THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY

SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY CULVER CITY, CALIFORNIA

June 3, 2013
5:00 p.m.

Call to Order & Roll Call

Chair Cooper called the meeting of the Successor Agency to the Culver City Redevelopment Agency to order at 5:02 p.m.

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

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by David VonCannon.

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Community Announcements By Board Members/Information Items From Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Joint Action Items

Item JA-1

JOINT ACTION ITEM OF THE CITY COUNCIL, SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PARKING AUTHORITY – Budget Study Session – City Manager’s Proposed Budget for Fiscal Year 2013/2014: 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, 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]

Chair Cooper invited public comment.

The following member of the audience addressed the Successor Agency:

Michael Hamill, Culver City Chamber of Commerce, expressed concern with a projected gross deficit in the 2013-2014 budget; he felt a second look should be taken at the budget; expressed concern with continued revenue growth; discussed the importance of economic development; the passage of Measure Y; increased dependence on sales tax revenue; the importance of a renewed and sustained effort to attract quality retail;

increased TOT; expenditures to create economic growth; ongoing investment in community infrastructure; he provided suggestions for new revenue source enhancements; setting policy regarding the use of City funds and in-kind services to prevent unknown additional costs; he agreed to provide copies of his presentation to the City Council; and he discussed development of an economic development corporation.

John Nachbar, Executive Director, introduced the item.

Mary Noller, Budget and Accounting Operations Manager, summarized changes and adjustments made to the proposed budget, and corrections to line items in the General Fund.

Don Pederson, Chief of Police, presented an overview of the proposed Police Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding grant opportunities; consensus to hold a parking control workshop; different departments involved in the workshop; automatic license plate readers; Smart 911; regular reports on crime statistics and parking violations; expanded recruitment efforts; monitoring Metro Rail station issues; the towing and meter collection contracts; praise for the Police Department; the Pit Fire Pizza incident; an observation that parking is a bigger issue than crime; the Culver City School District Resource Officer; programs within the district; site surveys; the incident in Newton, Connecticut; CicLAvia; the recent bomb scare; the size of the Police Department budget compared with others in the City; continued wise use of resources; clarification that Metro has not appeared to increase crime rates; potential issues with nighttime street closures at Venice and Robertson; safety overtime; non-discretionary overtime; the size of the police force compared with other cities; response times; officer safety; community expectations; costs to hire an officer; pre-funded retirement; and Workers Compensation.

Chris Sellers, Fire Chief, presented an overview of the proposed Fire Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding appreciation to staff for taking on additional duties; staff reductions; the number of employees on probation; appreciation to the department for their hard work; support for the CERT program; the significance of accreditation; the Insurance Office Rating and effects to insurance rates; overtime vs. constant staffing; discretionary overtime; staffing levels of the Fire Department as compared to other departments; support to other cities; older equipment; community concern about the oil fields; hazardous materials facilities in the City; integration of resources; the PXP emergency plan; specific resources to petroleum emergencies; staff resources necessary to achieve accreditation again; reductions and impacts to effectiveness; the auxiliary fire fighter program; retirements; a future ambulance operator program; filling vacancies; EMS oversight; the nurse educator; quality improvement; the increase to fire suppression funding; reallocations; one-time funding for six recruits; increases to workers compensation; the workplan; paramedic training; the completion of proposed tasks; ongoing tasks; response times; standards; making statistics available to the public; ISIS; the Brotman Emergency Room; the seismic upgrade; cross training and the number of paramedic officers; length of the probationary period; submission of the compliance report; amortization of equipment; workers compensation; the liability reserve fund; the growing retiree population; OPEB funding; and growing medical premiums.

Charles Herbertson, Public Works Director/City Engineer, presented an overview of the proposed Public Works Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding the closure of the Puente Hills landfill; waste diversion; outreach to the business community; business recycling; composting and food waste programs; increasing the diversion rate; grants; sale of recycled items; storm water runoff; the County’s Unmet Drainage Needs Program; the consolidation of residential permit parking; trash/recycling split receptacles; National Pollutant Discharge Eliminations (NPDES); compliance with state standards; economic impacts; environmental mitigations vs. infrastructure mitigations; participation in major capital projects; achieving the goals set; development of an enhanced watershed management plan; recommendations by the agencies that write the regulations; plan review; pubic input; the scope of the responsibilities of Public Works; appreciation to the department for their response to the community; quality of life in the City; graffiti abatement; street sweeping contract revisions; the capital budget; the total CIP; an explanation of the Other Contractual Services category and Other Expenses; facilitating plan check reviews; plan check fees; one-time expenditures; the CIP budget vs. the Operating budget; expansion of wireless services; the work plan; Blair Hills Park drainage; discretionary funds that can be applied to projects; the work plan for on-street parking; meter installations; community outreach; items scheduled for completion for the fourth quarter of 2011-2012; the sustainable communities plan; the traffic study on Braddock; expansion of food-waste recycling; the temporary roundabouts; traffic calming measures; placeholders; the Bicycle and Pedestrian Master Plan; wording to clarify that projects are not being put off a year; targeting specific projects; sharrows; signage regarding bicycles in lanes; staff reductions and workload; metering loading zone parking spots; storm water fees; reclassification of the Pest Control Tech to Urban Forester; retiring medical pre-funding; and shifting postal costs to cost allocation.

