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CITY OF CULVER CITY FINANCE ADVISORY COMMITTEE

REGULAR MEETING OF THE
CITY OF CULVER CITY
FINANCE ADVISORY COMMITTEE
CULVER CITY, CALIFORNIA

May 14, 2025
7:00 p.m.

CALL TO ORDER & ROLL CALL

Vice Chair Bauer called the regular meeting of the City of Culver City Finance Advisory Committee to order at 7:03 p.m. in the Dan Patacchia Room at City Hall.

Members Present: MARC BAUER, Vice Chair
ANISSA DI VINCENTE, Member
KEITH JONES, Member
KEVIN LACHOFF, Member
SANTHA RAJIV, Member
VIKRAM THAKUR, Member

Absent : ANDREW LACHMAN, Chair
LEIGH AUSTIN, Member
JOHNNIE GRIFFING, Member

Staff Present: Lisa Soghor, Chief Financial Officer
Elizabeth Shavelson, Assistant Chief Financial Officer
James Lambert, Associate Analyst

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Pledge of Allegiance

Member Jones led the Pledge of Allegiance.

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Public Comment – Items NOT On the Agenda

Vice Chair Bauer invited public comment.

James Lambert, Associate Analyst, indicated that no requests to speak had been received.

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Receipt and Filing of Correspondence

James Lambert, Associate Analyst, indicated that no correspondence had been received.

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Consent Calendar Items

Item C-1

Approval of the Minutes for the Finance Advisory Committee Meeting of April 9, 2025

MOVED BY MEMBER LACHOFF AND SECONDED BY MEMBER THAKUR THAT THE FINANCE ADVISORY COMMITTEE APPROVE THE MINUTES FOR THE FINANCE ADVISORY COMMITTEE MEETING OF APRIL 9, 2025.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VINCENTE, JONES, LACHOFF, RAJIV, THAKUR
NOES: NONE
ABSENT: AUSTIN, GRIFFING, LACHMAN

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

(1) Approval of the Measure CC and Measure C Sales Tax Status Report (FY25, Q2) for Transmittal to City Council, and (2) Approval of the Real

Property Transfer Tax Status Report (FY25, Q3) for Transmittal to City Council

Lisa Soghor, Chief Financial Officer, provided status reports for Measure CC and Measure C sales tax in quarter 2 of fiscal year 2025.

Discussion ensued between staff and Committee Members regarding original budget projections; reduced expectations; online sales; larger vs. smaller retailers; transaction tax by delivery address; base sales tax; Bradley-Burns; the percentage of the county pool received by Culver City; district tax; Culver 19; motor vehicle figures statewide vs. locally; comparisons to the same quarter in the prior year; two years of softening after the peak year coming out of the pandemic; the high per capita; Costco and the mall drawing people in; daytime population; transaction tax vs. state sales tax; categorization of Costco as a discount department store; fuel sales; Economic Development; the Love Local program; and sales tax as the number one revenue generator for the General Fund.

MOVED BY MEMBER RAJIV AND SECONDED BY MEMBER DI VINCENTE THAT THE FINANCE ADVISORY COMMITTEE AUTHORIZE TRANSMITTAL OF THE MEASURE C AND MEASURE CC QUARTERLY STATUS REPORTS TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VINCENTE, JONES, LACHOFF, RAJIV, THAKUR
NOES: NONE
ABSENT: AUSTIN, GRIFFING, LACHMAN

Lisa Soghor, Chief Financial Officer, provided a status report on Real Property Transfer Tax for quarter 3 of fiscal year 2025.

Discussion ensued between staff and Committee Members regarding projections; cautious optimism; interest rates; commercial activity; residential incremental revenue gained after \$1.5 million in sales price; the base rate; decrease in average price; median price; the pension fund; the inability to count on the Transfer Tax to meet ongoing needs; potential of the tax to stymie future development; the exemption for multi-family housing in Culver City.

MOVED BY MEMBER DI VINCENTE AND SECONDED BY MEMBER THAKUR THAT THE FINANCE ADVISORY COMMITTEE AUTHORIZE TRANSMITTAL OF THE REAL PROPERTY TRANSFER TAX QUARTERLY STATUS REPORTS TO THE CITY COUNCIL.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VINCENTE, JONES, LACHOFF, RAJIV, THAKUR

NOES: NONE
ABSENT: AUSTIN, GRIFFING, LACHMAN

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Item A-2

Receive Reports for Discussion of the City's Contingency Reserve Policy; and (2) if Desired, Establish New Contingency Reserve Ad Hoc Subcommittee and Appoint Members to Research Contingency Reserve Policies in Comparable Cities

Lisa Soghor, Chief Financial Officer, provided a summary of the material of record.

