These Minutes are not Official until
Approved by the Culver City Redevelopment Agency

CULVER CITY REDEVELOPMENT AGENCY

MINUTES

July 17, 2006

Call to Order

The meeting of the Culver City Redevelopment Agency was called to order at 5:30 p.m. with five members present and immediately recessed to closed session.

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Recess to Closed Session
CS-1.

Conference with Real Property Negotiators

Re:	Interest in Real Property Located at 8925 Lindblade Street
Agency Negotiator:	Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; Kellee Fritzal, Economic Development Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators:	Bonifacio and Mary L. Bravo
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-2.

Conference with Real Property Negotiators

Re:	Interest in Real Property Located at 4061, 4101 Wade Street; 3418-3424 Helms Avenue; 10800-10818 Venice Boulevard; 4025 Grandview (Mobile Home Park); 5448, 5458, 5487 Kinston; 12204-12208 Washington Place
Agency Negotiator:	Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; Tevis Barnes, Housing Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators:	A.J. & Edith Sherwood, & Sherwood Family Trust; Marie Weissburg, & Marie

	Weissburg Trust; David Beri; Joseph David & Daniel Hantman; Foek-Nan Teng; C.A. Bermeo; Jose & Ama Robles; Gandolfo Fiori; and Arthur Cantero
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:	Interest in Real Property Located at 8908, 8910, 8919 and 8921 Lindblade Street
Agency Negotiator:	Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators:	University of California
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:	Interest in Real Property Located at 10100 Jefferson Boulevard
Agency Negotiator:	Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators:	Los Angeles Community College District
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-5. <u>Conference with Legal Counsel – Existing Litigation</u>

Re:	Culver City Redevelopment Agency. Martinez et al
Case No.:	BC 342759

Pursuant to Government Code Section 54956.9(a)

CS-6. <u>Conference with Real Property Negotiators</u>

Re:	Interest in Real Property Located at 12406-12423 Washington Boulevard, and 4061, 4063, and 4069 S. Centinela Avenue
Agency Negotiator:	Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators:	SJ Woo LLC and PCKW LLC
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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Invocation / Pledge of Allegiance

The invocation was given by Jerry Fulwood, Executive Director, and the Pledge of Allegiance was led by Alan Goldman.

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Roll Call

Members Present: Steven Rose, Agency Chair
Scott Malsin, Agency Vice Chair
Alan Corlin
Carol Gross
Gary Silbiger

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Staff Present

Jerry Fulwood, Executive Director; Susan Evans, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; Murray Kane, Agency General Counsel; Kellee Fritzal, Economic Development Administrator; Tevis Barnes, Housing Administrator; Joe Susca, Project Manager; Alicia Weintraub, Redevelopment Project Manager; Kriss Casanova, Management Analyst; and Alice Prasad, Associate Analyst.

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Report on Closed Session

Nothing to Report.

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Public Comment-Items not on the Agenda

Dave Benson announced that Fiesta La Ballona would be held August 25-27 at Vet's Park and he noted that there will be many varied activities for children and adults. He thanked sponsors of the event and asked for volunteers for the dunk tank.

Marta Zaragoza, President, Culver City Parks and Services Foundation, thanked those who participated in their fundraiser on July 16 and she also thanked the sponsors, major donors and all contributors. She provided an address for donations and reported that some Council members, Commissioners and Department Heads had indicated that they did not know about the fundraiser but she stated for the record that she had personally delivered invitations for each Councilmember, Commissioner and Department Head on Monday, June 26 to the City Clerk's office. She added that although they might have missed the fundraiser they were welcome to make a donation to help improve the parks and she pointed out that some people did receive invitations including: Fire Chief Eastman, Parks Director La Pointe, Commissioners Barriciello and Daly Redholtz as well as Councilmember Gross. Ms. Zaragosa pointed out that any donation, no matter how small, added up and collectively a little goes a long way.

Mark Salkin of 10769 North Gate Street, had heard unconfirmed reports that that the Redevelopment Agency had met in closed session without notice and made a $10,000 cut to the summer concert series which would impact the program by reducing the number of concerts from 13 to 8. As a sponsor of the series he found any type of cuts to the series unacceptable and he pointed out that there had never been any problems with the concerts or the many thousands of people who come to the downtown area and patronize restaurants and shops. He noted that the Agency budget was very large in proportion to the $10,000 that was cut and he wanted to see the matter placed back on the agenda with appropriate notice given to the people concerned so that the City would have the opportunity to voice its opinion on the matter.

