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

February 2, 2009
5:30 p.m.

Call to Order & Roll Call

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

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

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Closed Session

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

CS-1 REAL PROPERTY NEGOTIATIONS:
Re: Machado Road Remnant Property
Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; Christopher Evans, Management Analyst; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Exceptional Children's Foundation, Heart Beet Gardening
Under Negotiation: Both price and terms
Pursuant to Government Code Section 54956.8

CS-2 WASHINGTON-CENTINELA: PROPERTY SALE NEGOTIATIONS
Conference with Real Property Negotiators
Re: 12423 to 12337 Washington Boulevard 4061 to 4069 Centinela Avenue 4064 Colonial Avenue
Agency Negotiator: Jerry Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director and Murray Kane, Agency General Counsel
Other Parties Negotiators: Southern California Edison
Under Negotiation: Price, Terms of Payment or Both, including use restrictions, development obligations and other monetary related 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 7:14 p.m. with all Members present.

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Closed Session Report

Chair Weissman reported that there was nothing to report out from Closed Session.

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Invocation/Pledge of Allegiance

The Invocation was given by Martin Cole, Assistant City Manager/City Clerk, and the Pledge of Allegiance was given by Eleanor Osgood.

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Public Comment for Items NOT On the Agenda

None.

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Public Comment for Items On the Agenda

None.

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Consent Calendar

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED TO APPROVE CONSENT CALENDAR ITEMS C-1 AND C-2.

Item C-1

Secretary's Report

The Agency approved the Secretary's Report.

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Item C-2

Cash Disbursements

The Agency approved the Cash Disbursements from January 3, 2009 thru January 16, 2009.

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Recess

The Redevelopment Agency recessed to the City Council meeting at 7:17 p.m.

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Reconvene

The Redevelopment Agency reconvened its meeting at 7:48 p.m. with all Members present.

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Joint Items

Item J-1

Approval of an Amendment to Existing Professional Services Agreement with the Gibbs Law Firm for Assistance in the Preparation of a Mobile Home Park Change of Use/Closure Ordinance

Staff provided a summary of the material of record.

Member Silbiger received clarification that while the City Attorney's office could have prepared the ordinance, the specific nature of the ordinance required the expertise of the Gibbs Law Firm.

Following discussion, the following motion was made:

MOVED BY CHAIR WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY:

Item J-1
(Continued)

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH THE GIBBS LAW FIRM FOR ASSISTANCE IN THE PREPARATION OF A MOBILE HOME PARK CHANGE OF USE/CLOSURE ORDINANCE IN AN ADDITIONAL AMOUNT $24,500 FOR A TOTAL NOT-TO-EXCEED AMOUNT OF $34,000; AND

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

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY AND REDEVELOPMENT AGENCY.

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Action Items

Item A-1

Approval of the Plans and Specifications and Authorization to Advertise for Bids for the Demolition of Six (6) Single Family Homes on Globe Avenue and One (1) Structure at 11054 Washington Boulevard

Staff provided a summary of the material of record.

Discussion between the Agency and staff included: the feasibility of using a re-use company; costs to deconstruct the building; and clarification that 50-70% of the material would be recycled.

The following members of the audience addressed the Agency:

Daniel Guzman
Cary Anderson

Speaker comments included: (1) a request to withhold approval; (2) the possibility of rehabilitating the homes; (3) concern that development plans were not provided; (4) a suggestion to move the buildings somewhere else or rehabilitate them where they are; and, (5) concern that the increasing density would not be good for the character of the neighborhood.

Ela Valladares, Deputy City Clerk, read a written comment from James McDimas.

Discussion between the Agency and staff included: clarification that the City had determined that the homes could not be rehabilitated without extraordinary efforts; previous Agency support of the strategy as a way to address the lack of affordable housing in the community; preliminary plans shared with the neighborhood group at an ACOR meeting; addressing the housing strategy and intent to meet a housing objective; Planning Commission approval of preliminary plans necessary as part of the entitlement process; rehabilitation costs; intent to create development fitting for the neighborhood; a request that the City call a prop house to take the Arco Electric sign; clarification of zoning; clarification that the properties were part of the Caltrans disposition; contact with Habitat for Humanity; concern that residents feel the City is moving along without community involvement; whether the issue was urgent; consolidation of lots; zoning and density in the area; number of meetings held on the subject; planned ACOR and community meetings; and the importance of transparency.

