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1 expeditiously winding down the business and fiscal affairs of the former redevelopment
2 agencies; and

3 WHEREAS, the City Council of the City of Culver City adopted Resolution No.
4 2012-R001 on January 9, 2012, pursuant to Part 1.85 of the Dissolution Act, accepting for the
5 City the role of successor agency to the Former CCRA ("Successor Agency"); and

6 WHEREAS, on February 6, 2012, the Board of Directors of the Successor
7 Agency, adopted Resolution No. 2012-SA001 naming itself the "Successor Agency to the
8 Culver City Redevelopment Agency", the sole name by which it will exercise its powers and
9 fulfill its duties pursuant to Part 1.85 of the Dissolution Act and establishing itself as a
10 separate legal entity with rules and regulations that will apply to the governance and
11 operations of the Successor Agency; and

12
13 WHEREAS, the Dissolution Act was amended by Assembly Bill No. 1484 ("AB
14 1484") on June 27, 2012, which, among other things, imposed procedures for the Successor
15 Agency's disposition of certain Former CCRA-owned real property including the required
16 preparation of a Long Range Property Management Plan specifying the use and disposition
17 of all such property and for the required approval of the Long Range Property Management
18 Plan by the California Department of Finance ("DOF"). The Dissolution Act has since been
19 further amended by Assembly Bill No. 1585, Senate Bill No. 341 and Assembly Bill No. 471;
20 and
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22
23 WHEREAS, pursuant to the Dissolution Act, each successor agency shall have
24 an oversight board with fiduciary responsibilities to holders of enforceable obligations and to
25 the taxing entities that benefit from distributions of property taxes and other revenues
26 pursuant to H&S Code Section 34188 of the Dissolution Act; and
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28

1 WHEREAS, the oversight board has been established for the Successor
2 Agency (hereinafter referred to as "Oversight Board") and all seven (7) members have been
3 appointed to the Oversight Board pursuant to H&S Code Section 34179. The duties and
4 responsibilities of the Oversight Board are primarily set forth in H&S Sections 34179 through
5 34181 of the Dissolution Act; and

6 WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Act,
7 on July 18, 2013, the Successor Agency prepared and submitted to the DOF for approval an
8 initial Long Range Property Management Plan, as approved by its Oversight Board, that
9 addressed the disposition and use of certain real properties of the Former CCRA. On March
10 13, 2014, the Successor Agency prepared and submitted to the DOF for approval certain
11 revisions to its initial Long Range Property Management Plan, as approved by its Oversight
12 Board, that addressed changes to the disposition of certain parking parcels of the Former
13 CCRA, as described in that March 13, 2014 revision to the Long Range Property
14 Management Plan; and

15 WHEREAS, the DOF, by letter dated March 18, 2014, issued its determination
16 on the Successor Agency's Long Range Property Management Plan (comprised solely of the
17 July 18, 2013 initial submittal as revised by the March 13, 2014 revision) ("LRPMP"),
18 approving the Successor Agency's use and disposition of all the properties listed in the
19 LRPMP. The DOF's letter states that its approval of the LRPMP took into account Resolution
20 No. 2014-OB004 approving the March 13, 2014 revised LRPMP and accompanying Agenda
21 Item Report and acknowledges the Successor Agency's submittal of its LRPMP on July 18,
22 2013 and the revised LRPMP on March 13, 2014; and

23 WHEREAS, the DOF-approved LRPMP provides for the Successor Agency's
24 transfer of that certain real property referenced by Assessor's Parcel No. 4206-029-935 and
25

1 located in Culver City, California ("City Parcel") to the City of Culver City for governmental use
2 and no monetary compensation; and

3 WHEREAS, the activity proposed for approval by this Resolution has been
4 reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"),
5 the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.,
6 hereafter the "Guidelines"), and the City's environmental evaluation procedures. The activity
7 proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term
8 is defined by Guidelines Section 15378, because the activity is an organizational or
9 administrative activity that will not result in a direct or indirect physical change in the
10 environment, per Section 15378(b)(5) of the Guidelines; and

12 WHEREAS, all other legal prerequisites to the adoption of this Resolution have
13 occurred.

14 NOW, THEREFORE, the Board of Directors of the Successor Agency to the
15 Culver City Redevelopment Agency, DOES HEREBY RESOLVE as follows:

17 SECTION 1. The foregoing recitals are true and correct and are a substantive
18 part of this Resolution.

19 SECTION 2. The Successor Agency Board has received and heard all oral and
20 written objections to the Successor Agency's proposed transfer of the City Parcel to the City
21 of Culver City for governmental use and no monetary compensation, and to other matters
22 pertaining to this transaction, and that all such oral and written objections are hereby
23 overruled.

