These Minutes are not Official until
Approved by the Culver City Redevelopment Agency

CULVER CITY REDEVELOPMENT AGENCY

MINUTES

June 18, 2007

Call to Order

The meeting of the Culver City Redevelopment Agency was called to order at 7:51 p.m. with five members present.

-0-

Invocation/Pledge of Allegiance

Covered under City Council.

-0-

Roll Call

Members Present: D. Scott Malsin, Agency Chair
Gary Silbiger, Agency Vice Chair
Alan Corlin
Carol Gross
Steven Rose

-0-

Staff Present

Jerry Fulwood, Executive Director; Martin Cole, Assistant City Manager; Sol Blumenfeld, Assistant Executive Director, Charles Herbertson, Public Works Director, Andy O'Connell, Senior Civil Engineer, John Fisanotti, Redevelopment Project Manager, and Murray Kane Agency Legal Counsel

-0-

Public Comment - Non-Agendized Items

Chair Rose excused him self as he owns property in the area to be discussed by speakers.

John Wacker read the mission statement for the Culver Alliance for Quality of Life noting that they support the independent business community. He expressed concern about the Sepulveda Boulevard project, and the welfare of the Sunkist Park community noting that the retail community servicing the area would be displaced by the proposed development.

Bonnie Wacker wanted to see building codes including allowable density, height limitations, and traffic management examined before any development went forward, and she asked that input be taken from the Planning Commission, residents, and business owners to strategize what development would be planned and what the objectives were. She presented a petition of over 1,000 supporters in Culver City obtained in two weeks noting that the alliance was widespread and extended beyond Sunset Park.

Responding to Chair Malsin, City Manger Fulwood indicated that the evaluation of density standards was agendized for July 2.2007.

Linda Forest, Segrell Way, presented census statistics and a brief history of recent development in the City. She expressed opposition to the proposed project but support for growth in the City while retaining the small town feel.

Berdeane Rubin, Segrell Way, felt that a petition with 1,000 signatures said more than the facts and figures cited at previous meetings and she wanted to see the project stopped noting that while she supported earlier changes, this project was not in keeping with the small town atmosphere.

Jennifer Ryba, Segrell Way, expressed opposition to the redevelopment of the Sepulveda corridor as proposed by Champion Development as it would increase population, density, increase traffic, destroy local businesses, place commercial property ownership in the hands of a monopoly, build a monolithic structure towering over the community, create a loss of community trust in the City Council, and ruin Culver City's small town feel. She urged the Council to vote against the Champion development and noted that citizens would take political action to have a Council that would protect the small town environment.

Peter Messinger, The Aquarium Company, provided statistics for businesses affected by the proposed development noting that 11 are corporate owned, 55 are family owned, and 42 are owned either by first generation immigrants of minorities. He indicated that the project would be financially devastating and the options offered were not realistic. Businesses would not be able to stay in the project, as none of the independent owners would be able to afford the $45 per square foot that would be charged to recoup the investment and relocating 70 stores, and restaurants somewhere else in Culver City would not be possible as there are very few spaces available in the City at any given time. He reported that many owners were willing to improve the appearance of their businesses, and he was working on forming a South Sepulveda Business Association modeled after the Downtown Business

Association to revive and improve the corridor. He encouraged the City to let the small businesses be part of redevelopment, not victims of it.

Dorothy Inman opposed the project and expressed concern that the development would ruin the beautiful gardens belonging to her mother and aunt who have lived on Segrell Way for 48 years.

Chris Georges, Comp USA Center, read a letter signed by property owners within the redevelopment area declaring opposition to the redevelopment plan for the area as currently proposed. He reported that they supported improvements but felt the community knew the needs of the area best. He asked for a fresh start that allowed the stakeholders in the community to formulate a plan that would be most effective and he reported that property owners in the area had no intention of selling their properties to facilitate the proposed redevelopment.

Mr. Georges stated that the letter would be signed and forwarded to the City Council and Redevelopment Agency and he reminded everyone that this was neither an inevitable project, nor a foregone conclusion but is being spoken about with an inevitability that he found to be disturbing. He reported that the Goodyear Corporation that owns Just Tires would be fighting the development as they went through a similar process in Glendale and it took them two years to reopen at a new location.

Parviz Chakab reported that 100% of residents were against the project and he had never seen a City Council vote against the majority. He expressed opposition to the project as he felt it would devalue property, increase traffic, and eliminate privacy as the development would see in the back yards.

Diane Black was alarmed by what she saw as a potentially negative trend in the City. She reported moving to Culver City for the small town feel and she expressed concern with being able to accommodate additional students, senior citizens, and traffic generated by the development. She questioned where the parks and recreational facilities would be to service the new residents.

Joanne Morrissey, Segrell Way, submitted a written comment expressing concern about increased traffic from the development. She felt that the downtown redevelopment was appropriate but the proposed project was too large as it borders a residential community. She indicated that the Culver Alliance for Quality of Life wanted the Champion project reconsidered with input from the community.

Jane Glade submitted a written card which questioned the Environmental Impact Report noting that traffic would be far worse than the existing situation on Sepulveda and Jefferson. She questioned whether noise levels had been considered.

