

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

July 6, 2009
6:30 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:30 p.m.

Present: Micheál O'Leary, Agency Chair
D. Scott Malsin, Agency Vice Chair
Christopher Armenta, Agency Member
Gary Silbiger, Agency Member
Andrew Weissman, Agency Member

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Closed Session

The City Council will immediately adjourn to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators

Re: 9400 Culver Boulevard

Agency Negotiator: Mark Scott, Executive Director, Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Century Wilshire Inc. for the Culver Hotel

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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Recess

The Agency recessed to Closed Session at 6:30 p.m.

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Reconvene

The Agency reconvened its meeting at 7:13 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The Invocation was led by Mark Scott, Executive Director, and the Pledge of Allegiance was led by Laura Stewart.

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Public Comment for Items NOT On the Agenda

Laura Stewart announced Fiesta La Ballona from August 28–30, 2009.

James McDimas invited everyone to the downtown art walk the second Thursday of each month, and he reported that his art had been included in the Los Angeles Times Hot List.

Martin Cole, City Clerk/Assistant City Manager, read a written comment from Fran Longmeyer.

Tony Pappas expressed concern with Councilmembers failing to clarify items for the public; he discussed statements about documents that are not disclosable and requested a description of such documents; he asked for documents that discuss changes to the keeping of trash cans; and he requested all documents pertaining to any outside attorneys used for the new ordinance.

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Public Comment for Items On the Agenda

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Consent Calendar

Item C-1

Secretary's Report

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE THE REPORT OF THE SECRETARY.

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Item C-2

Meeting Minutes

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA. AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE THE MINUTES FOR MAY 4, 2009; MAY 11, 2009, MAY 18, 2009 AND JUNE 1, 2009.

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Item C-3

Cash Disbursements

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FOR MAY 30, 2009 THRU JUNE 12, 2009.

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Joint Item

Item J-1

Approval of a Three Party Professional Services Agreement with Regency Fire Protection, Inc. for Inspection, Testing, and Maintenance of Water-based Fire Protection Systems in City and Agency Buildings

Staff provided a summary of the material of record.

Chair O'Leary invited public participation.

The following speaker addressed the Agency:

Paul Ehrlich discussed testing; he felt that the City should aim toward the national standard for safety practices; and he asserted that the pumper re-test was vague.

Member Weissman received clarification regarding the contractor and testing.

Item J-1
(Continued)

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE CULVER CITY REDEVELOPMENT AGENCY:

1. APPROVE A THREE PARTY PROFESSIONAL SERVICES AGREEMENT WITH REGENCY FIRE PREVENTION, INC. FOR INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS, IN AN AMOUNT NOT TO EXCEED \$8,280, FOR A FIVE-YEAR PERIOD; AND,
2. AUTHORIZE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY.

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Item J-2

Comments from the City Manager/Executive Director related to the Fiscal Year 2009/2010 Budgets for the City and the Redevelopment Agency

Mark Scott, Executive Director, provided a summary of the material of record.

Discussion between the Agency and staff included: support for the prioritization in the budget; a request for a timeline counting back from the election date so the Agency is aware of the last day to put something on the ballot; appreciation for the transparency of the process; a suggestion to provide an overview at the workshops; and the balancing act required to make the City functional and livable.

Martin Cole, City Clerk/Assistant City Manager, reported that the last date to adopt resolutions for the April 13, 2010 election is December 7, 2009.

The Agency and staff discussed scheduling a meeting for the last Tuesday in August.

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ACTION ITEMS

Item A-1

Approval of Agency Reimbursement to the City of Permit Fees for Valet Services Pilot Program in Downtown

Item A-1
(Continued)

Staff provided a summary of the material of record.

Discussion between the Agency and staff included: clarification that the Downtown Business Association (DBA) runs their own assessments with the blessing of the Agency; the Business Improvement District (BID); different sources of revenue for the DBA; agreement that the valet program can be funded in any manner the DBA sees fit as long as payments are made in a timely fashion; confirmation that the BID does not pay for any services provided by the City; an assertion that the program should become self-sustaining; a suggestion that the DBA reimburse the BID; and a suggestion that the Agency reimburse the City.

Member Malsin moved to adopt the staff recommendation.

Member Weissman indicated that he would not be able to vote on the matter as a member of the BID but he felt it important that the DBA understand that they have to pay the City for the valet associated costs.

