

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

July 20, 2009
5:00 p.m.

Call to Order & Roll Call

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

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

o0o

Closed Session

The City Council will immediately adjourn to Closed Session to discuss the following item:

CS-1 Conference with Real Property Negotiators

Re: 8810-50 Washington Boulevard and 3920 Landmark Street
Agency Negotiator: Agency Negotiator: Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel, Tevis Barnes, Housing Programs Administrator
Other Parties Negotiators: Brentwood Capital Partners
Under Negotiation: Price and Terms
Pursuant to Government Code Section 54956.8

o0o

Recess

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

o0o

Reconvene

The Agency reconvened its meeting at 7:08 p.m. with all Members present.

o0o

Closed Session Report

Chair O'Leary indicated that there was nothing to report from closed session.

o0o

Invocation/Pledge of Allegiance

The Invocation was led by Mark Scott, Executive Director, and the Pledge of Allegiance was led by Mike Wellman.

o0o

Public Comment for Items NOT On the Agenda

Laura Stewart announced events during Fiesta La Ballona on August 28-30 and she thanked their sponsors.

Catherine Yanda thanked the City Manager, Mark Scott and Councilmembers for meeting with neighborhood groups. She encouraged other neighborhood groups to be proactive and meet with the City in a collaborative process before problems arise.

Meghan Wells echoed Ms. Yanda's comments; encouraged residents to attend the Bike and Walk Committee Workshop on July 25th; and, she discussed the proposed pilot parking program, suggesting that the old posts be used for bike racks.

Councilmember Malsin reminded Public Works staff to investigate signage for bike routes and parking.

Councilmember O'Leary encouraged public input and attendance at the Bike and Walk Committee Workshop.

o0o

Public Comment for Items On the Agenda

o0o

JOINT PUBLIC HEARING

Item JPH-1

1) City Council Consideration of an Appeal of the Planning Commission's Approval of Site Plan Review, SPR P-2008047 to Allow the Construction of a 43 Foot High, Commercial Building and Parking Structure with 775 Parking Spaces, 41,520 Square Feet of Retail, and 10,000 Square Feet of Restaurant at 8511 Warner Drive in the Industrial General (IG) Zone (the "Project"); and 2) Redevelopment Agency Board Consideration of a Determination that the Project is Consistent with the Redevelopment Agency Plan

Martin Cole, City Clerk/Assistant City Manager, read requests for postponement from the following:

Member Silbiger
Michael Wellman
John Malloy

Martin Cole, City Clerk/Assistant City Manager, suggested that speaker and comment cards be held if the item is postponed to allow the absent Member the benefit of all comments.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED (ABSENT MEMBER SILBIGER) TO OPEN THE PUBLIC HEARING.

MOVED BY MEMBER MALSIN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED, (ABSENT MEMBER SILBIGER) THAT THE REDEVELOPMENT AGENCY BOARD CONTINUE THE PUBLIC HEARING TO AUGUST 3, 2009 AT 7 P.M.

o0o

Item JPH-2

Approval of a Purchase and Sale Agreement Between the City of Culver City and the Culver City Redevelopment Agency for Property Located at 3433 Wesley Street

Staff provided a summary of the material of record.

Item JPH-2
(Continued)

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED (ABSENT MEMBER SILBIGER) TO RECEIVE AND FILE THE AFFIDAVITS OF MAILING, PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

Chair O'Leary invited public comment.

Alice Prasad, Associate Analyst, read a written comment from:

Marta Zaragoza

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED (ABSENT MEMBER SILBIGER) TO CLOSE THE PUBLIC HEARING.

Member Weissman moved the staff recommendation.

Discussion between the Agency and staff included: background on the land; relationship of the property to the construction of the Exposition Line; funding sources; Agency ownership vs. City ownership of the land; corrections to typos in the document; and reassurances to the public that the action puts the City in the best position possible financially.

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER MALSIN, AND UNANIMOUSLY CARRIED (ABSENT MEMBER SILBIGER) THAT THE REDEVELOPMENT AGENCY BOARD:

1. APPROVE THE EXECUTION OF A COOPERATION AGREEMENT, QUIT CLAIM DEED AND PROMISSORY NOTE WITH THE CITY FOR THE PROPERTY AT 3433 WESLEY STREET; AND
2. AUTHORIZE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY.

o0o

Consent Calendar

Item C-1

Secretary's Report

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE THE REPORT OF THE SECRETARY.

o0o

Item C-2

Cash Disbursements

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER MALSIN AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY APPROVE CASH DISBURSEMENTS FOR JUNE 13, 2009 THRU JULY 3, 2009.

o0o

Recess

The Agency recessed to the City Council meeting at 7:37 p.m.

o0o

Reconvene

The Agency reconvened its meeting at 7:45 p.m. with all Members present.

o0o

Public Comment for Items Not on the Agenda

Fred Iglesias reported on his experiences in connection with the Apollo Space Program.

o0o

Receipt of Correspondence

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

o0o

Items from Staff

None.

o0o

Items from the Agency

Items from Member Malsin

- Congratulated the Fire Department on their accreditation status.
- Asked for an update on progress regarding efforts of the Regional Traffic and Development Mitigation Task Force.
- Received consensus to investigate a permit process to allow businesses limited use of the public right of way for aesthetic purposes.

Items from Member Armenta

- Indicated that he would be leaving the Public Hearing materials so staff did not have to reissue them.
- Asked for options for residents who request that their trees not be trimmed.

Charles Herbertson, Director of Public Works, reported requests to postpone tree trimming noting that maintenance operations staff concurred with the specific requests and the trimming would be postponed until October.

Items from Chair O'Leary

- Congratulated the Finance Department for their certificate for Excellence in Financial Reporting

Items from Chair O'Leary (Continued)

- Congratulated the Parks, Recreation and Community Services Department for creating the Volunteer Directory.
- Announced the Culver City Music Festival on Thursday nights in the City Hall Courtyard through September 3, 2009.

o0o

Adjournment

There being no further business, at 7:58 p.m., the Agency adjourned its meeting to Monday, August 3, 2009.

o0o

Alice Prasad
SECRETARY of the City of Culver City Redevelopment Agency, California

APPROVED

Micheál O'Leary
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California