MOVED BY MEMBER ARMENTA TO TABLE THE ISSUE SO IT CAN BE BROUGHT BACK FOR A DISCUSSION ABOUT REHABILITATION. MEMBER SILBIGER SECONDED THE MOTION.

Member Malsin received clarification that staff could present costs for rehab at the next meeting.

Member Armenta wanted to make sure that the community was given time to understand the rehab potential and be allowed to provide input.

Member Malsin proposed a substitute motion to adopt the staff recommendation with instruction for staff to return with more information regarding rehabilitation costs and community outreach. Member O'Leary seconded the motion.

Further discussion between the Agency and staff included: acknowledgement of the housing shortage; concern that the process be done correctly; the importance of real community input at the beginning; allowing time for residents to digest the information about the potential for rehab; and a request that everyone on Globe be noticed when the item comes back.

THE MOTION TO SUBSTITUTE THE MAIN MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Malsin, O'Leary, Silbiger, Weissman
NOES: Armenta

MOVED BY MEMBER MALSIN AND SECONDED BY MEMBER O'LEARY THAT THE AGENCY APPROVE THE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISING FOR BIDS FOR THE DEMOLITION OF SIX (6) SINGLE FAMILY HOMES ON GLOBE AVENUE (4044, 4050, 4054,4058,4062

AND 4068 GLOBE AVENUE, CULVER CITY, CA 90230) AND ONE (1) STRUCTURE AT 11054 WASHINGTON BOULEVARD WITH STAFF TO RETURN WITH INFORMATION REGARDING REHABILITATION COSTS AND COMMUNITY OUTREACH. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: Malsin, O'Leary, Silbiger, Weissman
NOES: Armenta

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Item A-2

Request to Enter into an Agreement with UFI/GRC Redevelopment Planning to Prepare a Preliminary Study in Determining the Feasibility of a Redevelopment Plan Amendment to Extend the Time Limits on the Use of Eminent Domain

Staff provided a summary of the material of record.

The following member of the audience addressed the Agency:

Cary Anderson

Member Malsin moved the staff recommendation, Member O'Leary seconded the motion.

Discussion between the Agency and the Council included: amending the Redevelopment Plan; support for public bidding as important to provide transparency; exceptions to the public bidding process; and clarification that the contract could have been approved administratively and the real question was whether or not the Agency wanted to move forward.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED THAT THE CULVER CITY REDEVELOPMENT AGENCY ("THE AGENCY") APPROVE THE AGREEMENT WITH UFI/GRC REDEVELOPMENT PLANNING ("UFI/GRC") TO PREPARE A PRELIMINARY STUDY TO DETERMINE THE FEASIBILITY OF A REDEVELOPMENT PLAN AMENDMENT TO EXTEND THE TIME LIMITS ON THE USE OF EMINENT DOMAIN.

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Item A-3

Award of Professional Services Agreement to Gary Mandell to Provide Producer Services for the 2009 Culver City Music Festival

Staff provided a summary of the material of record.

The following member of the audience addressed the Agency:

Luther Henderson

Discussion between staff and the Agency included: clarification that approval of the item would endorse Cultural Affairs Commission involvement; the RFP process; and, concern with staff time involved in the process.

MOVED BY MEMBER SILBIGER TO ADOPT STAFF RECOMMENDATIONS 1, 2, 3, AND 4 WITH A THREE-YEAR CONTRACT AND THE OPTION FOR THE AGENCY TO EXTEND FOR TWO YEARS IF IT SO CHOOSES.