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Recess/Reconvene

Chair Cooper called a brief recess from 7:52 p.m. to 8:06 p.m.

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Art Ida, Transportation Director, presented an overview of the proposed Transportation budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding the line-by-line comprehensive analysis; feedback from riders; runcutting; timing of the actions; proposed changes; increased ridership;

aspirations to be the best fleet in the nation; increased training expenses; the transit administration budget; the incentive program; concern with increases to absenteeism; efforts to maintain quality; potential fare increases; the TAP program; inter-agency transfers; gate locking; fare structure; bus advertising; paratransit; effects of EXPO on ridership; rail to bus interfaces; Phase 2; service planning; the downtown shuttle; the Hayden Tract; areas with the greatest need; hours of operation; the limited budget; branding for the shuttle; transit operations management software; smartphone technology; congratulations to staff for the hard work and the awards; accessibility; money saved by using CNG buses; electric vehicles; Bike to Work Week; the needs of the Hayden Tract vs. the needs of the Downtown Business Association; other funding sources; and appreciation for the dedication of staff.

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Public Comment for Items NOT on the Agenda

None.

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Items from Successor Agency Members

None.

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Adjournment

There being no further business, at 8:51 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Tuesday, June 4, 2013 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

APPROVED

Jeffrey Cooper
CHAIR of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY

SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY CULVER CITY, CALIFORNIA

June 4, 2013
5:00 p.m.

Call to Order & Roll Call

Chair Cooper called the meeting of the Successor Agency to the Culver City Redevelopment Agency to order at 5:03 p.m.

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

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Board Member O'Leary.

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Joint Action Items

Item JA-1

JOINT ACTION ITEM OF THE CITY COUNCIL, SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY, CULVER CITY HOUSING AUTHORITY, AND THE CULVER CITY PARKING AUTHORITY – Budget Study Session – City Manager's Proposed Budget for Fiscal Year 2013/2014: 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, 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]

Dan Hernandez, Director of Parks, Recreation, and Community Services, presented an overview of the proposed Parks, Recreation and Community Services Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding expenditures and staffing moves; disability services; the CDBG award to the City; less reliance on contractual services; moving a staff member from Vets to the Senior Center; miscellaneous revenue; grant funding; changes in the fee structure; the facility use fee; the intent to add wifi to Veterans Auditorium; the Community Cultural Plan; the demise of redevelopment; Cultural Affairs; the Disability Advisory Committee; workplans for Committees and Commissions; promotion of galleries, museums, and other cultural activities; Artwalk; Fiesta La Ballona; staff time involved; parks programming; customer satisfaction surveys; user expectations; access to facilities; gym space; contract classes; tracking retention; the situation with Cultural Affairs; sales tax revenue for upcoming projects; the Department of Finance; a request for more permanent status and funding including using the General Fund for 2014-2015 to help make the Cultural Affairs department whole again; impacts to quality of life in the community; financial assumptions; caution with regard to programming; developing a public/private partnership; separating the Cultural Affairs Foundation from the City and having it become a 501c3; creating an economic development corporation; cultural affairs and the arts as economic development tools; a suggestion to engage the newly formed Finance Advisory Committee; Measure Y; appreciation to staff; the recent bomb scare; the department mission; the number of rentals at Veterans Auditorium; the Plunge; conducting an organization-wide review; the Affordable Care Act; employees working more than an average of 30 hours per week and mandated health care coverage; managing part time employees; hourly positions; non-career positions; high turnover positions; goals of the Affordable Care Act; the CalPERS contract; RSVP; Dial-A-Ride vs. Paratransit; donations; the Senior Nutrition Program; the renovation at Culver City Park; issues with City run sports programs; sponsorships; subsidized programming; the reduction in group insurance; after school classes; recreation program fees; and the 2009 fee study.

