPORT OF THE SECRETARY.

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Item C-2

Cash Disbursements

MOVED BY MEMBER ARMENTA, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FOR MAY 16, 2009 THROUGH MAY 29, 2009.

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Item C-3

Approval of a Contract with Emerging Creation Productions to Produce a Public Outreach Video Presentation for the Washington National Project

Cary Anderson expressed concern with the costs and the time frame noting that it was not clear how many copies would be received or what the length of the video would be.

Discussion between staff and the Agency ensued regarding: whether the high school could work on the project; concern with the general nature of the information provided; a request for the amount of hours spent on the project and what product would be received; the need for a professional video; components of the video; other bidders and competitive bidding; time issues involved; Agency dollars programmed for public outreach; previous experience with the company; clarification that an informal bid process was done and the proposal was competitive in the market; and a suggestion that DVDs be made available to the public.

Item C-3
(Continued)

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

1. APPROVE A CONTRACT WITH EMERGING CREATION PRODUCTIONS, INC. TO PRODUCE A VIDEO PRESENTATION AS A PART OF THE PUBLIC OUTREACH RELATED TO THE WASHINGTON NATIONAL PROJECT FOR AN AMOUNT NOT TO EXCEED $21,000 FROM PROGRAM 55094430.619800, REDEVELOPMENT PUBLIC OUTREACH; AND,

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

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY.

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Recess

The Agency recessed to the City Council meeting at 7:43 p.m.

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Reconvene

The Agency reconvened its meeting at 8:11 p.m. with all Members present.

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Action Items

Item A-1

Consideration of Request from Los Angeles County Board of Supervisors for Free Parking at the Ince parking Structure Related to the Hollywood Bowl Park & Ride Program

Staff provided a summary of the material of record.

Agency discussion included: prior location of the Park and Ride Program; fee waivers granted by Agency directive; the number of parking spots; and impact to the structure.

Item A-1
(Continued)

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE CULVER CITY REDEVELOPMENT AGENCY: APPROVE A FULL WAIVER OF PARKING FEES FOR THE HOLLYWOOD BOWL PARK & RIDE PROGRAM FOR THE SUMMER CONCERT SEASON BETWEEN JUNE 19 AND SEPTEMBER 30, 2009.

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Item A-2

Approval of the Format and Release of a Request for Proposals for the Culver City Music Festival Producer Position

Staff provided a summary of the material of record.

Dr. Luther Henderson expressed support for the staff recommendation; he expressed appreciation for including the Cultural Affairs Commission in the process; and asked that the RFP be sent out.

Discussion between staff and the Agency included: appreciation for the work of the Cultural Affairs Commission and the intent that they have a large role in the process; clarification that the festival would remain at the City Hall Courtyard for the next several years and support for having Mr. Mandell continue as producer; whether yearly RFPs are necessary and concern with staff time required; waiting to do an RFP until the venue is changed; clarification that the question of the producer is not on the agenda; the fact that staff would return in the fall with a new contract and a review of the summer festival; ensuring that production elements are part of the discussion; whether to approve the revised RFP for future use; and clarification that elements of the revised RFP are already in Mr. Mandell's contract.

MOVED BY MEMBER SILBIGER, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY TABLE THE RFP FOR THE CULVER CITY MUSIC FESTIVAL UNTIL THE LOCATION OF THE CONCERT CHANGES; AND OPPOSE THE RELEASE OF THE RFP AT THIS TIME.

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Item A-3

Approval of a Settlement Agreement with 4043 Irving Place Investors, LLC in the Amount of $577,400 to Reduce the Height and Massing of the Proposed Project at 4043 Irving Place

Member Weissman recused himself and left the dais.

Chair O'Leary invited public participation.

The following members of the audience addressed the Agency:

Cary Anderson cited issues with trash in the parking lot; he noted that signage and pots should be removed; he proposed that area be cleaned and trash cans be placed at the corners of the property; he questioned where people were going to park when construction began and who would pay to mitigate the parking issues; he suggested that construction parking be onsite or immediately adjacent as he felt on-street parking should not be used; he suggested that the developer mitigate issues; and he expressed concern with changes to the deal in closed session.

Meghan Wells spoke regarding the 4043 project noting that none of the residents wanted to go through that type of process again. She wanted to see the General Plan revised; expressed support for Town Hall meetings; asked that early public involvement become a policy; and she reported that the Neighborhood Action Network had been created to address issues in the future and avoid appeals.

Agency discussion included: lessons learned in the process; promises made regarding what the project would look like; clarification that the City has approved entitlements; the process as a model for the democratic process; and community benefits.

