

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

August 18, 2008
6:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:00 p.m.

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

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Closed Session

The Agency immediately recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators

Re: 4061-4101 and Wade Street

Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel

Other Parties Negotiators: Residential Property Owners

Under Negotiation: Price and Terms

Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators

Re: 9715 Washington Boulevard

Agency Negotiator: Jerry Fulwood, Executive Director, Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel

Other Parties Negotiators: Glenn Laiken and Stuart Freeman

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 Real Property Negotiators

Re: 9814 Washington Boulevard

Agency Negotiator: Jerry Fulwood, Executive Director; Todd Tipton, Redevelopment Administrator; Christopher Evans, Project Manager and Murray Kane, Agency General Counsel

Other Parties Negotiators: Rethink Development Corporation

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 Weissman reconvened the meeting at 7:15 p.m. with all Members present.

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Closed Session Report

Chair Weissman reported that items C-2 and C-3 had not been considered and there was nothing to report out on item C-1.

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Invocation/Pledge of Allegiance

Jerry Fulwood, Chief Executive Officer, led the Invocation. Cultural Affairs Commissioner Ronnie Jayne led the Pledge of Allegiance.

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Recess/Reconvene

Chair Weissman recessed to the City Council meeting from 7:17 p.m. to 8:16 p.m.

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Public Comment for Items NOT On the Agenda

Gary Silman expressed concerns with properties taken for freeway expansions.

Public Comment for Items NOT On the Agenda
(Continued)

Assistant Executive Director Blumenfeld reported that the Agency had approved a housing strategy that included the creation of affordable housing in several areas of the City and would be making a presentation soon on the Agency-owned Globe property and other components of the comprehensive housing strategy.

Egon Monostorey read a letter from Jerry Fulwood dated June 8, 2008 indicating that he would respond regarding illegal dumping concerns.

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Public Comment for Items On the Agenda

None.

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JOINT ITEM

Item JPH-1

Continuation of Public Hearing on: (1) Appeal of the Planning Commission's Approval of Site Plan Review, SPR P2007116, and Negative Declaration for the Construction of a Mixed-use Building with 26 Residential Condominium Units and 3,370 Square Feet of Office Space Located at 4043 Irving Place; and (2) Redevelopment Agency Consideration of the Project as it Relates to the Redevelopment Plan. (The Public Hearing will be continued to September 15, 2008).

Chair Weissman recused himself from the item and left the dais at 8:21 p.m.

City Clerk Martin Cole read a card from Marta Zaragosa asking that Agency Members disapprove of the project due to negative effects on the neighborhood and area school children. She questioned whether appropriate studies had been done and public input had been taken, asking that Council require that 70% of those affected approve the project before it can go forward.

MOVED BY MEMBER ARMENTA AND SECONDED BY MEMBER O'LEARY TO CONTINUE THE PUBLIC HEARING TO MONDAY, SEPTEMBER 15, 2008 AT 7:00 P.M. VOTING ON THE MOTION REFLECTED UNANIMOUS APPROVAL WITH CHAIR WEISSMAN RECUSED.

Chair Weissman returned to the dais at 8:25 p.m.

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Consent Calendar

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER O'LEARY, AND
UNANIMOUSLY PASSED TO APPROVE THE CONSENT CALENDAR.

Item C-1

Secretary's Report

The Agency approved the Report of the Secretary.

Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from July 5, 2008 through July 18, 2008 and July 19, 2008 through August 1, 2008.

Item C-3

Meeting Minutes

The Agency approved the Meeting Minutes of April 21, 2008, April 28, 2008, May 5, 2008 and May 12, 2008.

Item C-4

Approval of a Contract with Psomas for Design Survey Services Related to the Washington/National Project

The Agency:

1. Approved a contract with Psomas for design survey services related to the Washington/National Project in an amount not to exceed \$18,000 out of program 55092620.619800; and,
2. Authorized the Agency General Counsel to review/prepare the necessary documents; and,
3. Authorized the Executive Director to execute such documents on behalf of the Agency.