Sol Blumenfeld, Community Development Director and Successor Agency Assistant Executive Director, presented an overview of the proposed Community Services Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding the elimination of Redevelopment; the Department of Finance; the entitlement process; development; transit oriented development; pedestrian amenities; rail spur parking; bond funding; Ballona Creek; the Pacific Theatres agreement; economic development programs; the audit; affordable housing; the Housing Element; past borrowing from the Housing Fund; the ERAF funds; neighborhood preservation; concern with delaying revenue generating projects; Parcel B; financial opportunities lost while not being able to go forward with the plan; funding; benefits of an active Redevelopment Agency; projects important to the development of the community; DDA and OPA; development agreements; extensions of letter agreements; the Long Range Asset Management Plan; getting a Finding of Completion; the Non-Housing Asset Audit; buying out the state; Farmers Market income; parking revenues; business outreach; the fast track permitting process; the Walker parking study; changing parking behavior; parking enforcement; actions of the state; the ambitious economic development plan; Media Park; the proposed shuttle; establishing a semi-permanent food kiosk; the demand for creative office space; amenities; enforcement services; standardization between departments; interpretation of the code; amending the mechanical code; interdivisional and interdepartmental coordination; code enforcement; development and inspection; multi-family design guidelines; site plan review approval; zoning code amendments; height exceptions; retail smoking establishments; projects in the former redevelopment areas; the site plan approval review process; the possible smoking ban on multi-unit dwellings; design for developments; making the dining regulations comport with the zoning ordinance; the climate action plan; the California Environmental Quality Act; greenhouse gas emissions; Life Safety Building Code requirements; occupancy issues; economic effects; attrition; new businesses that are code compliant; the Art Fund; the Mortgage Assistance program; Homeless Outreach; liquidating certain City holdings; the economic development plan; the budget for the parking structures; establishing funding for capital improvements for the parking structures; and placing the structures on the ROPS.

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Recess/Reconvene

Chair Cooper called a brief recess from 7:46 p.m. to 8:05 p.m.

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Martin Cole, Assistant City Manager/City Clerk and Successor Agency Secretary, presented an overview of the proposed City Council, City Manager, and City Clerk budgets for Fiscal Year 2013/2014.

John Nachbar, Executive Director, discussed a possible workshop with the City Council to review work plans and opportunities; establishing priorities early on; and changing the process.

Discussion ensued between staff and Board Members regarding appreciation for regular legislative updates; hours of operation for passports and increases in demand and revenue; certification; the Committee for Permits and Licensing; online payments; the interdepartmental nature of permitting; a one-stop permitting process; appreciation for the tentative agendas and Meeting in a Minute; creating an active presence in the front lobby; more efficient employee supervision; establishing the legislative tracking program; the auto allowance; subscriptions; costs formerly attributed to the Redevelopment Agency; the fiber optics JPA issue; creating an economic development corporation; developing a work plan for Committees and Commissions; creating 501c3s outside of City Foundations to help support City programs; centennial planning; appreciation to the City Clerk’s office for expedited agendas and the notification page on the website; clarifying the policy regarding reading comments out loud; City notifications in the Culver City News; an opt-in email pamphlet program; appreciation to staff for their diligence; City Council salaries; Social Security; Retiring Medical Prefunding; Other Contractual Services; and small errors were clarified.

Carol Schwab, City Attorney and Successor Agency General Counsel, presented an overview of the proposed City Attorney’s Office budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding the medical marijuana ban; the campaign finance and activity ordinance update; liability claims; legal services for land use; General Fund expenditures; oil drilling legislation; the bag ban; the use of outside consultants; the necessity of varied areas of expertise; liability reserve fees; the LAX mitigation; and appreciation to staff.

Michelle Williams, Chief Information Officer, presented an overview of the proposed Information Technology Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding the City-wide training program; the wifi expansion; the virtual environment; energy savings; a request to change the hold music; adding an option to opt-out of receiving paper notifications; email notification; a suggestion to choose a thinner font to save money on toner; copier based printing; redesign of the City website; migrating the email infrastructure to the cloud; adding wifi to the Senior Center; the fate of old computers; the upgrade and enhancement to the wifi in downtown; appreciation for the responsiveness of staff; the quicklink on the website to report graffiti; biggest challenges for the next year; and next steps for the City.

Serena Wright, Human Resources Director, presented an overview of the proposed Human Resources Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding training and development; coordination with other departments; the increase in legal services; incentive programs for employees; the salary study; updates to the Civil Service rules; class specifications; the transition from CAO to City Manager; workers compensation; and the safety program.

