

1 WHEREAS, the Authority has designated multiple third-party program
2 administrators to administer the CSCDA Open PACE Program, including Nuveen Green
3 Capital; and

4 WHEREAS, Chapter 29 provides that assessments may be levied under its
5 provisions only with the free and willing consent of the owner or owners of each lot or parcel
6 on which an assessment is levied at the time the assessment is levied; and

7 WHEREAS, the owner (the "Participating Property Owner") of the properties
8 located at 3590-3620 Eastham Drive and 8432 Stellar Drive, Culver City, California (the
9 "Participating Properties") have asked the Authority and Nuveen Green Capital to provide
10 financing through the CSCDA Open PACE Program for the installation of Improvements on
11 the Participating Properties as part of the renovation of industrial properties on the
12 Participating Properties (the "Projects"), and the City desires to allow the Participating
13 Property Owner to participate in the CSCDA Open PACE Program and to allow the Authority
14 to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds
15 to finance or refinance the installation of Improvements on the Participating Properties; and

16 WHEREAS, the Authority will conduct all assessment proceedings under
17 Chapter 29 for the Participating Properties and issue any bonds related to the Participating
18 Properties, and the City will not be responsible for the conduct of any assessment
19 proceedings; the levy of assessments; any required remedial action in the case of
20 delinquencies in such assessment payments; or the issuance, sale or administration of any
21 bonds issued in connection with the Participating Properties.

22 NOW, THEREFORE, the City Council of the City of Culver City, California,
23 DOES HEREBY RESOLVE, as follows:
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1 1. The City Council hereby finds and declares that the Participating
2 Properties will benefit from participating in the CSCDA Open PACE Program and, pursuant
3 thereto, the conduct of special assessment proceedings by the Authority pursuant to
4 Chapter 29 and the issuance of bonds to finance or refinance the installation of
5 Improvements on the Participating Properties.

6 2. The City hereby consents to the conduct of special assessment
7 proceedings by the Authority pursuant to Chapter 29 on the Participating Property and the
8 issuance of bonds to finance or refinance the installation of Improvements on the
9 Participating Properties; provided, that:

10 (1) the Participating Property Owner, who shall be the legal owner of
11 such properties, executes a contract pursuant to Chapter 29 and complies with
12 other applicable provisions of California law in order to accomplish the valid
13 levy of assessments; and
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15 (2) the City will not be responsible for the conduct of any
16 assessment proceedings; the levy of assessments; any required remedial
17 action in the case of delinquencies in such assessment payments; or the
18 issuance, sale or administration of any bonds issued by the Authority in
19 connection with the Participating Properties.
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21 3. The City Manager or designee is hereby authorized and directed to
22 execute and deliver such certificates, requisitions, agreements and related documents as
23 are reasonably required by the Authority to implement the authorization accomplished by
24 this Resolution. The City Manager or designee is hereby designated as the contact persons
25 for the Authority in connection with the CSCDA Open PACE Program.

1 4. The following City staff persons, together with any other staff persons
2 chosen by the City Manager from time to time, are hereby designated as the contact
3 persons for CSCDA in connection with the Projects: Public Works Director/City Engineer.

4 5. The City Manager and/or his designee(s) are hereby authorized and
5 directed to execute and deliver such certificates, requisitions, agreements and related
6 documents as are reasonably required by CSCDA to implement the Projects.

7 6. The City Council hereby finds that no environmental review is required
8 under the California Environmental Quality Act (CEQA) in connection with the adoption of
9 this Resolution because the related proposed Projects are categorically exempt pursuant to
10 Section 15303(e) (Class 3 New Construction) of the State CEQA Guidelines.

11 7. This Resolution shall take effect immediately upon its adoption.

12 8. The City Clerk is hereby authorized and directed to transmit a certified
13 copy of this resolution to the Secretary of CSCDA at: Secretary of the Board, California
14 Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

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17 APPROVED AND ADOPTED on the 28th day of October, 2024.

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19 _____
20 YASMINE-IMANI MCMORRIN, Mayor
 City of Culver City, California

21 ATTEST:

21 APPROVED AS TO FORM:

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23 _____
24 JEREMY BOCCHINO, City Clerk

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24 HEATHER BAKER, City Attorney