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JOINT CONSENT

Item JC-1

JOINT CONSENT ITEM - Approval of an Amendment to the Existing Professional Services Agreement with Fieldman Rolapp & Associates, Inc. for General Financial Advisory Services for the City and Redevelopment Agency

MOVED BY MEMBER ARMENTA, SECONDED BY COUNCILMEMBER O'LEARY, AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY:

1. Approve an amendment to the existing professional services agreement with Fieldman Rolapp & Associates, Inc. to increase the not-to-exceed amount by \$20,000 to a total not to exceed amount of \$29,500; 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.

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Item JC-2

JOINT CONSENT ITEM - Approval of a Tri-Party Professional Services Agreement with Kristi Callan for Minute Transcription Services for Meetings of the City Council, the Redevelopment Agency, the Cultural Affairs Commission, the Parks and Recreation Commission, the Planning Commission, and the Civil Service Commission

Staff and the Agency discussed: whether a City employee could be used to do this work; the time consuming nature of the job; the importance of consistency in having one person do the minutes for all meetings; the effectiveness of the type of minutes taken; City policy with regard to meeting minutes for committees; the cost of using a contractor vs. a full time employee; which committees are Brown Act committees; and a suggestion to post committee meeting minutes on the City website.

Member Malsin moved that staff accept the recommendation.

Councilmember O'Leary questioned how staff arrived at the amount allocated to taking City Council meeting minutes. This led Chief Executive Officer Fulwood to suggest that they do further research on the matter and return with the item at a future meeting.

Member Malsin retracted his motion.

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JOINT ITEM

Item J-1

JOINT ITEM – (1) Release of a Request for Proposals (RFP) for Completion of a Citywide Historic Resources Inventory Update and (2) Establishment of the Ad-Hoc Historic Resources Inventory Advisory Committee

Assistant City Manager/City Clerk Martin Cole reported that the item needed additional work and asked that the item be continued to a future meeting.

Member Silbiger asked for more specific reasons in the future when staff wants to postpone an item.

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Receipt of Correspondence

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

Chief Executive Officer Fulwood reminded Councilmembers that the first meeting in September would be held on September 8 due to the Labor Day Holiday on September 1.

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Items from the Agency

Items Presented by Member Silbiger:

Member Silbiger moved to adjourn the meeting in memory of Judy Monia, member, Culver City Landlord-Tenant Mediation Board. Member Malsin seconded the motion which passed unanimously.

Member Silbiger commented on the length of the agenda, expressing concern that there were many backed up items waiting to be heard.

Chief Executive Officer Jerry Fulwood explained timing issues of agenda items and the difficulty of adding agenda items at the last minute due to the time consuming nature of creating staff reports. He indicated that City Council items could be placed on Agency nights if that was the wish of the Council.

Items Presented by Member Malsin:

Member Malsin announced upcoming performances funded by the Performing Arts Grants Program: "We Tell Stories" at the Julian Dixon Library on Wednesdays during the summer. Free performances by the Culver City Public Theatre will be held on Saturdays and Sundays at Carlson Park. More information is available on the City website or by calling the Cultural Affairs Hotline.

Member Malsin reported attending the Culver City Public Theatre performances at Carlson Park and the Housing Division appreciation dinner. He thanked CDD staff for a good job keeping the Burger King site clean and he encouraged that other properties be kept clean as well. He further reported attending the HOK event and was impressed with the volunteer involvement of their employees and the work done in the playground area at La Ballona school. He asked that the City write a thank you letter to HOK and the other businesses who participated in the event.

Items Presented by Chair Weissman:

Chair Weissman commented that HOK had raised the bar in community involvement.

Chair Weissman announced "Made in Culver City" film program will take place on Saturday, September 6, 2008 in the City Hall Courtyard, presented by the Culver City Redevelopment Agency.

Chair Weissman reminded everyone to go to the last Culver City Music series concert on Thursday, August 21, 2008.

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Adjournment

There being no further business, at 9:00 p.m., the Agency adjourned in memory of Judy Monia to a Adjourned Regular meeting on Monday, August 25, 2008, at 7:00 p.m. in the Mike Balkman Council Chambers.

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

APPROVED

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California