Jeff Muir, Chief Financial Officer, presented an overview of the proposed Finance Department budget for Fiscal Year 2013/2014.

Discussion ensued between staff and Board Members regarding clarification on the elimination of the proposed Fire Department Telecommunications Supervisor position; benefits to being a member of the National League of Cities, the U.S. Conference of Mayors and other similar organizations; a request for a summary of what the entities are about and benefits to participating in them; the Independence Day Exchange Club event; the High School graduation Party; the commitment with Culver City schools; the joint use agreement; the liaison meeting; annual credit card fees; the Finance Advisory Committee; developing economic diversity in Culver City; the retail sector; the ability to collect fees; billing; business tax renewals; online options; sanitation fees; interfacing with the finance system; alternative business tax schedules; business tax in El Segundo; general concepts of the gross receipts tax; the current business tax structure; economic development; and appreciation to staff.

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Public Comment for Items NOT on the Agenda

None.

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Items from Successor Agency Members

None.

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Adjournment

There being no further business, at 10:26 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, June 10, 2013 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

APPROVED

Jeffrey Cooper
CHAIR of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

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UNTIL APPROVED BY THE
CULVER CITY
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY

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

June 10, 2013
5:30 p.m.

Call to Order & Roll Call

Chair Cooper called the meeting of the Successor Agency to the Culver City Redevelopment Agency to order at 5:30 p.m.

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

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Closed Session

At 5:30 p.m., the Successor Agency to the Culver City Redevelopment Agency recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 9300 Culver Blvd. (Parcel B)
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: The African Community Council
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

CS-2 Conference with Real Property Negotiators

RE: 9099 Washington Boulevard (Ince Parking Structure)
City Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: Love Your Food Everyday Kitchen (LYFE)
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

CS-3 Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – 1 Matter
Pursuant to Government Code Section 54956.9(d)(4)

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Reconvene

Chair Cooper reconvened the meeting of the Successor Agency to the Culver City Redevelopment Agency at 7:10 p.m. with all Board Members present.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Helen Kerstein.

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Report on Action Taken in Closed Session

Chair Cooper indicated there was nothing to report from closed session.

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Community Announcements by Board Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

JOINT CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY AGENDA ITEM: Cash Disbursements

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY APPROVE CASH DISBURSEMENTS FOR MAY 18, 2013 – MAY 31, 2013.

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Order of the Agenda

No changes were made.

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Joint Public Hearings

Item JPH-1

JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/ SUCCESSOR AGENCY AGENDA ITEM: JOINT PUBLIC HEARING - Adoption of Respective Resolutions Adopting the Fiscal Year 2013/2014 Budgets for the City of Culver City, the Culver City Housing Authority, the Culver City Parking Authority, and the Successor Agency to the Culver City Redevelopment Agency

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY RECEIVE AND FILE THE NOTICE OF AFFIDAVIT OF

PUBLICATION.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY OPEN THE PUBLIC HEARING.

Jeff Muir, Chief Financial Officer, provided a summary of the material of record.

Board Members received clarification regarding language allowing for flexibility to make adjustments in appropriations and how often that occurs.

Chair Cooper invited public participation.

The following member of the audience addressed the Successor Agency:

Cary Anderson discussed the use of social media to facilitate information sharing regarding parking; redevelopment; metered parking; and parking enforcement officers.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY CLOSE THE PUBLIC HEARING.

Discussion ensued between staff and Board Members regarding when follow-up on downtown parking would be discussed; the outcome of parking facilities and ultimate ownership; individual departments vs. the big picture; the appendixes; City Council policy regarding the budget on an ongoing basis; strong existing policy; whether recommendations were being followed; mission driven budgeting; annual budget workshops; using a format that allows for dialogue; annual review of policies; the reserve; arts outreach; community priorities; user fees; revising the policy; setting more realistic benchmarks; cash management investment; monthly investment reports; divestment from fossil fuels; the City’s bond rating; the workplan; opportunity costs; updates to the City website; appreciation for the hard work of staff; goals and cost benefits; equating information to the programs being done; adequate use of resources; previous evaluation of City programs; priorities; providing resources to achieve the number one goal for each department; core services; identifying the mission of each department; public participation; budget analysis and workshops; the Finance Advisory Committee; personnel costs; flexibility; the responsibility to provide Police, Fire and Municipal Services; the overall picture; the difficulty and benefits of the cost cutting process; the state budget; and impacts to City budgets.

