

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

July 02, 2007
6:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:00 P.M.

Present: D. Scott Malsin, Agency Chair
Gary Silbiger, Agency Vice Chair
Alan Corlin, Agency Member
Carol A. Gross, Agency Member
Steven J. Rose, Agency Member

o0o

Closed Session

The Agency adjourned to Closed Session to discuss the following item:

CS-1: Conference with Real Property – Negotiators

Re: North Side parcels on Sepulveda Boulevard and Jefferson Boulevard – between Sawtelle Boulevard and Slauson Avenue.

Agency Negotiator: Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Legal Council, Other Parties Negotiators: Champion Development.

Under Negotiation: Price, Terms of Payment or Both, including Use Restrictions, Development Obligations and Pursuant to Government Code Section 54956.8

CS-2 Conference with Legal Counsel – Existing Litigation

Re: Culver city Redevelopment Agency vs. 8801 Limited, LLC (Surfas)

Case No.: Los Angeles Superior Court No. CIV BC 356756

Pursuant to Government Code Section 54956.9(a)

o0o

Reconvene

The Agency reconvened its meeting at 7:00 p.m., with all Members present.

o0o

Invocation/Pledge of Allegiance

The Invocation was given by Martin Cole, Assistant City Manager, and the Pledge of Allegiance was led by Peter Messinger.

o0o

Report on Action Taken in Closed Session

Chair Malsin announced that there was nothing to report from Closed Session.

o0o

Public Comment for Items Not on the Agenda

Agency member Rose recused himself from the meeting as he owns a property in the area to be discussed by the speakers.

The following members of the audience addressed the Agency:

John Wacker, Culver Alliance, reported that the Citizens Action Committee (CAC) recommended that city government incorporate community involvement, and felt community inclusion was key to successful outcome. Three hundred additional signatures were submitted to the 1,000-signature petition previously submitted opposing the proposed Champion Development.

Mitch Means observed that while the Sepulveda project was not on the agenda, many concerns of that project applied to general issues being discussed such as density, traffic, and air quality.

Peter Messinger, The Aquarium, asserted that the project was a lesson in how not to redevelop the area and the area should be handled like the downtown project.

Bonnie Wacker, Culver Alliance, noted that the Champion project had been a learning experience for everyone, and suggested starting over to devise a new workable plan for the area with community involvement from the outset. She felt that a plan was needed to carry the community forward, and that future development projects needed to improve the quality of life, not stretch density limits.

Ann Treleven expressed concern that the public was unable to comment on shade, and shadow studies at the last commission meeting, and she asserted that many residents would be greatly impacted at certain times of the year. She urged the Agency to heed recommendations that a land use study and demographics of the City be done.

Chris Georges, Harvey Capital, representing the property owners from Comp USA on Jefferson Boulevard, indicated the Agency would have significant hurdles for the project as they had no intention of selling for the proposed redevelopment project, and Goodyear had already retained legal counsel to fight the proposed development. He trusted that the Council would take into consideration the desires of the citizens and voters in Culver City, and he was surprised and pleased with the findings of the CAC.

Agency member Rose rejoined the meeting.

o0o

Consent Calendar

MOVED BY AGENCY MEMBER GROSS, SECONDED BY AGENCY MEMBER CORLIN, AND UNANIMOUSLY PASSED THAT THE AGENCY APPROVE CONSENT CALENDAR ITEMS C-1 AND C-2

Secretary's Report

Item C-1

The Agency approves and files the Secretary's Report.

Item C-2

Approval of Minutes

That the Agency approves the minutes of June 15, 2007 and June 18, 2007 as written.

o0o

Joint Item

Item J-1

A Joint item to Approve an Amendment to the Existing Professional Services Tri-Party Agreement with CJ Strategies for Federal Lobbying Services for an Additional Three-Year Term with an Optional Two-Year Extension.

MOVED BY AGENCY MEMBER GROSS, SECONDED BY AGENCY MEMBER ROSE AND UNANIMOUSLY CARRIED, THAT THE AGENCY:

1. AUTHORIZED AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES TRI-PARTY AGREEMENT WITH CJ STRATEGIES FOR FEDERAL LOBBYING SERVICES FOR AN ADDITIONAL THREE-YEAR TERM.
2. TERM TO EXPIRE ON JUNE 30, 2010, WITH AN OPTIONAL TWO-YEAR EXTENSION, AT THE RATE OF \$5,000 PER MONTH FOR A MAXIMUM AMOUNT OF \$60,000 ANNUALLY, WITH THE CULVER CITY REDEVELOPMENT AGENCY PAYING A MAXIMUM AMOUNT OF \$20,000 ANNUALLY DURING THE CONTRACT PERIOD.

o0o

Action Items

Item A

Authorization to Amend the Contractual Agreement with Mr. Caleb Nelson for Parking Management and Property Management Services.

MOVED BY AGENCY MEMBER ROSE AND SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED A CONTRACT AMENDMENT WITH MR. CALEB NELSON FOR PARKING MANAGEMENT AND PROPERTY MANAGEMENT SERVICES NO TO EXCEED \$26,000 FROM PROGRAM 59190400.619800

Item A-2

Appointment to Fill a Vacancy on the Advisory committee on Redevelopment (ACOR).

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER CORLIN AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY APPOINT SCOTT VOELZ TO COMPLETE THE BALANCE OF THE TERM WHICH EXPIRES JUNE 29, 2009, LEFT VACANT BY THE RESIGNATION OF LINDA SMITH-FROST FROM THE ACOR.

Item A-3

Adoption of a Resolution of the Culver City Redevelopment Agency Authorizing as to Form and the Execution and Delivery of a Fourth Supplemental Indenture.

MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED TO ADOPT A RESOLUTION AUTHORIZING AS TO FORM AND THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL INDENTURE TO THE FOUR SERIES OF BONDS UNDER THE INDENTURE, DATED 1999, 2002, 2004, AND 2005.

o0o

Items from Staff

None.

o0o

Announcements, Receipt of Correspondence and Requests for Future Agenda Items.

1. MOVED BY AGENCY MEMBER ROSE, SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.
2. MOVED BY AGENCY MEMBER, ROSE SECONDED BY AGENCY MEMBER GROSS AND UNANIMOUSLY PASSED TO ADJOURN IN THE MEMORY OF GEORGE WALDEN.

o0o

Adjournment

There being no further business, at 7:47 p.m., the Agency adjourned its meeting in memory of George Walden, to the next regular meeting on Monday, July 16, 2007, at 6:00 p.m. in the Mike Balkman Council Chambers.

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