Chair Rose clarified that the budget hearings had been duly noted and that item was a separate item given to the Agency staff and he indicated that the matter was not done in closed session, nor was it hidden from the public.

Ms. Gross stated that she did not have any memory that the concerts had been cut back from 13 to 8.

Assistant Executive Director Evans reported that the budget had been reduced from $88,000 to $78,000 and decisions would be brought to the Agency in the fall when the Producer's contract comes forward. At that time there will be discussions regarding the Agency's funds juxtaposed against the sponsorship amount as there has been very generous funding in the past from sponsorships and donations. She noted that reference to the number of concerts had to do with one of several items the Agency would be recommending in the fall.

Ms. Gross received clarification that there would be no reduction in concerts this summer.

Chair Rose interjected that $18,000 had been cut for the 2007 concert series.

Mr. Silbiger asked what will happen to the $18,000 that had been cut.

Assistant Executive Director Evans responded that this would be discussed in the fall when several different funding sources are discussed. Mr. Silbiger received clarification that no date had been set yet for the meeting in the fall.

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Recess and Reconvened

Agency Chair Rose recessed the meeting at 7:19 p.m. and reconvened at 7:29 p.m.

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Consent Calendar:

C-1. Secretary's Report

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed to receive and file the Secretary's Report.

C-2. Approval of Minutes

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed to approve the minutes of the Agency meeting dated June 26, 2006.

C-3. Cash Disbursements

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed to approve Cash Disbursements from June 26, 2006 to July 7, 2006.

C-4. Consideration of Authorization to Approve Professional Service Agreements and Amendment of Existing Professional Service Agreements for Appraisal Services.

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed to Authorize the Assistant Executive Director to execute the agreements subject to Agency Counsel approval:

a) Amendment No. 1 to the Contract No. RA03-20 with Desmond Marcello & Amster;
b) Amendment No. 2 to the Contract No. RA03-20 with Lee Associates, Inc.;
c) Amendment No. 1 to Contract No. RA03-19 with Valentine Appraisal & Associates
d) Agreement with Crockett & Associates, Ltd.;
e) Agreement with Otis E. Hackett & Associates;
f) Agreement with Hampstead Appraisal Company; and
g) Agreement with Norris Realty Advisors.

C-5. Approval of an Amendment to the Professional Services Contract with CBM Consulting, Inc. for General and Civil Engineering Services Related to Redevelopment Projects.

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed that the Agency Approve an Amendment to the Agreement with CBM Consulting, Inc., ("CBM") for General and Civil Engineering Services Related to Redevelopment Projects Not to Exceed $60,000 from Account 59190100.612100.

C-6. Authorization to Enter into Agreements with CTL Environmental Services, Inc., Phase One, Inc., Andersen Environmental, Inc., Gale/Jordan Associates, Inc., and Smith Emery

Moved by Ms. Gross, seconded by Mr. Silbiger and unanimously passed that the Agency Authorize the preparation of agreements with the following firms, and authorize the Assistant Executive Director to execute the agreements subject to Agency Counsel approval:

a) Agreement with CTL Environmental Services, Inc.;
b) Agreement with Phase One Inc.;
c) Agreement with Smith Emery GeoServices, Inc.;
d) Agreement with Anderson Environmental, Inc; and
e) Agreement with Gale/Jordan Associates, Inc.

GeoServices, Inc. for Environmental Services.

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Action Items:

A-1 Authorization to Enter into a Contract with Johnson Fain for a Site Development Plan for the Washington National Triangle Site.

Recording Secretary Prasad read the following card:
"Casey Smith, Conquest Student Housing, What is Urban Partners' role in this project? Is there a negotiation to a contract extension?"

Redevelopment Administrator Tipton clarified that Urban Partners is the developer that the Agency has been working with over a long period of time on the Washington National project and Agency staff anticipates bringing a contract with them back in the near future for consideration by the Agency.

Mr. Silbiger questioned what the criteria was for deciding against a Request for Proposal (RFP).