Chair Malsin reported that the next meeting of the Citizen's Advisory Committee would be held on June 27 at El Merino and following that would be a discussion in Chambers about density in the City on July 2.

Mr. Corlin asked that the next meeting be posted and Chair Malsin indicated that had been done.

Mr. Rose re-joined the meeting

C-1 Secretary's Report

Moved by Mr. Corlin, seconded by Mr. Corlin and unanimously passed to approve the Secretary's Report.

-0-

Joint Item J-1 A Joint City Council/ Redevelopment Agency Meeting for the Consideration to Authorize the Award of a Construction Contract to FEI Enterprises, Inc., for the Construction of the New Fire Station #3 located at 6030 Bristol Parkway, Project P-857

Andy O'Connell, Senior civil Engineer presented a brief summary of the material of record.

Responding to Mr. Corlin, Mr. O'Connell explained that costs had increased due to an increase in the size of the project, rising construction costs and the additional bay. He felt the 10% contingency would be sufficient for the complex project and he reported no significant soil problems.

Mr. Silbiger questioned what types of green building provisions were being implemented in the design.

Charles Herbertson, Public Works Director, reported that they had worked with Southern California Energy, Savings by Design and their contractor to come up with ideas for the project. He pointed out that a fire station is not the easiest building to make green, but they did the best they could. For example, all appliances are energy efficient, natural lighting is used when possible and the building is designed to be a low maintenance building which saves on materials and supplies in the long run.

Mr. Silbiger noted that government has to be in the forefront of moving ahead environmentally, and he was pleased that some of the elements were being incorporated into the building. He asked for more information on that when the item came back and he indicated in the future that, he would try to remember to raise the issue at the beginning of the process of any new city buildings they construct.

Ms. Gross stated that this was a project she supported and monitored from the start, and she expressed concern about the funding and use of reserves. She reported contacting Congresswoman Watson to ascertain whether there was any hope of Federal funding, and while the project is earmarked, the Federal Budget package was not passed last year and it is not clear what will happen. She expressed hope that Homeland Security funding sources would be able to help with the project.

Moved by Ms. Gross, seconded by Mr. Corlin and the discussion continued.

Mr. Rose expressed concern about the $1.5 million overage and he hoped it was a lesson learned that time is money. He acknowledged that a significant portion of the increase was due to expanding the project from a two bay to a three bay station, but he was bothered by the amount of time it had taken to get it that far. He suggested that they now knew how the private sector felt when undue time was taken in the approval process. He observed that the building was Spartan, and that long-term maintenance would prove a savings to the City while providing excellent service.

Responding to Chair Malsin, Executive Director Fulwood indicated that the City was continuing to look at alternative funding sources.

Mr. Herbertson reported that the construction manager had been present throughout the design and bidding process and they felt it important to keep the contractor on track and make sure the quality of the building is what they expect.

Chair Malsin echoed previously expressed concerns.

Moved by Ms. Gross and seconded by Mr. Corlin to Award a tri-party construction contract to FEI Enterprises, Inc. in the amount of $5,100,000.00 (Five Million One Hundred Thousand Dollars) for the construction of the new Fire Station #3 located at 6300 Bristol Parkway, Project P-857; and, Authorize the Executive Director to execute the agreement. The motion passed unanimously.

-0-

Staff Reports, Announcements,

Moved by Mr. Corlin, seconded by Mr. Rose and unanimously passed to receive and file correspondence.

Receipt of Correspondence and Requests for Future Agenda Items

Ms. Gross moved to adjourn the meeting in the memory of Jodie Hall-Esser's father. Mr. Rose seconded the motion which passed unanimously.

Mr. Rose reminded everyone that Share Our Strength's, Taste of the Nation would be held on Sunday, June 24 in Media Park from 1 p.m. to 5 p.m. co-sponsored by the City and the Redevelopment Agency.

Mr. Silbiger requested that an item be agendized in the future to consider a consistent policy on community involvement, and he questioned at what point the community should get involved when there is a development project.

Mr. Corlin agreed and Chair Malsin supported the idea but asked that it be deferred until after the Sepulveda project is determined.

Mr. Rose took offense to the notion that the community had not had input on developments and he asserted that the process had always been open.

Ms. Gross pointed out that agendizing the discussion did not mean that she would be going in that direction. She felt there were many aspects of the discussion including what has happened historically, and what has happened in terms of the project.

Chair Malsin pointed out that the Agency had pursued different types of projects over the years and the history of community involvement was very good. He asked that consideration be deferred until mid-summer and Mr. Silbiger agreed.

-0-

Adjournment

There being no further business, it was moved by Mr. Rose, seconded by Ms. Gross and unanimously passed to adjourn the meeting in memory of Jodie Hall-Esser's father at 8:38 p.m., to the next regular meeting on Monday, June 25, 2007, at 7:00 p.m. in the Mike Balkman Council Chambers.

- 0 -

ALICE PRASAD
Agency Secretary

D. SCOTT MALSIN, Chairperson
Redevelopment Agency