Discussion ensued between staff and Committee Members regarding the ability of the City Council to change policy; the requirement that the City Manager devise a plan to get back to the regular level of reserves; the ten year forecast; depletion of reserves by the end of ten years; the proposed quarter-cent sales tax planned to be on the ballot for August; money coming out of the Contingency Fund for Jubilo Village; the recommendation to the City Council to use the remainder of the Housing Trust Fund, which is the remaining money from Redevelopment through the Successor Agency; services added without a source of funding; the ability to cut services; concern with getting off the topic of the agenda and entering into a budget discussion; setting up a subcommittee to explore contingency reserves; looking at what other jurisdictions do; examining whether a 30% reserve makes sense; the time frame for making decisions; the schedule for the City budget; creation of a subcommittee; the ability to hold a special meeting; research and analysis of the policies of other cities; reasoning behind the 30% contingency in Culver City; whether money would have to be put back into the reserves; the ability to change the level of reserves so the money does not have to be paid back; whether the policy needs to be changed; clarification that the FAC was not directed to examine the policy; lack of time to properly examine the issue; suspicion that the plan is to reduce the Police Department budget; concern that the conversation has gone off topic; and revenue brought into the City with tax measures that is now gone.

MOVED BY MEMBER LACHOFF, SECONDED BY MEMBER DI VICENTE AND UNANIMOUSLY CARRIED, THAT THE FAC: ESTABLISH A CONTINGENCY RESERVE AD HOC SUBCOMMITTEE AND APPOINT MEMBERS DI VICENTE, JONES, LACHOFF, AND THAKUR THERETO.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VICENTE, JONES, LACHOFF, RAJIV, THAKUR
NOES: NONE
ABSENT: AUSTIN, GRIFFING, LACHMAN

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Item A-3

Receipt of a Report from the 2025 Government Efficiency Ad Hoc Subcommittee, (2) Approval of the Innovation Award Nominees Chosen by the Ad Hoc Subcommittee, (3) Direction to Staff, if Deemed Appropriate

Discussion ensued between staff and Committee Members regarding applications received; number of awards to present; consensus for nominated groups; holding program names pending notification; responsibility for ordering; and the award ceremony scheduled for June 23, 2025.

MOVED BY VICE CHAIR BAUER AND SECONDED BY MEMBER LACHOFF THAT THE FAC APPROVE THE LIST OF NOMINEES TO RECEIVE THE FOURTH ANNUAL INNOVATION AWARDS AND DELEGATE SELECTION TO THE SUBCOMMITTEE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BAUER, DI VINCENTE, JONES, LACHOFF, RAJIV, THAKUR
NOES: NONE
ABSENT: AUSTIN, GRIFFING, LACHMAN

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Item A-4

Receive Reports for Discussion from the (1) Assets Ad Hoc Subcommittee, (2) Structural Revenue Review Ad Hoc Subcommittee, (3) Affordable Housing Ad Hoc Subcommittee, (4) 2025 Government Efficiency Ad Hoc Subcommittee; and (5) Provide Direction to Staff, if Deemed Appropriate

Vice Chair Bauer indicated nothing to report from the Assets Ad Hoc Subcommittee and received clarification that there was nothing to report from the Structural Review Ad Hoc Subcommittee or the Affordable Housing Ad Hoc Subcommittee.

The update on the 2025 Government Efficiency Ad Hoc Subcommittee was given during Item A-3.

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Item A-5

Discussion of June 11, 2025 Agenda

Discussion ensued between staff and Committee Members regarding lack of agenda items for June and agreement to meet on July 9, 2025.

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Public Comment – Items NOT on the Agenda (Continued)

Vice Chair Bauer invited public comment.

James Lambert, Associate Analyst, indicated that a member of the public had signed up to give comment, but they were not present in person or online.

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Items from Committee Members/Staff

Lisa Soghor, Chief Financial Officer, reported availability of the proposed budget online; she encouraged anyone with suggestions for changes on the proposed budget to let staff know; discussed the upcoming presentation to the City Council; and planned adoption of the budget on June 9, 2025.

Discussion ensued between staff and Committee Members regarding the ability of the public to make comment on the budget at the City Council meeting and the schedule of presentations.

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Adjournment

There being no further business, at 8:20 p.m., the City of Culver City Finance Advisory Committee adjourned their meeting to a regular meeting to be held on July 9, 2025.

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James Lambert
SECRETARY of the Culver City Finance Advisory Committee
Culver City, California

APPROVED

Andrew Lachman
CHAIR of the Finance Advisory Committee, Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Bocchino
CITY CLERK

Date