Assistant Executive Director Evans explained that in the past, Agency policy has been that when a project has been Agency initiated, a RFP is used. When a developer or property owner brings a proposal to the Agency and has spent time and money on architects, and provides a concept, drawings and plans, if Agency staff is interested in entering into an Exclusive Negotiation Agreement, staff conducts typical due diligence that is done for any proposal and then recommends entering into an ENA without an RFP. She explained that Urban Partners had been selected two years ago as part of an RFP process for Washington National.

Moved by Ms. Gross, seconded by Mr. Malsin and unanimously passed that the Agency Approve the contract with Johnson Fain for a Site Development Plan for the Washington National Triangle Site in the amount of $148,000 and authorize the Executive Director to execute the contract.

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A-2. Authorization to Execute a Contract with

Ms. Gross commented that one of their concerns when entering into the contract with Modern Parking was the demeanor of the attendants but she reported that she has

Modern Parking Inc. for the Management and Operation of the Cardiff, Ince, and Watseka Parking Structures.

observed the attendants to be universally gracious and she appreciated that.

Mr. Malsin echoed Ms. Gross' comments.

Moved by Ms. Gross, seconded by Mr. Malsin and unanimously passed to Authorize the Contract with Modern Parking Inc., for the management and operation of the Cardiff, Ince, and Watseka Parking Structures from August 1, 2006, through June 30, 2009, not to exceed $478,104 for FY 2006/07, $505,773 for FY 2007/08, and $509,878 for FY 2008/09, for a total contract amount of $1,493,755 in accordance with the rates specified in its proposal dated April 14, 2006, and authorize the Assistant Executive Director to sign the Agreement.

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A-3. Consideration to Receive and File Owner Statements of Interests and Authorization to Negotiate an Exclusive Negotiation Agreement with Champion Realty, Ltd. for the Proposed Redevelopment of Two Sites on the West Side of Sepulveda Boulevard, between Sawtelle and Slauson.

Chair Rose indicated that he had a financial conflict of interest for the item and he recused himself, turning the meeting over to Vice Chair Malsin.

Project Manager Susca provided a brief summary per the material of record noting that if approved the project is estimated to take two to three years before groundbreaking.

John Carroll, representing Prime Pacific Investments with respect to its desire to develop the two sites and with the J.H. Snyder Company noted that Prime Pacific owns a key parcel in the area, 5495 Sepulveda at Berryman and he wanted Prime Pacific's reaction to the Agency's recommendation to enter into an ENA with Champion Realty read into the record.

"With respect to Agency staff and subcommittee's May 26, 2006 evaluation of Prime Pacific's proposal response to the developer questionnaires and statement of interest requested by the Agency, Prime Pacific respectfully takes exception to the Agency's statements in its response that Prime Pacific's proposal was unclear and hard to follow, was not in the desired format and did not contain the required financial data, as reasons for its non-selection.

Additionally, as an owner within the project area, and in partnership with the J.H. Snyder Company, one of Los Angeles' most well-known and qualified residential, commercial and retail development companies, Prime Pacific feels that the process under which the potential developer was chosen was nothing more than pretense and that the selection of Champion Realty as developer was a foregone conclusion based upon prior existing relationships and as such protests the selection of Champion, a non-owner in the project area as the potential developer. Thank you very much."

Harold Hyman reported that his family has owned the property on the corner of Sawtelle and Sepulveda for approximately 50 years which has been an integral part of his family. He admitted his lack of knowledge of redevelopment but wanted the City to know about the tenants who have invested a great deal of money into the property. He stated that while he has heard the property referred to as blighted, he did not see that and instead he has witnessed those stores crowded with customers.

Mr. Hyman related that he and his tenants had been assured by the Agency that "the worst that could happen is that they would be relocated within a 50 mile radius" but he noted that the reality is that they would be relocated to another city, not the place where they have built their livelihood and their families. He was bothered by the fact that the business owners had been contacted after the fact which he felt was not part of an open process and he noted that classifying the property as blighted was an insult to the tenants and to the property owner.

Roger Lowell, owner of the Tattletale Bar for 43 years, read the definition of blight: "property in a deteriorated condition", and he asserted that was not an accurate description of the property which is kept in top condition. He questioned how the Agency would "take care of him and his business" and he noted that his family depended on the business and his son hoped to go into the business. He felt it unjust and unethical for the Board to go forward with the process.