Carol Schwab, City Attorney, did not feel there would be a problem with Member Weissman voting if the Agency votes on the staff recommendations separately as the item for consideration is whether the Agency should reimburse the City, not how the DBA pays for the program.

Member Weissman seconded Member Malsin's motion.

Additional discussion between staff and the Agency included: whether the DBA or the BID is responsible for paying for the program; the BID mechanism as a way to provide oversight by the Agency; the agreement for the original pilot program; concern with the process and setting a precedent; clarification that supporting the valet program is not the same as changing the rules and having the Agency pay for the program; concern with changing the rules mid-stream; concern with supporting this while many other worthy causes do not receive support; an assertion that the costs are the responsibility of the businesses; clarification that BID members pay to support their activities and the money that would be allocated by the Agency is raised from assessments on commercial properties and is specified for use on economic development purposes; costs if the City started their own valet service; clarification on the difference between this request and others; and the importance of parking convenience to businesses.

Item A-1
(Continued)

MOVED BY MEMBER MALSIN AND SECONDED BY MEMBER WEISSMAN
THAT THE CULVER CITY REDEVELOPMENT AGENCY:

- 1A. (STAFF RECOMMENDATION) APPROVE RETROACTIVE REIMBURSEMENT TO THE CITY FOR THE FEES FOR THE DOWNTOWN PILOT VALET PARKING PROGRAM IN THE AMOUNT OF \$15,480 FOR THE PERIOD OF JUNE 27, 2008 THROUGH JUNE 30, 2009 FROM ACCOUNT NO. 55090200.520400 "BUSINESS DEVELOPMENT EXPENSES"; AND
- 2A. (STAFF RECOMMENDATION) APPROVE PROSPECTIVE REIMBURSEMENT TO THE CITY FOR THE FEES FOR THE DOWNTOWN VALET PARKING PROGRAM IN THE AMOUNT OF \$7,740 FOR THE PERIOD OF JULY 1, 2009 THROUGH DECEMBER 31, 2009, FROM ACCOUNT NO. 55090200.520400 "BUSINESS DEVELOPMENT EXPENSES."

The motion carried by the following vote:

AYES: Armenta, Malsin, O'Leary and Weissman
NOES: Silbiger

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Public Comment for Items Not on the Agenda

None.

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Receipt of Correspondence

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA,
AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE
CORRESPONDENCE.

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Items from Staff

Martin Cole, City Clerk/Assistant City Manager, asked that the meeting be adjourned to July 13, 2009.

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Items from the Agency

Items from Member Weissman

- Reminded everyone that the free summer concert series begins on Thursday in the City Hall courtyard

Items from Member Malsin

- Complimented staff on the well attended July 4 fireworks event noting less fireworks going off in neighborhoods due to the zero tolerance policy of the police department
- Cited two privately owned, overgrown lots on the west side of town and the importance of updating property maintenance standards

Items from Member Silbiger

- Announced the First International Sister City meeting from July 29 to August 1 in Belfast
- Discussed a new Clean Cars Law to reduce greenhouse emissions from new cars and trucks
- Asked how a new law that went into effect on July 1, 2009 requiring chain restaurants to provide brochures with nutritional locations at the point of purchase would be enforced and suggested including information about that on the City website

Carol Schwab, City Attorney, agreed to investigate the matter and indicated that information could be put on the City website but noted that it was a state issue.

- Distributed information regarding the Coalition for Local Oversight of Utility Technologies and received consensus to agendaize a discussion of the Telecommunications Act of 1996 and possible health issues related to cell towers

Carol Schwab, City Attorney, received clarification that the County Board of Supervisors had voted to ask the Federal government to review their policies.

Items from Chair O'Leary

- Received clarification regarding a Farmers Market memo indicating the potential to relocate the market
- Reported on a meeting of the Baldwin Hills Conservancy, received consensus to discuss acquisition of the site for the school in Blair Hills, and requested that a City representative attend the upcoming meeting
- Announced the Culver City Music Festival every Thursday night through September 3 in the City Hall Courtyard

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Adjournment

There being no further business, at 8:43 p.m., the Agency adjourned its meeting to an Adjourned Regular Meeting on Monday, July 13, 2009.

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Alice Prasad
SECRETARY of the City of Culver City Redevelopment Agency, California

APPROVED

Micheál O'Leary
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California