



Culver CITY

MIKE BALKMAN COUNCIL CHAMBERS
9770 CULVER BOULEVARD
CULVER CITY, CALIFORNIA 90232-0507
CITY HALL Tel. (310) 253-6000
FAX (310) 253-6010

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

John M. Nachbar, Executive Director

THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVEL. AGENCY SUCCESSOR AGENCY BOARD MEETING Monday, July 14, 2014 REVISION #1

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 ACCOMODATION: Successor Agency Board meetings are regularly scheduled for the 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, on Channel 37 by Verizon FIOS subscribers, and, for AT&T Uverse subscribers, by going to Channel 99. 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

REVISION #1

AGENDA

THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY SUCCESSOR AGENCY BOARD MEETING

Monday July 14, 2014
5:30 PM (Closed Session)
7:00 PM (Regular Session)

CALL TO ORDER & ROLL CALL:

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

Executive Director John M. Nachbar

CLOSED SESSION - 5:30 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 Real Property Negotiators

Re: 8511 Warner Drive

Agency Negotiators: John M. Nachbar, City Manager/Executive Director, Sol Blumenfeld, Community Development Director/Assistant Executive Director, Todd Tipton, Economic Development Manager and Murray Kane, City Special Counsel/Successor Agency General Counsel

Other Parties Negotiators: Conjunctive Points Warner Development (a.k.a. Samitaur Constructs/Fredrick Smith)

Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary considerations.

Pursuant to Government Code Section 54956.8

- CS-2.** Conference with Real Property Negotiators
Re: 9300 Culver Blvd. (Parcel B) and adjacent Right-of-Way
Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: B. Layne Creations
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
- CS-3.** Conference with Real Property Negotiators
Re: The 1-block portion of the former Washington Boulevard Right-of-Way between Main Street and Ince Boulevard.
Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Manager
Other Parties Negotiators: The Wende Museum
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
- CS-4.** Conference with Real Property Negotiators
Re: 8829, 8831, 8840, 8841, 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914 -8918, 8920, 8926, 8930, 8936 Venice Boulevard.
Agency Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Manager; Murray Kane, City/Successor Agency Special Counsel.
Other Parties Negotiators: Lowe Enterprises Real Estate Group
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

REGULAR SESSION - 7:00 PM

REFLECTION 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. Comments received in writing will be distributed to the City Council Members before consideration of an item on the agenda and become part of the official record 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 June 14, 2014 – July 4, 2014.](#)
Approve Disbursements.

CONSENT CALENDAR

- C-1.** [Approval of Minutes for the Regular Meeting of June 23, 2014.](#)
Approve Minutes.

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 PUBLIC HEARING

- JPH-1.** [JOINT CITY COUNCIL-SUCCESSOR AGENCY PUBLIC HEARING: Approval of an Implementation Agreement between the City of Culver City, the Successor Agency to the Culver City Redevelopment Agency and Lowe Enterprises Real Estate Group in Order to Convey Real Property Located at 8829, 8831, 8839, 8841, 8843 Exposition Boulevard; 8801, 8803 Washington Boulevard; 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842, 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, 8936 Venice Boulevard to Develop a High Quality Transit Oriented Development.](#)
Approve and recommend to its Oversight Board approval of (1) an Implementation Agreement between the City of Culver City and the Successor Agency and Lowe Enterprises Real Estate Group in order to convey the real property located at [8829, 8831, 8840, 8841, and 8843 Exposition Boulevard; 8801, 8803, 8824, 8825, 8828, 8830-8834, 8836, 8839,

8842, and 8846 National Boulevard; 8900-8906, 8910-8912, 8914-8918, 8920, 8926, 8930, and 8936 Venice Boulevard] for the development of a high quality transit oriented development; (2) the Successor Agency's use of the net purchase price proceeds received by the Successor Agency after close of escrow in accordance with the Dissolution Act and other applicable law; and (3) related action; (Subject to the Approval of the Oversight Board and the State Department of Finance) Authorize the Successor Agency General and Special Counsel to review/prepare the necessary documents; and (Subject to the Approval of the Oversight Board and the State Department of Finance) Authorize the Executive Director to execute such documents on behalf of the Successor Agency.

ACTION ITEMS:

Public requests to discuss Action Items must be filed with the Clerk before the item is called.

A-1. [Approval of a Sublease with Lamill Coffee, Inc. for Use of a Portion of Media Park to Operate a Coffee Concession Business.](#)

Approve a Sublease with Lamill Coffee Inc. to operate a coffee concession business out of Media Park which incorporates the terms and conditions set forth in this staff report; Authorize the Successor Agency General Counsel to review/prepare the necessary documents; and Authorize the Executive Director to execute such documents on behalf of the Successor Agency.

PUBLIC COMMENT - Items NOT On The Agenda (Continued)

ITEMS FROM BOARD 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
July 28, 2014
7:00 PM**

Upcoming Public Meeting Tentative Schedule

Date	Day	Time	Location
City Council			
July 28, 2014	Monday	7:00 PM	Council Chambers
August 11, 2014	Monday	7:00 PM	Council Chambers
Parks and Recreation Commission			
August 5, 2014	Tuesday	7:00 PM	Council Chambers
Cultural Affairs Commission			
August 12, 2014	Tuesday	7:00 PM	Council Chambers
Planning Commission			
July 23, 2014	Wednesday	7:00 PM	Council Chambers
Civil Service Commission			
August 6, 2014	Wednesday	7:00 PM	Council Chambers
- Regularly scheduled meetings may be canceled and Special Meetings may be called - Times and dates may be changed. - Meetings may be added or changed - The Successor Agency to the Culver City Redevelopment Agency, Culver City Housing Authority and Culver City Parking Authority meet on an as needed basis.			

Compliance with Government Code Section 54957.5: Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the City Clerk, City of Culver City, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the City's Website: www.culvercity.org.