Mr. Lowell noted that the City had redone the corner of Sawtelle and Sepulveda to facilitate traffic as part of Playa Vista and he invited the Agency to come by on a Thursday or Friday and observe the impossible traffic patterns at that corner. He pointed out that Sepulveda Boulevard was ranked F for traffic and he asserted that traffic would be further aggravated by the proposed changes. He asked the Agency to reconsider and terminate the project.

Mary Gross, Scarlet Lady Saloon, supported previous statements and indicated that she has been a resident of Culver City for over 30 years and has worked at the Scarlet Lady Saloon for 23 years and hoped to work there another 10 years until she retired. She always felt the City was an ideal place to live and retire in and she had thought the City was supportive to small businesses as a place to make a decent life and raise their families. Ms. Gross pointed out that most of the business owners had put their life savings into the businesses and she was concerned that the City was planning to take that from them to give to developers. She questioned what would happen to the business owners and their employees and she was disappointed that it appeared that the City cared more about tax dollars without regard to destroying people's lives.

Renee Ramos, El Pollo Loco, expressed concern about the proposed project and noted that their location was the number one location in the nation. He worried about the effect on his employees, many of whom have been at the location for over ten years and he questioned what would happen if the project went forward. He asked for more information on what the Agency planned to do.

Alan Goldman, 5437 Sepulveda Boulevard, found it hard to have a position on something he knows so little about and noted that tonight was the first time he had heard that construction would begin in 2-3 years. He found it difficult to understand what the plans were and he had many questions as he is in the middle of negotiating leases. He noted that there would be different Agency members on the dais in 2-3 years and he was not sure whether plans would change which makes it difficult for owners to know whether to sell or tenants to know what type of leases to sign. He asked for answers or any information they could share.

Laura Stewart, a Sunkist Park resident, found it interesting to note that money had been offered to many businesses to upgrade their facades to make them more attractive but nothing had really happened. She felt the strip had hit the tipping point when Red Hot Video moved in and she noted that there were 15 liquor licenses in that area where 5 should be. She felt the neighborhood was in trouble and she noted that there had been burglaries and inebriated people coming down Sawtelle. She asserted that the good business owners should be treated well but she felt that others did not take care of their property.

Mohammed Mohasin has two successful businesses in the affected area and he took pride in having a place for citizens to congregate. He related that he had been encouraged to expand his business to include a hookah room to increase revenue but he declined as he wanted to provide a nice, wholesome place for the people of Culver City to gather. He reported investing a lot of money into his business and he expressed concern with his future asking that the Agency respect the smaller business owners who serve the community. He wanted to stay and raise his children in the area and he expressed shock that the City would drive out small business owners who care about the City in order to accommodate large corporations.

Ms. Prasad read the following card from Mr. Packers: "This constitutes an objection to this project."

Redevelopment Administrator Tipton explained that there had been much correspondence between the City and the business owners which includes City contact information and the public is welcome to contact the Agency for additional information or to meet to talk through questions and concerns. He indicated that he and Mr. Susca had made it a point to meet with the property owners which was a large task as there are almost 100 property and business owners all of whom are being allowed as much time as they would like.

Redevelopment Administrator Tipton indicated that he and Mr. Susca were working their way from the north end of the area to the south end and they leave cards if no one at the location when they visit. Their intent is to introduce themselves and provide an outlet for communication and they are available to speak with anyone who wants additional information.

Ms. Gross asked for clarification on the process.

Assistant Executive Director Evans indicated that they were at the very beginning of a process that will take several years and the Agency was not being asked to approve an ENA but rather the Agency sought to begin discussions to negotiate that agreement. In one month an ENA will return for approval and the agreement will have a term of 6-9 months during which time staff will continue to talk to property owners to understand their interests and concerns as they begin to work with the developer on a comprehensive proposal. A scope has been established but that may change as meetings continue with business owners, neighboring residents and developers and the project may take one phase or five phases but that will become clearer as discussions continue.