25 SECTION 3. The Successor Agency Board hereby approves, and recommends
26 to its Oversight Board the approval of, the transfer of the City Parcel (Assessor's Parcel No.
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1 4206-029-935) from the Successor Agency to the City of Culver City for governmental use
2 and for no monetary compensation, pursuant to the DOF-approved LRPMP.

3 SECTION 4. The Successor Agency Board hereby approves, and recommends
4 to its Oversight Board the approval of, the Grant Deed, in substantial form as the Grant Deed
5 attached to the April 21, 2014 Joint City Council and Successor Agency Agenda Item Report,
6 Agenda Item No. JC-2, that effectuates the Successor Agency's disposition of the City Parcel
7 to the City of Culver City.
8

9 SECTION 5. The Successor Agency hereby authorizes and directs, and
10 recommends to its Oversight Board that it authorize and direct, the Executive Director of the
11 Successor Agency, or designee (i) to take all actions and to execute any and all documents,
12 instruments, and agreements necessary or desirable on behalf of the Successor Agency, as
13 approved by the Executive Director of the Successor Agency and Successor Agency General
14 Counsel, including without limitation the Grant Deed, in order to implement and effectuate the
15 transfer of the City Parcel from the Successor Agency to the City of Culver City, and to
16 effectuate all other actions approved by this Resolution, including, without limitation,
17 approving changes, implementations, or revisions to documents, instruments, and
18 agreements as determined necessary by the Executive Director, or designee, and (ii) to
19 administer the Successor Agency's obligations, responsibilities, and duties to be performed
20 pursuant to this Resolution and all documents, instruments, and agreements required by and
21 for the transfer of the City Parcel from the Successor Agency to the City of Culver City.
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24 SECTION 6. If any provision of this Resolution or the application of any such
25 provision to any person or circumstance is held invalid, such invalidity shall not affect other
26 provisions or applications of this Resolution that can be given effect without the invalid
27 provision or application, and to this end the provisions of this Resolution are severable. The
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1 Successor Agency declares that its Board would have adopted this Resolution irrespective of
2 the invalidity of any particular portion of this Resolution.

3 SECTION 7. The adoption of this Resolution is not intended to and shall not
4 constitute a waiver by the Successor Agency of any constitutional, legal or equitable rights
5 that the Successor Agency may have to challenge, through any administrative or judicial
6 proceedings, the effectiveness and/or legality of all or any portion of the Dissolution Act, any
7 determinations rendered or actions or omissions to act by any public agency or government
8 entity or division in the implementation of the Dissolution Act, and any and all related legal
9 and factual issues, and the Successor Agency expressly reserves any and all rights,
10 privileges, and defenses available under law and equity.

12 SECTION 8. The Successor Agency hereby determines that the activity
13 approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined
14 by Guidelines Section 15378, because the activity approved by this Resolution is an
15 organizational or administrative activity that will not result in a direct or indirect physical
16 change in the environment, per Section 15378(b)(5) of the Guidelines.

18 SECTION 9. This Resolution shall take effect upon the date of its adoption.

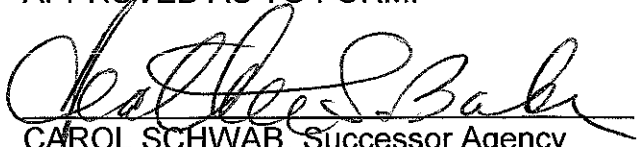
19 APPROVED AND ADOPTED, this ____ day of _____, 2014.

21 _____
22 JEFFREY COOPER, Chair
23 City of Culver City

24 ATTEST:

APPROVED AS TO FORM:

25 _____
26 MARTIN R. COLE, Secretary

27 
28 CAROL SCHWAB, Successor Agency
General Counsel

A14-00318