MOVED BY VICE CHAIR SAHLI-WELLS, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND BOARDS: ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FISCAL YEAR 2013/2014 BUDGETS FOR THE CITY OF CULVER CITY, HOUSING AUTHORITY, PARKING AUTHORITY, AND SUCCESSOR AGENCY.

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Action Items

Item A-1

Adoption of a Resolution Approving the Proposed Long Range Property Management Plan

Chair Cooper invited public comment.

There was no response.

MOVED BY VICE CHAIR SAHLI-WELLS, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD ADOPT A RESOLUTION APPROVING THE PROPOSED LONG RANGE PROPERTY MANAGEMENT PLAN AND DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT SUCH PLAN TO THE OVERSIGHT BOARD AND, IF APPROVED BY THE OVERSIGHT BOARD, TO SUBMIT THE APPROVED PLAN TO THE CALIFORNIA DEPARTMENT OF FINANCE.

Discussion ensued between staff and Members regarding resolving the need for a Finding of Completion; the feeling that the sooner they got the paperwork in the better; and congratulations to staff for their efforts.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 10:14 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, June 24, 2013 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

APPROVED

Jeffrey Cooper
CHAIR of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

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UNTIL APPROVED BY THE
CULVER CITY
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY

REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY CULVER CITY, CALIFORNIA	June 24, 2013 6:00 p.m.

Call to Order & Roll Call

Chair Cooper called the meeting of the Successor Agency to the Redevelopment Agency to order at 6:00 p.m.

Present: Jeffrey Cooper, Chair
Jim B. Clarke, Board Member
Micheál O'Leary, Board Member
Andrew Weissman, Board Member

Absent: Meghan Sahli-Wells, Vice Chair

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Closed Session

At 6:00 p.m., the Successor Agency to the Culver City Redevelopment Agency recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 9300 Culver Blvd. (Parcel B)
City Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: The Whole 9
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

CS-2 Conference with Real Property Negotiators
RE: 9099 Washington Boulevard (Ince Parking Structure)

City Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: The Culver Studios, Omelet LA, Culver City Toyota/Honda, and Velvet LLC.
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

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Reconvene

Chair Cooper reconvened the Successor Agency to the Culver City Redevelopment Agency at 7:13 p.m. with four Board Members present (absent Board Member Sahli-Wells).

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Chair Cooper.

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Report on Action Taken in Closed Session

Chair Cooper indicated there was nothing to report from closed session.

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Community Announcements by Board Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

MOVED BY BOARD MEMBER WEISSMAN AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: NONE
ABSENT: SAHLI-WELLS

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Joint Consent Calendar

Item JC-1

JOINT CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY AGENDA ITEM: Cash Disbursements

MOVED BY BOARD MEMBER CLARKE AND SECONDED BY BOARD MEMBER O'LEARY THAT THE SUCCESSOR AGENCY APPROVE CASH DISBURSEMENTS FOR JUNE 1, 2013 – JUNE 14, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: NONE
ABSENT: SAHLI-WELLS

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Consent Calendar

Item C-1

Meeting Minutes

Martin Cole, Assistant City Manager/City Clerk and Successor Agency Secretary, reported that requested corrections had been made to the meeting minutes.

MOVED BY BOARD MEMBER CLARKE AND SECONDED BY BOARD MEMBER O'LEARY THAT THE SUCCESSOR AGENCY APPROVE CASH DISBURSEMENTS FOR JUNE 1, 2013 – JUNE 14, 2013. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN

NOES: NONE
ABSENT: SAHLI-WELLS

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Item C-2

Approval of a One-Year License Agreement with The Culver Studios for Occasional Use of the 9300 Culver Boulevard Parking Lot for Overflow Parking

MOVED BY BOARD MEMBER CLARKE AND SECONDED BY BOARD MEMBER O'LEARY THAT THE SUCCESSOR AGENCY:

1. APPROVE A ONE-YEAR LICENSE WITH THE CULVER STUDIOS FOR OCCASIONAL USE OF THE 9300 CULVER BOULEVARD PARKING LOT AT THE DISCOUNTED RATE OF $1,000 PER DAY FOR A MINIMUM OF TWENTY DAYS OVER A ONE-YEAR TERM; AND

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

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O'LEARY, WEISSMAN
NOES: NONE
ABSENT: SAHLI-WELLS

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Order of the Agenda

No changes were made.

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 8:17 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, July 8, 2013 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

APPROVED

Jeffrey Cooper
CHAIR of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California