During the next 9 months staff will go through due diligence to understand the scope of the project, if there is a project, and take input from the community. At the end of that time if they are successful in development conversations, a Disposition and Development Agreement (DDA) describing the project would come before the Agency and the developer would also go before the Planning Commission to discuss the project.

Ms. Gross felt it important to discuss the project and she clarified that the decision tonight was whether to begin the conversation as to whether something should happen at this location or not. She noted that one of the basic requirements of Redevelopment is that businesses or residents are taken care of and she pointed out that some of the speakers have been at that location for many years. She reminded the audience that Sandy's Muffler and Petrelli's were part of Redevelopment and they had not been driven from the City. She clarified that Redevelopment was not all about money noting that the most lucrative thing the City could do with that area would be to put in a Walmart or high density condominiums. Ms. Gross asserted that none of the speakers indicated that the project would have many local serving businesses on the ground floor, much the same way they are today and chances were many of the businesses would be the same.

Ms. Gross felt it important to note that this was the beginning of the conversation with many steps along the way and public meetings to decide whether to continue or not. She addressed the issue of term limits noting that changing Councilmembers did not stop the process and the only feedback she received from people in the area before the meeting was complaints of the increasing problems with graffiti in the alley, trash piling up, speeding, and deteriorating circumstances requiring additional patrolling in the area. She appreciated that people came to share their concerns about their lives and she was willing to go forward to initiate the conversation to see what happens from there. She wanted to make sure everyone knew Redevelopment Administrator Tipton and Project Manager Susca as they are the contacts for the operation and she indicated she was ready to make the motion.

Mr. Silbiger acknowledged the concerns of the property owners and business owners and he questioned what could be done to clarify matters for them.

Assistant Executive Director Evans noted that typically there were 4 scenarios with existing businesses: a business relocates, either close by or further away; the business may ask for a settlement and be purchased; or a business goes back into the new development but in all cases, by California Redevelopment Law, the business must be made whole.

Mr. Silbiger noted that he had been impressed with Champion after visiting some of their previous developments and Assistant Executive Director Evans stated that they had interest from two strong development companies, J.H. Snyder and Champion with Champion chosen because their outlined proposal for the site captured the neighborhood feel of Sepulveda and blended both the community serving commercial with the residential. She noted that the principal of the company had spent much time in the alley watching the area and traffic.

Mr. Corlin reported that recently there had been an ENA with a company that was to redo the Vons site and that had not gone forward and the mobile home park redevelopment did not go forward, so entering into an ENA did not necessarily mean that the project was a done deal. He noted that the discussion was whether to find out if the project would be feasible and he indicated that he would support the motion as there would be no obligation to do the project.

Responding to Mr. Corlin, Assistant Executive Director Evans explained that as part of the agreement is a deposit from the developer to offset staff costs so the burden is on the developer.

Mr. Corlin wanted to see a specific website showing a clear timeline illustrating how these projects move forward and whether they are on the timeline. He also wanted useable contact information for Agency staff and Champion as he wanted the process to be as open as possible.

Responding to Vice Chair Malsin, Assistant Executive Director Evans clarified that an RFP had been submitted for the Washington/National and Washington/Centinela sites and the Agency was actively involved in property acquisitions. She added that the City did not initiate the proposal in this case and the developer would take the lead in speaking to the individual property owners with staff talking to business owners to understand their needs and interests.

Vice Chair Malsin questioned whether it would be possible to address traffic concerns in the area.

Assistant Executive Director Evans clarified that would be part of the review in the next 9 months and beyond.
Ms. Gross commented that it was her understanding that there was funding from Federal Transportation for the bottleneck which backs up traffic in the area and she noted that there were potential improvements on the corner of Sepulveda and Jefferson that might help.

Vice Chair Malsin appreciated Mr. Goldman's comments acknowledging that when the City is in the course of a project like this it adds uncertainty into the lives of property and business owners. He noted that while there would be no bulldozers there tomorrow there was the perception that the clock was ticking but the City was not committing to anything with these conversations. He added that the City had removed parcels of land from unwilling participants for other reasons but this project was different as it is driven by a private developer whose responsibility it is to speak and negotiate directly with property owners and business owners.

Vice Chair Malsin stated that Mr. Tipton and Mr. Susca were available to assist the business and property owners and if the development did go forward that would be because it worked for the business and property owners and adjacent residents.

