THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE
CULVER CITY
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY

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

August 26, 2013
5:00 p.m.

Call to Order & Roll Call

Chair Cooper called the meeting of the Successor Agency to the Culver City Redevelopment Agency to order at 5:00 p.m.

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

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Closed Session

At 5:00 p.m., the Successor Agency recessed to Closed Session to discuss the following items:

CS-1 Conference with Legal Counsel – Anticipated Litigation
Re: Initiation of Litigation – 1 Matter
Pursuant to Government Code Section 54956.9(d)(4)

CS-2 Conference with Real Property Negotiators
Re: 9300 Culver Blvd. (Parcel B)
City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: Stand Up to Cancer and DogTown CrossFit
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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Reconvene

Chair Cooper reconvened the meeting at 7:19 p.m. with five Board Members present.

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Invocation/Pledge of Allegiance

The Invocation was given by John Nachbar, Executive Director, and the Pledge of Allegiance was led by Fred Yglesias.

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Report on Action Taken in Closed Session

Chair Cooper indicated that no action had been taken in Closed Session.

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Community Announcements by Board Members/Information Items from Staff

None.

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Joint Public Comment for Items NOT On the Agenda

None.

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Receipt and Filing of Correspondence

Martin Cole, Agency Secretary, reported that correspondence received included items with regard to J-1 that had been distributed to Members and made part of the record.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED THAT THE SUCCESSOR AGENCY RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

JOINT CITY COUNCIL, HOUSING AUTHORITY AND SUCCESSOR AGENCY AGENDA ITEM: Cash Disbursements

MOVED BY BOARD MEMBER O'LEARY, SECONDED BY BOARD MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY APPROVE CASH DISBURSEMENTS FOR AUGUST 3, 2013 – AUGUST 16, 2013.

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Consent Calendar

Item C-1

Meeting Minutes

Board Member Clarke indicated that he would have to abstain from voting as he was absent from the meeting of August 12, 2013.

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY VICE CHAIR SAHLI-WELLS THAT THE SUCCESSOR AGENCY APPROVE MINUTES FOR THE REGULAR MEETING OF AUGUST 12, 2013.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COOPER, O'LEARY, SAHLI-WELLS, WEISSMAN
NOES: NONE
ABSTAIN: CLARKE

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Item C-2

Adoption of Resolution Authorizing the Issuance of Tax Allocation Refunding Bonds, Series 2013A and Related Actions

MOVED BY BOARD MEMBER O'LEARY, SECONDED BY BOARD MEMBER WEISSMAN AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY ADOPT A RESOLUTION AUTHORIZING THE ISSUANCE OF ITS TAX ALLOCATION REFUNDING BONDS, SERIES 2013A; APPROVING A FORM OF SIXTH SUPPLEMENTAL INDENTURE, A FORM OF PURCHASE CONTRACT AND A FORM OF CONTINUING DISCLOSURE AGREEMENT; MAKING CERTAIN RELATED DETERMINATIONS AND AUTHORIZING OTHER CONNECTED ACTIONS.

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Order of the Agenda

No changes were made.

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Joint Action Item

Item JA-1

JOINT CITY COUNCIL/SUCCESSOR AGENCY BOARD AGENDA ITEM: (1) Consideration of the Amount of In-Kind Assistance for and Possible City Sponsorship of the Los Angeles Antiques Art + Design Show Event; and (2) (If Desired) Approval of a Related License Agreement for the Event

Jeremy Green, Management Analyst, provided a summary of the material of record.

Discussion ensued between staff and Board Members regarding whether the event would go forward without City support; the partnership with the Culver Hotel; and activities in the downtown area to encourage patronage of local businesses.

Chair Cooper invited public participation.

The following members of the audience addressed the Successor Agency:

Rosemary Krieger, Dolphin Productions, discussed their association with the Culver Hotel; restaurant as well as convention and tourism traffic; and the event in conjunction with the Willow School.

Gordon Merkle, Dolphin Productions, indicated that they would donate one dollar of each admission to the Culver City Cultural Affairs Foundation.

Discussion ensued between Board Members and the speakers regarding encouragement to the speakers to work with the Downtown Business Association; the previous location in Santa Monica; rebranding of the event; the target audience; previous support for the event; past attendees; the need for financial assistance; participation of the City; exhibitors; the non-profit status of the organization; and the partnership with the Culver Hotel.

Additional discussion ensued between Board Members regarding regular requests for sponsorships; clarification that the organization is not a City entity; the limited resources of the City; the Oversight Board; implications of waiving rentals; the City being solicited as a sponsor for the advertising potential; event promotion; the importance of the arts and economic development; advertising value for the money spent; benefits to the arts district; the TOT tax; in-kind sponsorship; the process; directing overflow guests to other Culver City hotels; and appreciation to the event for choosing Culver City.

MOVED BY VICE CHAIR SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY:

1. DETERMINE TO PROVIDE THE STAFF TIME NECESSARY TO THE 2013 LOS ANGELES ANTIQUES ART + DESIGN SHOW EVENT); AND,

2. (DESIGNATE THE 2013 LOS ANGELES ANTIQUES ART + DESIGN SHOW EVENT AS A CITY SPONSORED EVENT.

3. APPROVE A LICENSE AGREEMENT BETWEEN THE SUCCESSOR AGENCY AND DOLPHIN PROMOTIONS FOR THE USE OF SUCCESSOR AGENCY PROPERTIES INCLUDING THE WAIVER OF THE CUSTOMARY RENTAL FEES (IF DESIRED); AND,

4. AUTHORIZE THE SUCCESSOR AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

5. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY.
THE MOTION FAILED BY THE FOLLOWING VOTE:

AYES: CLARKE, SAHLI-WELLS
NOES: COOPER, O'LEARY, WEISSMAN

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Public Comment for Items NOT on the Agenda

None.

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Items from Board Members

None.

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Adjournment

There being no further business, at 9:51 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, September 9, 2013 at 7:00 p.m.

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Martin R. Cole
SECRETARY of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California

APPROVED

Jeffrey Cooper
CHAIR of the Successor Agency to the Culver City Redevelopment Agency
Culver City, California