

City of Culver City, California Agenda Item Report

Meeting Date: 07/26/10	Item Number: J-1
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: (1) Approval of a Participation Agreement with B&B Hardware, Inc. to Provide Private and Public Improvements to Property Located at 12400, 12412, and 12450 Washington Boulevard; (2) Adoption of a City Council Resolution Making Certain Determinations and Consenting to the Expenditure of Redevelopment Agency Funds for Certain Public Improvements; and (3) Agency Board Approval of the Plans and Specifications for the Proposed Project and Authorization to Advertise for Bids.	
Contact Person/Dept.: Kriss Casanova, Economic Development Manager; Todd Tipton, Redevelopment Administrator	Phone Number: (310) 253-5769 (310) 253-5783
Fiscal Impact: Yes ☒ No ☐	General Fund: Yes ☐ No ☒
Public Hearing: ☐	Action Item: ☒ Attachments: ☒
Commission Action Required: Yes ☐ No ☒ Date: _____	
Public Notification: (USPS) All property owners within a 500 foot radius of the site and all businesses and occupants within a 500 foot radius of the site in the City of Culver City (07/12/10); Council Member Rosendahl's Office (07/13/10); (E-Mail) Meetings and Agendas – City Council (07/22/10); (E-Mail) Meetings and Agendas – Redevelopment Agency (07/21/10).	
Department Approval: Sol Blumenfeld (07/14/10)	City Attorney Approval: Carol Schwab (by H. Baker) (07/21/10) Agency General Counsel Approval: Murray Kane
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (07/22/10)	City Manager/Executive Director Approval: P. Lamont Ewell (07/22/10)
<u>RECOMMENDATION:</u> Staff recommends the Redevelopment Agency Board (Agency Board): approve a Participation Agreement with B&B Hardware, Inc. (Property Owner) to provide private and public improvements to property located at 12400, 12412, and 12450 Washington Boulevard (Property); and approve the plans and specifications for the proposed project; AND Staff recommends the City Council: adopt a Resolution making certain determinations and consenting to the expenditure of Redevelopment Agency funds for certain public improvements.	

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BACKGROUND:

B&B Hardware, Inc. was established in 1950 and currently employs 45 people and services 500 to 1,000 customers per day. The Property is comprised of three buildings on three separate parcels that total more than 16,000 square feet (SF). The Property is located within the second phase of the West Washington Boulevard Area Improvement Plan (AIP). AIP efforts are intended to improve the area's appearance, enhance existing businesses, spur private reinvestment, and attract new businesses to serve the community.

Key components of the AIP involve the installation of landscape medians (funded by the Redevelopment Agency (Agency) and maintained through an assessment district), the improvement of building facades (through the Agency's Commercial Façade Matching Grant Program), the attraction and retention of key businesses, and creation of a graphic identity program. The Property Owner is participating in the assessment district and Commercial Façade Matching Grant Program.

DISCUSSION:

The proposed Participation Agreement identifies improvements (private and public) that will be performed by the Agency and Property Owner. The improvements include remodeling of the building façade (new signage, banners, planters, awnings, and wood screening), repaving of the parking area, and repaving of the adjacent alley (between Centinela Avenue and Kenyon Avenue) that serves as the primary ingress/egress to the Property

The improvement of the alley is important because it is badly deteriorated and has been a source of complaints from customers and negatively impacts the adjacent businesses. Since a portion of the alley is located within the City of Los Angeles, the City Council is required to make necessary findings to fund the work pursuant to Section 33445 of the California Health and Safety Code. The necessary findings are included in the proposed Resolution.

The Plans and Specifications for the proposed project are on file in the Office of the Agency Secretary.

FISCAL ANALYSIS:

B&B Hardware is consistently a top 25 sales tax producer for the City. Improved access to the site and beautification of the Property will help the area and surrounding businesses, as well as satisfy the Agency's redevelopment goals.

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The total cost of the improvements is estimated to be \$66,200 of which approximately \$38,200 will be funded by the Agency and \$28,000 will be funded by the Property Owner pursuant to the Participation Agreement.

Private improvements for the façade work will be expended from the Commercial Façade Matching Grant Program (Economic Development – Rehabilitation Activities 55090200.518200). There are sufficient funds appropriated in this program to fund the proposed grant. Matching funds will be reimbursed in accordance with the program's guidelines. There are sufficient funds in Washington Blvd AIP Phase I (55392670) to fund the proposed public improvements. Per the adopted Agency Budget Resolution, funds may be transferred from one project or program to another with the approval of the Executive Director or his/her designee. Therefore, funds will be transferred from Washington Blvd AIP Phase I (55392670) to Washington Blvd AIP Phase II (55392680).

ATTACHMENTS:

1. Photos and Maps of Alley and B&B Properties;
2. Letter from B&B Hardware, Inc.;
3. Draft Participation Agreement; and,
4. Proposed City Council Resolution.

MOTIONS:

That the City Council:

1. Adopt a Resolution making certain determinations and consenting to the expenditure of Redevelopment Agency funds for certain public improvements.

AND

That the Agency Board:

1. Approve a Participation Agreement with B&B Hardware to perform certain private and public improvements; 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; and,
4. Approve the Plans and Specifications for the Project and authorize advertisement for bids.