Moved by Ms. Gross and seconded by Mr. Silbiger to

1 Receive and File Statements of Interest Submitted by Property and Business Owners within the Proposed Sepulveda Redevelopment Project sites; and

2) Authorize staff to begin negotiating an Exclusive Negotiation Agreement with Champion Realty, Ltd for the proposed redevelopment of the Sepulveda Boulevard Redevelopment Project, on the west side of Sepulveda Boulevard, between Sawtelle and Slauson Boulevards. A voice vote on the motion reflected unanimous approval absent Chair Rose who had recused himself from the hearing.

Chair Rose returned to the dais.

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A-4. Authorization to Execute a Grant Agreement in the Amount of $110,900 with Exceptional Children's Foundation for the Rehabilitation of the Assisted Living Facility located at 10918 Barman Avenue to Address Health and Safety Issues, Existing Code Violations, the Installation of a Fully Accessible Shower, Grab Bars in the Restrooms and Wheelchair Ramps in the Front and Rear of the Site

Chair Rose announced that he would be abstaining from item A-4 as he has been connected with the Exceptional Children's Foundation for over 30 years.

Moved by Ms. Gross and seconded by Mr. Malsin to Authorize the execution of a Grant Agreement in the Amount of $110,900 with Exceptional Children's Foundation for the Rehabilitation of Assisted Living Facility located at 10918 Barman Avenue to Address Health and Safety Issues, Existing Code Violations, the Installation of a Fully Accessible Shower, Grab Bars in the Restrooms and Wheelchair Ramps in the Front and Rear of the Site. A voice vote reflected unanimous approval with the exception of Chair Rose who abstained.

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Public Comment Items Not on the Agenda

Ms. Prasad read the following from Mr. Pappas: "This constitutes an objection to the so-called realignment project re Washington/Ince Boulevard. Appeals court ruling requires an EIR for the project under these conditions."

Egon Monostory noted his original intent was to speak on last week's $117 per square foot give away of the most expensive real estate in the City, Parcel B, from the Agency to the developer, but only Mr. Silbiger had the decency to ask pertinent questions only to be shot down by other members. He also wanted to talk about the second realignment of Washington Boulevard at a high cost to the taxpayers but necessary for the developer because the Agency failed to do the job right the first time 12 years ago. He asked the Agency to clean up the mess and the blighted conditions the Redevelopment Agency had created using public funds on Robertson Boulevard while there is still time.

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Staff Reports, Announcements, Receipt of Correspondence and Requests for Future Agenda Items.

Moved by Mr. Gross, seconded by Mr. Malsin and unanimously passed to receive and file correspondence. Executive Director Fulwood reminded everyone of the Agency meeting scheduled for Thursday, July 20, 2006 at 7:00 p.m. to consider the project design for Town Plaza.

Responding to Mr. Corlin, Assistant Executive Director Evans reported that staff had met with the Chancellor and the new President of West Los Angeles College, Dr. Mark Roca and Councilmember Gross questioned what the City could do to ensure that there would be a consistent and proactive dialogue between the City and the College as improvements are made to the College.

Assistant Executive Director Evans reported that Dr. Roca had been President for a month but was committed to formalizing communication and he had initiated talks with Public Works Director Charles Herbertson. She felt confident that staff would be able to report to Council on a regular basis as they heard from the College.

Chair Rose asserted that 12 years ago many changes were made to downtown Culver City but he was not sitting on the

Agency at that time. He added that when negotiating land price, it might take a year or 18 months until the final DBA is completed and they do not go back on the price of the sale so sometimes the Agency gets more than the land is worth at the time and sometimes they end up getting less. He added that the Agency was not always in business to make money but rather to make the City a better place and he asserted that the City was a better place as a result of work done by the Agency including the new City Hall, the Kirk Douglas Theatre, the revitalized downtown and the Fox Hills Mall.

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Adjournment

There being no further business, it was moved by Mr. Malsin, seconded by Mr. Corlin and unanimously passed to adjourn the meeting at 8:39 p.m. to Thursday, July 20, 2006, at 7:00 p.m. in the Mike Balkman Council Chambers.

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ALICE PRASAD
Recording Secretary

STEVEN ROSE, Chairperson
Redevelopment Agency