MOVED BY MEMBER MALSIN AND SECONDED BY MEMBER ARMENTA THAT THE CULVER CITY REDEVELOPMENT AGENCY:

1. APPROVE THE SETTLEMENT AGREEMENT AND RELATED DOCUMENTS BY AND BETWEEN METRO REAL ESTATE AND THE AGENCY; AND,

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

Item A-3
(Continued)

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY; AND,

4. AUTHORIZE THE APPROPRIATION AND EXPENDITURE OF $577,400 FROM FUND 550.

The motion carried by the following vote:

AYES: Armenta, Malsin, O'Leary and Weissman
NOES: Silbiger

Chair O'Leary thanked Mr. Gonzalez for leaving the parking lot open and he suggested posting signage to direct people to the next closest public parking once the lot is closed.

Member Weissman returned to the dais.

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Joint Items

Item J-1

Budget Study Session – Fiscal Years 2009-10 & 2010-11 Proposed Budget: Community Development Department, Redevelopment Agency, Revenue Options, and Wrap-up

Sol Blumenfeld, Assistant Executive Director, provided a summary of the proposed Community Development budget and the Redevelopment Agency budget.

Discussion between the Agency and staff included: the Art Gallery Retrofit Program and business licenses; multi-family use guidelines; the homeless program; enforcement services; historic preservation; the amount spent on culture; low income housing and assistance programs; the green building ordinance; Washington/National and urban planning issues; sources of revenue; problems with commercial abutting residential and a suggestion for separate guidelines; illegal dumping and storage in the right of way; bulky item disposal; concerts in other areas of the City; moving the Farmers Market; and scheduling a subcommittee meeting.

Chair O'Leary invited public comment:

Item J-1
(Continued)

The following members of the audience addressed the Agency:

Cary Anderson discussed: dumping issues and bulky item pick up; homeless services; Gateway neighborhood boundaries; making budget information available for download; and moving the concert locations.

Meghan Wells appreciated putting public notification in writing and she discussed: making streets more walkable and bikeable; the General Plan; design guidelines for neighborhoods; and changing the zoning for transitional properties.

Additional discussion between staff and the Agency ensued on recycling of building materials and the Agency agreed to refer the matter to the sustainability subcommittee.

Jeff Muir, Director of Finance, provided a summary of the material of record regarding revenue options and wrap up.

Discussion between staff and the Agency included: the timeline for putting something on the ballot for the April election; a parking tax; different types of assessment districts; the Transient Occupancy Tax; a suggestion to poll residents regarding potential sales taxes; skepticism about the possibility of revenue enhancing their way of out the budget deficit; the current economic climate; the proposed budget; additional one-time funding dollars; revenue raising mechanisms subject to a vote of the people; support for funding specific mechanisms rather than sales tax; public/private partnerships and financial districts; General Obligation Bonds; revenue sources vs. the cost of providing services; concern with raising the sales tax to 10%; adding a sunset provision to the sales tax; comparisons with other cities; the school district and the parcel tax; the operational deficit; and the need for cuts.

Jeff Muir, Director of Finance, described the next steps in the budget process.

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

MOVED BY MEMBER WEISSMAN, SECONDED BY CHAIR O'LEARY 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 Chair O'Leary

- Announced that former Executive Director Fulwood's mother had passed away and asked that the meeting be adjourned in her memory

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE AGENCY ADJOURN IN MEMORY OF MARGARET FULWOOD, MOTHER OF FORMER CITY MANAGER, JERRY FULWOOD.

- Asked for consensus to support AB12 to increase funding to provide support for foster children from 18-21

Carol Schwab, City Attorney, questioned whether the item was part of their legislative agenda and staff agreed to investigate.

- Announced The Art of Affordable Housing at The Ivy Substation on June 17th.

- Announced the 15th Annual Culver City Music Festival, Thursday evenings, from July 9 through September 3, 2009.

- Announced that Performing Arts Grant recipients The Rogue Artists Ensemble would present The Story of Frog Belly Rat Bone at The Ivy Substation on June 20-21, 2009.

Items from Chair O'Leary (Continued)

- Announced that The Culver City High School Class of 2009 would be holding Community Scholarship Awards Night on June 16 at Robert Frost Auditorium.

Items from Member Silbiger

- Thanked Carol Schwab for the excellent public notification regarding the smoking item.

- Questioned whether there would be a meeting on the fifth Monday of the month.

A discussion ensued between staff and the Agency with consensus to go dark on June 29.

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Adjournment

There being no further business, at 11:28 p.m., the Agency adjourned its meeting in memory of Margaret Fulwood, mother of former City Manager, Jerry Fulwood to Monday, June 22, 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