Additional discussion ensued between the Agency and staff regarding; concern with micromanaging the process; support for Mr. Mandell and his proven track record; the previous RFP process; whether Mr. Mandell is comfortable with the terms; intent to move toward a multi-year contract; transitioning activities through the Cultural Affairs Commission so they can provide input; reasons for moving ahead and reasons for delaying the RFP process; the timeline; concern that the operating procedure accurately reflect what the Council wants to see; possible relocation from the City Hall Courtyard to the newly expanded Town Plaza by the summer of 2010; language regarding the RFP process; and assurances that Mr. Mandell would book the artists and does not have to check back with the Cultural Affairs Commission.

The following member of the audience addressed the Agency:

Francis Talbot White

Further discussion ensued between the Agency and staff regarding: a suggestion to contract with Mr. Mandell for the next two years so the status of Town Plaza will be clear; clarification that there is no existing multi-year contract; formalizing the process; and a suggestion to use the timeline for a multi-year contract with amendments to show requested variations.

Murray Kane, Agency General Counsel, suggested a change to the definition of artist management in Paragraph1, Exhibit A of the one year contract to indicate that: "producer shall be responsible for the final selection of musical styles, genres and artists"; and a change to the timeline indicating that the "Agency Board approves the RFP or decides not to send out RFP" or "staff sends out RFP, if required."

Member Malsin seconded the motion.

Discussion between the Agency and staff included: a desire to approve a three year contract; clarification that a one year contact is agendized, not a three year contract; and concerns with moving the location.

Member Armenta proposed a substitute motion with the language suggested by Murray Kane, Agency General Counsel.

Additional discussion between staff and the Agency focused on revised language in Exhibit A regarding compensation for marketing, graphic design services, and publicity.

Responding to Member Silbiger, Murray Kane, Agency General Counsel, clarified that item 5 in the main motion is as recommended in the packet subject to the revisions to the timeline as discussed which provides for the option of not issuing the RFP for 2010.

Responding to Agency inquiries, Gary Mandell stated that the RFP process was an ordeal to prepare for and he was not aware of another City concert in the area that was put out to bid. He agreed that it would be difficult to make a contract in advance without knowing the venue and acknowledged many issues to deal with in making Town Plaza a successful venue.

Responding to Member Silbiger's request that there not be an RFP for 2-3 years and granting Mr. Mandell the first option, Murray Kane, Agency General Counsel, explained that the posting of the agenda did not provide for first options in future years.

MOVED BY MEMBER ARMENTA, SECONDED BY MEMBER MALSIN, AND UNANIMOUSLY CARRIED THAT THE AGENCY AWARD A PROFESSIONAL SERVICES AGREEMENT AS AMENDED TO GARY MANDELL TO PROVIDE PRODUCER SERVICES FOR THE 2009 CULVER CITY MUSIC FESTIVAL ("FESTIVAL"); AUTHORIZE THE CULTURAL AFFAIRS COMMISSION TO INCREASE ITS PARTICIPATION IN THE CULVER CITY MUSIC FESTIVAL WORK PROGRAM; AND AUTHORIZE THE INITIATION OF A REQUEST FOR PROPOSALS PROCESS FOR THE 2010 AND 2011 FESTIVAL PRODUCER POSITION IF SO DESIRED.

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Receipt of Correspondence

MOVED BY MEMBER ARMENTA, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE CORRESPONDENCE.

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Items from Staff

Martin Cole, Assistant City Manager/City Clerk, reported that due to the President's Day holiday, the meeting of February 16 would be held on February 17 and he requested that the meeting be adjourned to February 9.

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Items from the Agency

Member Malsin reported that the Agency was making a donation to the American Cancer Society on behalf of John Kane.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER WEISSMAN, AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING IN MEMORY OF JOHN KANE, GREG MATSON, REBA EUTUS AND SGT. CURTIS A. MASSEY.

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Adjournment

There being no further business, at 9:32 p.m., the Agency adjourned in memory of John Kane, Greg Matson, Reba Eutus and Sgt. Curtis A. Massey to an Adjourned Regular meeting on Monday, February 9, 2009, at 7:00 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

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California