



Culver CITY

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ANDREW WEISSMAN, Chair
JEFFREY COOPER, Vice Chair
JIM B. CLARKE, Board Member
MICHEÁL O'LEARY, Board Member
MEGHAN SAHLI-WELLS, Board Member

John M. Nachbar, Executive Director

THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY BOARD MEETING Monday, August 13, 2012

PUBLIC COMMENT: At the times provided on the Agenda, the Successor Agency Board will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the Successor Agency Board. The Successor Agency Board cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the Successor Agency Board, the Agency Secretary requests you complete a Speaker's Card and present it to the Agency Secretary before the agenda item is called. You will be called to the podium when it is your turn to address the Successor Agency Board. Providing your name and other information requested on the Speaker's Card is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the Successor Agency Board has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a speaker's card. **For specific items listed on the agenda,** requests to address the Successor Agency Board must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the Successor Agency Board for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the Successor Agency Board by presenting a Speaker's Card to the Agency Secretary. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the Successor Agency Board.

AUTHORITY OF PRESIDING OFFICER: Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. Therefore the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct Agency business.

AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES: Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the City Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the Agency Secretary's Office at City Hall. The City also posts this information on its website (www.culvercity.org) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the City Council agenda packet.

CELL PHONES AND OTHER DISTRACTIONS: Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of Agency business.

MEETING INFORMATION AND ACCOMMODATION: Successor Agency Board meetings are regularly scheduled for the first, second and fourth Mondays of every month. Successor Agency Board Agenda information is available at least 72 hours before each Successor Agency Board meeting. City Council/Successor Agency Board/Commission meetings can be viewed live in Culver City on Channel 35 by Time Warner subscribers and on Channel 37 by Verizon FIOS subscribers. To view meetings on line please visit <http://www.culvercity.org/webcast>.

Additionally, you may access <http://www22.verizon.com/residential/fios/tv/channels.htm> and enter your zip code to see the channel listing. Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the City Clerk's Office at 310-253-5851 or see the Agency Secretary at the meeting.

NOTE: AT OR ABOUT 11:00 P.M., SUCCESSOR AGENCY BOARD MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.



Agendas are
Available on the web at
www.culvercity.org

AGENDA
THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY
SUCCESSOR AGENCY BOARD Meeting

August 13, 2012
6:00 PM (Closed Session)
7:00 PM (Regular Session)
Mike Balkman Council Chambers

CALL TO ORDER & ROLL CALL:

Chair Andrew Weissman
Vice Chair Jeffrey Cooper
Board Member Jim B. Clarke
Board Member Micheál O'Leary
Board Member Meghan Sahli-Wells

Executive Director John M. Nachbar

CLOSED SESSION - 6:00 PM

*Public requests to discuss Closed Session Items must be filed with the Clerk before Closed Session convenes.
The City Council shall convene in closed session to consider the following matters:*

- CS-1.** Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – One Case
Pursuant to Government Code Section 54956.9(c)

REGULAR SESSION - 7:00 PM

INVOCATION By John M. Nachbar, Executive Director

PLEDGE OF ALLEGIANCE

REPORT ON ACTION TAKEN IN CLOSED SESSION

COMMUNITY ANNOUNCEMENTS BY BOARD MEMBERS/INFORMATION ITEMS FROM STAFF

Note: This is the time for Successor Agency Board Members to make community announcements or for Staff to provide information items to the Successor Agency Board and community.

JOINT PUBLIC COMMENT - Items NOT on the Agenda

Note: All persons requesting to address the Successor Agency Board (and all other bodies in session) on items of interest to the public that are within the subject matter jurisdiction of the Successor Agency Board (and all other bodies in session) and NOT on the agenda must file a speaker's card with the Successor Agency Secretary prior to the calling of this item by the presiding officer. This public comment period shall have an aggregate duration of up to 20 minutes for all bodies in session. Each speaker may address the Successor Agency Board (and all other bodies in session) for up to three minutes. Speakers who have filed a speaker's card requesting to speak but are unable to be accommodated at this time may be accommodated at a second public comment period at the end of the meeting as announced by the presiding officer.

RECEIPT AND FILING OF CORRESPONDENCE

Note: The Successor Agency Board shall consider a motion to receive and file all written correspondence related to agenda items appearing on this evening's agenda and for all other written documents (including e-mails) on subjects not appearing on the agenda that were received by the City Clerk's Office no later than 4:00 PM on the day of the meeting.

JOINT CONSENT CALENDAR

Note: Joint Consent and Consent Calendar items are considered to be routine in nature and may be approved by one motion. All requests to address the Successor Agency Board under these items must be filed with the Successor Agency Secretary before the Consent Calendar and Joint Consent Calendar are called by the presiding officer.

