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CULVER CITY HOUSING AUTHORITY

SPECIAL MEETING OF THE
CULVER CITY HOUSING AUTHORITY,
CITY OF CULVER CITY, CALIFORNIA

January 30, 2012
5:00 p.m.

Call to Order & Roll Call

The meeting of the Housing Authority was called to order at
5:00 p.m.

Present: Micheál O'Leary, Chair
Christopher Armenta, Commissioner
Jeffrey Cooper, Commissioner
Andrew Weissman, Commissioner

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Closed Session

The Housing Authority adjourned to Closed Session to
discuss the following item:

CS-1 Conference with Real Property Negotiators
Re: 4044-4068 Globe Avenue
Agency Negotiators: John Nachbar, City Manager/Executive
Director; Sol Blumenfeld, Community Development
Director/Asst. Executive Director, and Murray Kane, City
Special Counsel
Other Parties Negotiators: Habitat for Humanity of Greater
Los Angeles
Under Negotiation: Both Terms and Price
Pursuant to Government Code Section 54956.8

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Recess

The Housing Authority recessed to Closed Session at 5:00
p.m.

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January 30, 2012

Reconvene

The Housing Authority reconvened its meeting at 7:06 p.m. with all Commissioners present.

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Public Comment for Items Not on the Agenda

Chair O'Leary invited public comment.

The following members of the audience addressed the Housing Authority:

Goran Eriksson, Culver City Chamber of Commerce, extended an invitation to attend "Issues and Eggs" at the Courtyard by Marriott on February 2, 2012 regarding the dissolution of the Redevelopment Agency; the first orientation meeting will be held on February 16, 2012 at Four Points by Sheraton for "Mission to Cuba" trip on October 9, 2012; and he expressed support for the work staff has done to protect the City's influence on properties being developed.

Cary Anderson questioned who was serving as Chairman of the Redevelopment Agency and he discussed the timeliness of the posting of the agenda.

Mayor O'Leary clarified that he was serving as Chair of the Redevelopment Agency.

Alice Prasad, Associate Analyst, read written comments submitted by:

Carlos Gutierrez

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Public Comment for Items on the Agenda

Chair O'Leary invited public comment.

There was no response.

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January 30, 2012

Receipt of Correspondence

No action was taken on this item.

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Consent Calendar

No action was taken on this item.

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Joint Public Hearing

Item PH-1

(1) Adoption of a City Council Resolution Making Certain Findings and Approving a Disposition and Development Agreement and the Sale of Property at 4044-4068 Globe Avenue, Culver City to Habitat for Humanity of Greater Los Angeles; and (2) Adoption of a Housing Authority Board Resolution Making Certain Findings and Approving a Disposition and Development Agreement with Habitat for Humanity of Greater Los Angeles for the Construction of 10 Affordable Ownership Units located at 4044-4068 Globe Avenue, Culver City Amendment Appropriating Housing Set Aside Funds.

MOVED BY COMMISSIONER ARMENTA, SECONDED BY COMMISSIONER COOPER AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY RECEIVE AND FILE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICE AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Sol Blumenfeld, Assistant Executive Director, provided a summary of the material of record.

MOVED BY COMMISSIONER COOPER, SECONDED BY COMMISSIONER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY OPEN THE PUBLIC HEARING.

January 30, 2012

Item PH-1
(continued)

Chair O'Leary invited public comment.

The following members of the audience addressed the Housing Authority:

Neil Rubenstein asked for information regarding Ladd Holdings LLC.

Meghan Sahli-Wells expressed support for the project, for Habitat for Humanity, and for work toward resolving resident frustrations with the process.

MOVED BY COMMISSIONER WEISSMAN, SECONDED BY COMMISSIONER COOPER AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY CLOSE THE PUBLIC HEARING.

Commissioner Weissman expressed support for the project and discussed the number of affordable housing projects completed in the last 12 months.

MOVED BY COMMISSIONER WEISSMAN, SECONDED BY COMMISSIONER ARMENTA AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY:

1. ADOPT RESOLUTION NO. 2012-HA004 MAKING CERTAIN FINDINGS AND APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT AND THE SALE OF 4044-4068 GLOBE AVENUE, CULVER CITY, WHICH WAS PURCHASED BY THE CULVER CITY REDEVELOPMENT AGENCY WITH HOUSING SET ASIDE FUNDS, TO HABITAT FOR HUMANITY OF GREATER LOS ANGELES, PURSUANT TO SECTION 33433 OF THE CALIFORNIA HEALTH AND SAFETY CODE; AND
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY; AND
4. APPROVE A BUDGET AMENDMENT APPROPRIATING \$1,262,500 FROM THE HOUSING SET ASIDE FUNDS (WHICH ARE NOW HELD IN ONE OF THE CITY'S SPECIAL REVENUE FUNDS).

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Joint Item

Item J-7

**JOINT CITY COUNCIL/CULVER CITY HOUSING AUTHORITY AGENDA
ITEM: (1) Adoption of a City Council Resolution Approving a
Cooperation Agreement with the Culver City Housing
Authority; (2) Adoption of a Housing Authority Resolution
Approving a Cooperation Agreement with the City of Culver
City.**

Sol Blumenfeld, Assistant Executive Director, provided a summary of the material of record.

Chair O'Leary invited public input.

There was no response.

The Housing Authority commented on the important work of the Redevelopment Agency and expressed regret at its dissolution; discussed the agenda posting; and acknowledged the huge effort of staff to protect the City's financial assets.

MOVED BY COMMISSIONER WEISSMAN, SECONDED BY COMMISSIONER COOPER AND UNANIMOUSLY CARRIED, THAT THE HOUSING AUTHORITY BOARD ADOPT RESOLUTION NO. 2012-HA005 APPROVING THE COOPERATION AGREEMENT WITH THE CITY OF CULVER CITY.

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January 30, 2012

Public Comment for Items Not on the Agenda - Continued.

Chair O'Leary invited public participation.

The following member of the audience addressed the Housing Authority:

David Voncannon congratulated staff and the City Council for their work; discussed the dissolution of the Advisory Council on Redevelopment (ACOR); and he thanked John Fisanotti for his efforts.

Chair O'Leary noted the importance of ACOR and indicated that they would look to continue utilizing talented community volunteers.

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Items from Housing Authority Commissioners

Items Presented by Commissioner Weissman:

- Received clarification that this was the last meeting of the Redevelopment Agency and that the Successor Agency would convene at the next City Council meeting as a separate and distinct agency.

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Items Presented by Commissioner Cooper:

- Asserted that it had been a pleasure to serve the City and he looked forward to many more years of serving the City as the Successor Agency.

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January 30, 2012

Adjournment

There being no further business, at 9:09 p.m., the Housing Authority adjourned its meeting to a meeting to be held on February 13, 2012.

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Martin R. Cole
SECRETARY of the City of Culver City Housing Authority,
Culver City, California

APPROVED _____

Andrew N. Weissman
CHAIR of the Housing Authority, City of Culver City,
California