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UNTIL APPROVED BY THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

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

November 14, 2011
5:30 p.m.

Call to Order & Roll Call

The meeting of the Redevelopment Agency was called to order at 5:30 p.m.

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

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Closed Session

The Redevelopment Agency will immediately adjourn to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 11042-11056 West Washington Boulevard
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director, Tevis Barnes, Housing Administrator and Murray Kane, City Special Counsel/Agency General Counsel
Other Parties Negotiators: Los Angeles Housing Partnership, Inc., and Tilden Terrace, L.P.
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

CS-2 Conference with Legal Counsel – Existing Litigation
Re: Rush Pacifica vs. Culver City Redevelopment Agency, et. al.
Case No. Los Angeles Superior Court No. SC113332
Pursuant to Government Code Section 54956.9(a)

Closed Session (Continued)

CS-3 Conference with Real Property Negotiators
Re: 8511 Warner Drive, and 8660 Hayden Place/8550 Higuera Street
Agency Negotiator: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director, Todd Tipton, Deputy Community Development Director/Redevelopment Administrator and Murray Kane, Agency General Counsel
Other Parties Negotiators: Hackman Capital and Conjunctive Points Warner Development
Under Negotiation: Both Price and Terms of Payment or Both, including use restrictions, development obligations and other monetary considerations
Pursuant to Government Code Section 54956.8

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Recess

The Redevelopment Agency recessed to Closed Session at 5:30 p.m.

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Reconvene

The Redevelopment Agency reconvened its meeting at 7:21 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Donna Thayer.

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Closed Session Report

Member O'Leary indicated nothing to report out of closed session.

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Community Announcements By Board Members/Information Items From Staff

Martin Cole, City Clerk/Assistant City Manager, reported a letter of protest filed for item C-6 and requested that the City Council not take action on the item.

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Joint Public Comment for Items NOT On the Agenda

Member O'Leary invited public comment.

There was no response.

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Receipt and Filing of Correspondence

MOVED BY CHAIR MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

Award of a Contract to Padilla Paving to Construct a Public Parking Lot on City-Owned Property at 12601 Washington Boulevard

Chair Malsin expressed support for the impact that staff is having in that part of town.

MOVED BY VICE CHAIR COOPER, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

1. AWARD A CONSTRUCTION CONTRACT TO PADILLA PAVING, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, TO COMPLETE THE NECESSARY WORK FOR PARKING LOT IMPROVEMENTS AT 12601 WASHINGTON BLVD.; AND,

Item JC-1
(Continued)

2. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO APPROVE CHANGE ORDERS TOTALING A NOT-TO-EXCEED AMOUNT OF $25,000; AND,

3. AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNSEL TO REVIEW/PREPARE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY

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Item JC-2

(1) Waiver of a Minor Error in the Bid Submitted by Damon Inc., (2) Award of a Construction Contract to Damon Inc. for the Veterans Memorial Building Renovations and (3) Award of Contract to American Seating Company to Install Fixed Seats in the Lower Level of the Veterans Memorial Building Auditorium for the Veterans Memorial Building Renovation Project P-876

MOVED BY VICE CHAIR COOPER, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL AND AGENCY BOARD:

1. WAIVE A MINOR ERROR IN THE BID SUBMITTED BY DAMON INC.; AND,

2. AWARD OF A CONSTRUCTION CONTRACT TO DAMON INC., FOR THE VETERANS MEMORIAL BUILDING RENOVATIONS IN AN AMOUNT OF $146,454.00; AND,

3. AUTHORIZE THE PUBLIC WORKS DIRECTOR AND THE PARKS, RECREATION, AND COMMUNITY SERVICES DIRECTOR TO EXPEND AN ADDITIONAL $25,000 FOR UNFORESEEN CONTINGENCIES OR ADDITIONAL PROJECT ENHANCEMENTS IF FUNDING IS AVAILABLE; AND,

4. AWARD A CONTRACT TO AMERICAN SEATING COMPANY OF GRAND RAPIDS, MICHIGAN TO PROVIDE AND INSTALL 451 FIXED SEATS IN THE LOWER LEVEL OF THE VETERANS MEMORIAL BUILDING AUDITORIUM IN AN AMOUNT OF $180,188.03; AND,

5. AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

Item JC-2
(Continued)

6. AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND AGENCY.

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Consent Calendar

Item C-1

Meeting Minutes

MOVED BY VICE CHAIR COOPER, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD APPROVE THE AGENCY MINUTES OF OCTOBER 24, 2011 (SPECIAL MEETING 6:00 PM) AND OCTOBER 24, 2011 (SPECIAL MEETING 7:00 PM).

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Item C-2

Cash Disbursements

MOVED BY VICE CHAIR COOPER, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD APPROVE THE CASH DISBURSEMENT REPORT FROM: OCTOBER 15, 2011 – NOVEMBER 4, 2011.

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Order of the Agenda

No changes were made at this time.

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Public Comment for Items NOT on the Agenda

Member O'Leary invited public comment.

There was no response.

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Items from Agency Board Members

Items from Member O'Leary

- Announced Small Business Saturday on November 26, 2011 at Chubby's Cruisers.

Items from Member Weissman

- Wished Member Armenta a Happy Birthday.

- Expressed good luck wishes to his wife and to the City Attorney who will be participating in the two day breast cancer walk in San Diego.

Items from Vice Chair Cooper

- Announced that he was growing a moustache to help raise awareness for men's health and prostate cancer during the month of November.

Items from Member Armenta

- Wished everyone a Happy Thanksgiving.

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Adjournment

There being no further business, at 7:56 p.m., the Agency adjourned its meeting to a meeting on Monday, December 5, 2011 at 7:00 p.m.

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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