



Culver CITY

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ANDREW WEISSMAN, Chair
JEFFREY COOPER, Vice Chair
JIM B. CLARKE, Board Member
MICHEÁL O'LEARY, Board Member
MEGHAN SAHLI-WELLS, Board Member

John M. Nachbar, Executive Director

THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY BOARD MEETING MONDAY, June 11, 2012

PUBLIC COMMENT: At the times provided on the Agenda, the Successor Agency Board will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the Successor Agency Board. The Successor Agency Board cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the Successor Agency Board, the Agency Secretary requests you complete a Speaker's Card and present it to the Agency Secretary before the agenda item is called. You will be called to the podium when it is your turn to address the Successor Agency Board. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the Successor Agency Board has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. **For specific items listed on the agenda,** requests to address the Successor Agency Board must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the Successor Agency Board for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the Successor Agency Board by presenting a Speaker's Card to the Agency Secretary. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the Successor Agency Board.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct Agency business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the City Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the Agency Secretary's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of Agency business.

MEETING INFORMATION AND ACCOMMODATION: Successor Agency Board meetings are regularly scheduled for the first, second and fourth Mondays of every month. Successor Agency Board Agenda information is available at least 72 hours before each Successor Agency Board meeting. City Council/Successor Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>.

Additionally, you may access <http://www22.verizon.com/residential/fios/tv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the Agency Secretary at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., SUCCESSOR AGENCY BOARD MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA
THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY
SUCCESSOR AGENCY BOARD MEETING

June 11, 2012
5:00 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

Chair Andrew Weissman
Vice Chair Jeffrey Cooper
Board Member Jim B. Clarke
Board Member Micheál O'Leary
Board Member Meghan Sahli-Wells

Executive Director John M. Nachbar

CLOSED SESSION - 5:00 PM

Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.

The City Council shall convene in closed session to consider the following matters:

- 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 Legal Counsel – Existing Litigation
Re: City of Palmdale, et al. vs. Ana Matosantos et al.
Case No. 34-2012-80001154
Pursuant to Government Code Section 54956.9(a)
- CS-3.** Conference with Real Property Negotiators
Re: 9300 Culver Boulevard. City Negotiators: John Nachbar, City Manager/Executive

Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Administrator; Murray Kane, City Special Counsel/Successor Agency Special Counsel
Other Parties Negotiators: Combined Properties Inc. / Hudson Pacific Inc.
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

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, Executive Director

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

COMMUNITY ANNOUNCEMENTS BY BOARD MEMBERS/INFORMATION ITEMS FROM STAFF

Note: This is the time for Successor Agency Board Members to make community announcements or for Staff to provide information items to the Successor Agency Board and community.

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All persons requesting to address the Successor Agency Board (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the Successor Agency Board (and all other bodies in session) and NOT on the agenda must file a speaker's card with the Successor Agency Secretary prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the Successor Agency Board (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The Successor Agency Board shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

CONSENT CALENDAR

C-1. [Cash Disbursements for April 28, 2012 – June 1, 2012](#)

ORDER OF THE AGENDA

Note: The Successor Agency Board may consider reordering the sequence in which items appearing on this evening's agenda will be

considered by the Successor Agency Board.

JOINT ACTION ITEMS

- J-1.** [Budget Study Session – City Manager’s Proposed Budget for Fiscal Year 2012-2013: Presentation of the Results of a Ballot Measure Feasibility Study and Presentation of the Proposed Budgets for the City Council, City Manager’s Office, City Clerk’s Office, City Attorney’s Office, Information Technology Department, Human Resources Department, Finance Department, Transportation Department and Parks, Recreation & Community Services Department, Fire Department, Police Department, Community Development \[including the Parking Authority, Housing Authority and Successor Agency\], and Public Works Department \[including Capital Improvement Projects\].](#)
FOR THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY BOARD: *Receive a presentation regarding the Ballot Measure Feasibility Survey and direct the City Manager as deemed appropriate; and receive a presentation from the City Manager/Executive Director, Assistant City Manager/City Clerk, City Attorney, Chief Information Officer, Director of Human Resources, Chief Financial Officer, Transportation Director and Parks, Recreation and Community Services Director, Community Development Director/Assistant Executive Director and Public Works Director/City Engineer related to the City Manager’s Proposed Budget for Fiscal Year 2012/2013 and direct the City Manager as deemed appropriate.*
- J-2.** [Adoption of a Resolution Adopting the Fiscal Year 2012/2013 Budget for the City of Culver City, the Housing Authority, the Parking Authority, and the Successor Agency.](#)
FOR THE CITY COUNCIL, HOUSING AUTHORITY BOARD, PARKING AUTHORITY BOARD, AND SUCCESSOR AGENCY BOARD: *Adopt respective resolutions approving the Fiscal Year 2012/2013 Budget for the City of Culver City, Housing Authority, Parking Authority, and Successor Agency.*

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM BOARD MEMBERS

Note: At this time, Successor Agency Board Members may: (1) make individual comments on matters not on the agenda, (2) request the Executive Director to report back to the Successor Agency Board concerning a particular matter, (3) provide brief reports on official travel taken since the last Successor Agency Board meeting or other activities, or (3) provide direction to the Executive Director to place items on a future agenda for consideration by the Successor Agency Board.

ADJOURN

Note: At this time, the Successor Agency Board shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the Successor Agency Board shall be held at the date and time and in the place specified in the agenda posted for that meeting.

Next Regularly Scheduled Successor Agency Board Meeting
June 25, 2012
7:00 PM

Upcoming Regularly Scheduled Meeting Schedule

Date	Day	Time	Location
City Council			
<i>June 11</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>June 18</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>TBD</i>
<i>June 25</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>July 2</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>July 9</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>June 5</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>TBD</i>
Cultural Affairs Commission			
<i>June 12</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Patio Conference Room</i>
Planning Commission			
<i>June 13</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>June 6</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
• Regularly scheduled meetings may be canceled and Special Meetings may be called • Times and dates may be changed. • Meetings may be added or changed • The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website:

www.culvercity.org.