THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE
CITY OF CULVER CITY FINANCE ADVISORY COMMITTEE

REGULAR MEETING OF THE CITY OF CULVER CITY FINANCE ADVISORY COMMITTEE CULVER CITY, CALIFORNIA	June 10, 2026 7:00 p.m.

CALL TO ORDER & ROLL CALL

Chair Lachman called the regular meeting of the City of Culver City Finance Advisory Committee to order at 7:03 p.m. in the Dan Patacchia Room at City Hall.

Members Present:	ANDREW LACHMAN, Chair KEVIN LACHOFF, Vice Chair LEIGH AUSTIN, Member ANISSA DI VINCENTE, Member JOHNNIE GRIFFING, Member KEITH JONES, Member* *Member Jones arrived at 7:13 p.m.
Absent :	VIKRAM THAKUR, Member
Staff Present:	Michael Towler, Finance Manager James Lambert, Associate Analyst

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Pledge of Allegiance

Chair Lachman led the Pledge of Allegiance.

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Public Comment – Items NOT On The Agenda

None.

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Receipt and Filing of Correspondence

James Lambert, Associate Analyst, indicated that no correspondence had been received.

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Consent Calendar Items

Item C-1

Approval of the Minutes for the Finance Advisory Committee Meeting of April 8, 2026

MOVED BY MEMBER GRIFFING, SECONDED BY MEMBER DI VINCENTE AND UNANIMOUSLY CARRIED (ABSENT MEMBERS JONES AND THAKUR) THAT THE FINANCE ADVISORY COMMITTEE APPROVE THE MINUTES FOR THE FINANCE ADVISORY COMMITTEE MEETING OF APRIL 8, 2026.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

(1) Approval of the Measure CC and Measure C Sales Tax Status Report (FY26, Q2) for Transmittal to City Council, and (2) Approval of the Real Property Transfer Tax Status Report (FY26, Q3) for Transmittal to City Council

Michael Towler, City Finance Manager, reported that the City Council had approved the budget at the June 8 meeting; provided background on various City measures including Measure CL; and he presented the Fiscal Year 2026 Second Quarter reports for Measure CC, Measure C and the Real Property Transfer Tax report for Quarter 3 of Fiscal Year 2026.

Member Jones joined the meeting.

Discussion ensued between staff and Committee Members regarding the increase in revenue in the Building and Safety permit area due to streamlining processes that increased activity; changes in the top 25 tax producers; clarification on various figures; fee waivers for those building more than two units of housing into one transaction woven into Measure RE to encourage more housing to be built; SB 9; average residential price; increased home sales, but lower sale prices; adjustments to the baseline for inflation; adjustments for inflation every five years; Consumer Price Index (CPI); and cumulative changes.

MOVED BY MEMBER JONES, SECONDED BY MEMBER AUSTIN AND UNANIMOUSLY CARRIED (ABSENT MEMBER THAKUR), THAT THE FINANCE ADVISORY COMMITTEE AUTHORIZE TRANSMITTAL OF THE QUARTERLY STATUS REPORTS (MEASURE C, MEASURE CC, AND REAL PROPERTY TRANSFER TAX) TO THE CITY COUNCIL.

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Item A-2

(1) Draft the Finance Advisory Committee Biannual Report to the City Council, Inclusive of a) Accomplishments During the Period January through June 2026 and b) Updates on Upcoming Plans for Fiscal Year 2026-2027, and (2) Authorize Transmittal of the Report to the City Council

Discussion ensued between staff and Committee Members regarding fee adjustments and administrative corrections made to the Comprehensive Fee Study; agreement to include consideration of the Parks, Recreation and Community Services (PRCS) user fees in the report; follow up to see whether Committee recommendations were implemented; a suggestion to add review of the marijuana distribution tax waiver; status of the company that petitioned for the waiver; contingency reserve policies; collaboration with Ernst & Young to develop a long-term financial plan; GFOA (Government Finance Officers Association) recommendations on reserve levels; COVID; Jubilo Village; the Joint Public Financing Authority; restoration of the reserve; the current 27% reserve level; the current goal to engage with experts to examine what reserve level makes sense for Culver City; involving the subcommittee in discussions with Ernst & Young; technical clarification in the resolution to allow Culver City to have a 27% reserve going forward; the previous resolution allowing the reserve to be below 30% for one year; the administrative correction; collaboration on the budget process for 2026-2027 with Ernst & Young; clarification that the Economic Vitality Task Force had not met in two years; and lack of any affordable housing-related items included in the work plan.

MOVED BY VICE CHAIR LACHOFF, SECONDED BY MEMBER DI VINCENTE AND UNANIMOUSLY CARRIED (ABSENT MEMBER THAKUR), THAT THE FINANCE ADVISORY COMMITTEE AUTHORIZE TRANSMITTAL OF THE BIANNUAL REPORT TO THE CITY COUNCIL.