- JC-1.** [JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AGENDA ITEM: Cash Disbursements for July 14, 2012 - August 3, 2012.](#)
Approve disbursements.

ORDER OF THE AGENDA

Note: The Successor Agency Board may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the Successor Agency Board.

JOINT ACTION ITEMS

- J-1.** [Successor Agency \(SA\) Resolution Approving the Terms of the DDA Entered into Between the City of Culver City and Combined/Hudson 9300 Culver LLC; Approving the Sale/Conveyance of Real Property Located at 9300 Culver Boulevard \(Parcel B\) from the City to Combined; Approving the Transfer of Residual Land Proceeds from Parcel B Land Sale to](#)

SA and Approving City's Retention/Ownership of Certain Land for Public Parking, the Town Plaza Expansion, and Other Public Purposes and of Certain Public Improvements Constructed as part of the Project; Acknowledging/Agreeing that DDA Constitutes the Existence of an Enforceable Obligation Pursuant to Part 1.8 & Part 1.85 of Division 24 of the Health and Safety Code for the Purposes of, Without Limitation, the Disposition of Assets Previously Owned by the Former Culver City Redevelopment Agency; AND City Council Resolution Approving, Subject to Conditions Precedent, the Transfer of Parcel B's Residual Land Sale Proceeds from the City to the SA.

Provided that all of the following conditions are satisfied (collectively, the "Conditions"), approve the City's transfer to the Successor Agency of the residual proceeds received from the sale of the Developer Parcel to the Developer for the Successor Agency's use and distribution for approved development projects or to otherwise wind down the affairs of the Successor Agency pursuant to California Health and Safety Code Section 34177(e): a. The Successor Agency adopts the Successor Agency Resolution (as defined in the City Council Resolution); b. The Oversight Board adopts the Oversight Board Resolution (as defined in the City Council Resolution); c. The Department of Finance either does not review the Oversight Board Resolution within the time period set forth in the Dissolution Act and the Oversight Board Resolution and the actions therein are deemed effective pursuant to the Dissolution Act or the Department of Finance reviews the Oversight Board Resolution within the time period set forth in the Dissolution Act and the Department of Finance approves of the Oversight Board Resolution and the actions therein; Provided that all of the Conditions are satisfied, authorize and direct the Executive Director of the Successor Agency, or his or her designee, and the City Manager, or his or her designee, to take all actions and sign any and all documents necessary to implement and effectuate the DDA and the actions approved by this Resolution including, without limitation, approving extensions of deadlines set forth in the DDA and the Schedule of Performance (Attachment No. 4 to the DDA) as determined necessary by the City Manager, or his or her designee, under the DDA, approving amendments to the DDA and its Attachments as determined necessary by the City Manager, or his or her designee, to effectuate the DDA, executing documents on behalf of the Successor Agency and City (including, without limitation, grant deeds or quitclaim deeds), and administering the Successor Agency's and City's obligations, responsibilities and duties to be performed pursuant to this Resolution; and Acknowledge that the City does not intend, by adoption of the Resolution, to waive any constitutional, legal and/or equitable rights of the Successor Agency or the City under law and/or in equity, including, without limitation, the effectiveness of the DDA or previous actions taken with respect to the DDA, by virtue of the adoption of this Resolution and actions approved and taken pursuant to this Resolution and, therefore, reserves all such rights of the Successor Agency and the City under law and/or in equity.

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM CITY COUNCIL MEMBERS

Note: At this time, Successor Agency Board Members may: (1) make individual comments on matters not on the agenda, (2) request the Executive Director to report back to the Successor Agency Board concerning a particular matter, (3) provide brief reports on official travel taken since the last Successor Agency Board meeting or other activities, or (3) provide direction to the Executive Director to place items on a future agenda for consideration by the Successor Agency Board.

ADJOURN

Note: At this time, the Successor Agency Board shall consider

adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the Successor Agency Board shall be held at the date and time and in the place specified in the agenda posted for that meeting.

**Next Regularly Scheduled Successor Agency Board Meeting
September 10, 2012
7:00 PM**

Upcoming Public Meeting Tentative Schedule

Date	Day	Time	Location
City Council			
<i>September 10</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
<i>September 24</i>	<i>Monday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Parks and Recreation Commission			
<i>September 4</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Cultural Affairs Commission			
<i>August 14</i>	<i>Tuesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Planning Commission			
<i>August 22</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
Civil Service Commission			
<i>September 5</i>	<i>Wednesday</i>	<i>7:00 PM</i>	<i>Council Chambers</i>
• <i>Regularly scheduled meetings may be canceled and Special Meetings may be called</i> • <i>Times and dates may be changed.</i> • <i>Meetings may be added or changed</i> • <i>The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.</i>			