

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

February 4, 2008
7:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 7:11 p.m.

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

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Invocation/Pledge of Allegiance

City Manager, Jerry Fulwood led the invocation. Frank Campagna led the Pledge of Allegiance.

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Public Comment for Items NOT On the Agenda

Marta Zaragosa objected to the proposed utility tax increase due to unforeseen budget demands which she felt were caused by poor management of the City budget.

Agency and staff members clarified that the measure was not a tax increase.

Dr. Luther Henderson, Cultural Affairs Commission Chair, invited everyone to the Seventh Annual Music in the Chamber series at 7 p.m. on Friday nights in Council Chambers. He congratulated the Usual Suspects Theatre Company for being honored at the White House and he reported attending a luncheon with the cultural minister of the People's Republic of China who expressed interest in cultural activities in Culver City.

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Public Comment for Items On the Agenda

None.

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Recess/Reconvene

Chair Malsin recessed to the City Council meeting from 7:21 p.m. to 7:26 p.m.

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Joint Public Hearing

Item J-PH-1

1) Adoption of a Resolution Approving the Sale of Property at 12803-12823 Washington Boulevard to Axis Mundi RE II, LLC; (2) Adopt a resolution determining that there is no new information or substantial changes to the project analyzed in the SEIR which would warrant further environmental review and (3) Adoption of a Resolution Approving a Disposition and Development Agreement for the Construction of a Retail/Office Commercial Structure and Public Parking

MOVED BY MEMBER ROSE, SECONDED BY MEMBER GROSS, AND UNANIMOUSLY PASSED TO RECEIVE THE AFFIDAVIT OF PUBLICATION OF NOTICE AND ALL CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Staff provided a summary of the material of record.

Staff and Agency discussion focused on the public parking agreement the possibility of creating a parking district.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER GROSS, AND UNANIMOUSLY PASSED TO CLOSE THE PUBLIC HEARING.

Members expressed support for the project and further discussion focused on: electronic parking rather than poles and meters; the number of public metered parking spaces and how many are available for the businesses; records of public encroachment locations onto the sidewalks; dig alert signage; and meetings between the developer and the community.

MOVED BY MEMBER CORLIN, SECONDED BY MEMBER ROSE, AND UNANIMOUSLY PASSED TO ACCEPT THE ENVIRONMENTAL STUDY CHECKLIST.

MOVED BY MEMBER GROSS, SECONDED BY MEMBER ROSE, AND UNANIMOUSLY PASSED TO ADOPT RESOLUTION NO. 2008-A TO APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CULVER CITY REDEVELOPMENT AGENCY AND AXIS MUNDI RE II, LLC FOR THE SALE AND SUBSEQUENT DEVELOPMENT OF 12803-12823 WASHINGTON BOULEVARD.

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Consent Calendar

MOVED BY MEMBER CORLIN, SECONDED BY MEMBER ROSE, AND UNANIMOUSLY PASSED THAT THE AGENCY APPROVE CONSENT CALENDAR ITEMS C-1, C-2 AND C-3.

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Item C-1

Secretary's Report

The Agency approved and filed the Secretary's Report.

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Item C-2 Meeting

Minutes

The Agency approved meeting minutes for the January 7 and January 22, 2008 Redevelopment Agency meetings.

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Item C-3

Cash Disbursements

The Agency approved Cash Disbursements for January 5 to January 18, 2008.

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Joint Item

Item J-1

Approval of a Professional Services Agreement with MBIA Asset Management for Professional Review of the City's and Agency's Investment Policies, Practices and Procedures

Staff provided a summary of the material of record.

MOVED BY MEMBER CORLIN, SECONDED BY MEMBER ROSE, AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY 1. APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MBIA ASSET MANAGEMENT IN AN AMOUNT NOT-TO-EXCEED \$9,000; AND, 2. AUTHORIZE THE AGENCY

GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS AND AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THOSE DOCUMENTS ON BEHALF OF THE AGENCY.

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Action Items

Item A-1

Award of Professional Services Agreement to Gary Mandell to provide Music Producer services for the 2008 Culver City Music Festival

Redevelopment Administrator Tipton provided a summary of the staff report.

Gayle Smashey, Buffalohead Productions, thanked the City for the opportunity to submit a proposal.

Associate Analyst Prasad read a written comment from Ron Milberger that voiced concerns with the change in the scope of the contract and provided recommendations to address those concerns.

Redevelopment Administrator Tipton reported speaking with Mr. Mandell who agreed to add auditing and oversight to the contract.

Members expressed support for Mr. Mandell and discussed the economic development subcommittee review of the program.

Member Gross suggested that the Cultural Affairs Commission come up with a more unique name for the music festival.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER GROSS TO 1). APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MR. GARY MANDELL FOR SERVICES AS MUSIC PRODUCER FOR THE 2008 CULVER CITY MUSIC FESTIVAL IN AN AMOUNT NOT TO EXCEED \$55,000; 2). AUTHORIZE STAFF TO TRANSFER \$37,000 FROM 59190400.619800 TO 55094410.619800; 3). AUTHORIZE THE ECONOMIC DEVELOPMENT SUBCOMMITTEE TO OVERSEE THE FINAL CONTRACT NEGOTIATIONS, ARTIST LIST AND MARKETING PLAN; 4). AUTHORIZE THE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE NECESSARY DOCUMENTS AND AUTHORIZE THE AGENCY'S EXECUTIVE DIRECTOR TO APPROVE THOSE DOCUMENTS ON BEHALF OF THE AGENCY; AND 5). REAFFIRM THE OBJECTIVES/PRIORITIES OF THE CULVER CITY MUSIC FESTIVAL.

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

MOVED BY MEMBER CORLIN, SECONDED BY MEMBER GROSS AND
UNANIMOUSLY PASSED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

City Manager, Fulwood asked that Members schedule a special study session on Washington/National at 6 p.m. on February 20. He noted that there were also closed session items to address after the study session.

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Items from the Agency

Member Gross asked for an update on the timeline for the Washington Boulevard realignment noting complaints about traffic backups through the downtown area across the Culver/Duquesne intersection. Community Development Director Blumenfeld and City Manager, Fulwood agreed to provide an update on the project schedule with information posted on the City website.

Member Corlin suggested a page on the website listing projects and their status.

Staff and the Agency discussed Member requests and suggestions. City Manager, Fulwood felt that a three-person consensus was necessary to bring items forward and he indicated that he would bring a policy forward at the end of the month for input.

Chair Malsin alerted staff to a project in Los Angeles near Robertson and Venice noting that it was very large and important to keep track of.

Chair Malsin announced that the dog park would be closed for several days to allow for the installation of shade and permanent weather structures.

Chair Malsin invited everyone to come see Patrice Rushen perform at Music in the Chambers at 7 p.m. on February 8 in Council Chambers.

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Adjournment

There being no further business, at 8:35 p.m., the Agency adjourned to the next regular meeting on Monday, February 18, 2008, at 6:00 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

D. SCOTT MALSIN
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California