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Item A-3

(1) Receipt of an Update from the 2026 Government Efficiency Ad Hoc Subcommittee and, (2) Delegate the Selection of the Nominees to Receive the Fifth Annual Innovation Awards to the 2026 Government Efficiency Ad Hoc Subcommittee

Member Di Vincente reported on the work of the 2026 Government Efficiency Ad Hoc Subcommittee; indicated that the official email had gone out; discussed submissions received; the new deadline of July for submission of applications; ordering the awards; a request for review and selection by a delegation from the Committee; the current structure; the official presentation at the August 10 City Council meeting; and clarification that the budget remains the same for the trophies.

MOVED BY MEMBER DI VINCINTE, SECONDED BY MEMBER GRIFFING AND UNANIMOUSLY CARRIED (ABSENT MEMBER THAKUR), THAT THE FINANCE ADVISORY COMMITTEE DELEGATE SELECTION OF THE NOMINEES TO RECEIVE THE FIFTH ANNUAL INNOVATION AWARDS TO THE 2026 GOVERNMENT EFFICIENCY AD HOC SUBCOMMITTEE.

Chair Lachman reported meeting with the new City Manager to provide background on the FAC and the work done; discussed ways to interface; eagerness to have the City Manager meet with the FAC; use of the FAC as a delay tactic rather than tapping into their expertise; continued partnership with the City; and referral of items on a regular basis.

Discussion ensued between staff and Committee Members regarding frustrations with lack of use of the Committee’s expertise in the past; new Members and Members leaving the FAC; different perspectives; difficulty attracting people; and the untapped resource.

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Item A-4

Receive Reports for Discussion from the (1) Structural Revenue Review Ad Hoc Subcommittee, (2) Affordable Housing Ad Hoc Subcommittee, (3) Contingency Reserve Ad Hoc Subcommittee, (4) 2026 Government Efficiency Ad Hoc Subcommittee; and (5) Provide Direction to Staff, if Deemed Appropriate

Discussion ensued between staff and Committee Members regarding consideration of subcommittee appointments at the July meeting, and no report was available from the Structural Revenue Review Ad Hoc Subcommittee or the Affordable Housing Ad Hoc Subcommittee.

Vice Chair Lachoff reported that the Contingency Reserve Ad Hoc Subcommittee was waiting on direction from Ernst & Young before moving forward.

Discussion ensued between staff and Committee Members regarding the critical juncture for the FAC; the opportunity to fine-tune how the Committee contributes to Culver City; the report from the 2026 Government Efficiency Ad Hoc Subcommittee considered earlier in the meeting; the department flow chart; participation in meetings by the new CFO (Chief Finance Officer); and conversations with the CFO and City Manager about the role of the FAC.

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Item A-5

Discussion of July 8, 2026 Agenda

Discussion ensued between staff and Committee Members regarding upcoming agenda items; potential delay to reconstitution of the Government Efficiency Awards until after the awards for 2026 have been concluded; Member availability; and rules on remote meeting participation by Members.

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Public Comment – Items NOT on the Agenda (Continued)

Chair Lachman invited public comment.

James Lambert, Associate Analyst, reported that no requests to make comment had been received.

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Items from Committee Members/Staff

Chair Lachman discussed his history on the FAC; the reputation of the FAC; past Members; he expressed gratitude to fellow Committee Members for their work and innovation in programming and to subcommittee members who worked to establish the Government Efficiency Awards; discussed work accomplished during his tenure; appreciation for learning from Committee Members; delicate political moments; coming together to speak in a unified voice; faith that continued leadership would serve the FAC well; partnership with the School Board; and relationship building.

Discussion ensued between staff and Committee Members regarding appreciation to Chair Lachman for his leadership and work; institutional memory; stability; keeping guardrails to allow the voluntary work to move forward; and leadership that fostered a sense of teamwork.

Michael Towler, City Finance Manager, reported that Culver City had adopted the budget on June 8, and he expressed appreciation for support from other departments and the FAC for their ideas that shape fee studies and get items through that represent voices of the community.

Discussion ensued between staff and Committee Members regarding certificates of recognition to former Committee Members; support for joint hearings; appreciation to staff for their service; and acknowledgement of difficulty with many changes in the department.

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Adjournment

There being no further business, at 8:05 p.m., the City of Culver City Finance Advisory Committee adjourned their meeting to a regular meeting to be held on July 8, 2026.

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James Lambert
SECRETARY of the Culver City Finance Advisory Committee
Culver City, California

APPROVED

Andrew Lachman
CHAIR of the Finance Advisory Committee, Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

Jeremy Bocchino
CITY CLERK

Date