

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

December 8, 2008
6:00 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 6:00 p.m.

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

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Closed Session

The Redevelopment Agency immediately adjourned to Closed Session at 6:00 p.m. to discuss the following item:

CS-1 Conference with Legal Counsel – Exposure to Litigation: One Item
Pursuant to Government Code Section 54956.9(b)(1)

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Reconvene

The Agency reconvened its meeting at 7:25 p.m. with all Members present.

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Closed Session Report

Chair Weissman reported that there was nothing to report out from Closed Session.

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Invocation/Pledge of Allegiance

The Invocation and Pledge of Allegiance were given at the City Council meeting.

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Public Comment for Items NOT On the Agenda

None.

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Public Comment for Items On the Agenda

None.

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Joint Public Hearing

Item JPH-1

JOINT PUBLIC HEARING CONTINUED FROM THE 11/17/08 COUNCIL MEETING: 1) City Council Consideration of the Appeal of the Planning Commission's Approval of Site Plan Review, SPR P2007116, and Negative Declaration for the Construction of a Mixed-use Building with 26 Residential Condominium Units and 3,370 Square Feet of Office Space Located at 4043 Irving Place; and 2) Redevelopment Agency Consideration of the Project as it Relates to the Redevelopment Plan. (Public Hearing Continued from August 18, September 15, October 20, and November 17, 2008)

Chair Weissman recused himself and left the dais.

Staff provided a summary of the material of record.

Jerry Fulwood, Executive Director, reported that staff recommended continuing the item to January 20, 2009.

Judy Miller, appellant representative, reported on productive meetings noting that all parties agreed to additional meetings with the item to come back before the Agency on January 20, 2009. She noted that the Downtown Neighborhood Association (DNA) had agreed not to disseminate anything which might negatively impact the negotiations.

Jim Behnke thanked everyone for their help in the process.

Sal Gonzalez agreed that they were moving in the right direction and thanked City staff for their help.

Jerry Fulwood, Executive Director, noted future meetings scheduled with a heavy agenda to be able to meet the deadline of January 20, 2009.

Item JPH-1
(Continued)

Dr. Janet Holt supported the continuance.

Martin Cole, City Clerk, read a comment card from Marta Zaragosa requesting that the Agency grant the appeal and overturn the Planning Commission approval noting the negative impact to the neighborhood.

Martin Cole, City Clerk, read a comment card from Paulette Schaefer questioning the need for the Redevelopment Agency.

Member Silbiger expressed concern with waiting to the last minute to have face-to-face discussions and he suggested that using a professional mediator could be worthwhile. He requested better communication with Members to keep them informed of what is going on and noted that both parties had wanted to meet earlier.

Jerry Fulwood, Executive Director, reported on scheduling issues and noted enhanced communications among all parties.

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED (ABSENT RECUSED CHAIR WEISSMAN) TO CONTINUE THE MEETING TO JANUARY 20, 2009.

Chair Weissman returned to the dais at 7:43 p.m.

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Recess

The Agency recessed to the City Council meeting at 7:43 p.m.

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Reconvene

The Agency reconvened its meeting at 7:58 p.m. with all Members present.

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Following items were presented in the order considered.

Action Items

(Presented Out Of Sequence)

Item A-1

Approval of an Implementation Agreement with Axis Mundi RE II, LLC, for Development of the Baldwin Site (12803-23 West Washington Boulevard.)

Staff provided a summary of the material of record.

Moved by Chair Weissman and seconded by Member Armenta to adopt the staff recommendation.

Member Silbiger received clarification that the project was being treated separately but there was no fiscal impact with regard to voting for the tract map. He requested written explanation in the future to clarify what their action is supposed to be and what their discretion is on each project.

Heather Baker, Deputy City Attorney, reported that information to clarify their action was already in the resolution; but, staff could include the discretion the Agency had for each project in future reports.

MOVED BY CHAIR WEISSMAN, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE REDEVELOPMENT AGENCY:

1. APPROVE AN IMPLEMENTATION AGREEMENT WITH AXIS MUNDI, RE II, LLC FOR THE DEVELOPMENT OF THE BALDWIN SITE (12803-23 WEST WASHINGTON BOULEVARD.); AND,
2. AUTHORIZE THE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS.

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Recess

The Agency recessed to the City Council meeting at 8:08 p.m.

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Reconvene

The Agency reconvened its meeting at 8:43 p.m. with all Members present.

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Joint Item
(Presented Out Of Sequence)

Item J-1

A Joint Item of the City Council and the Redevelopment Agency to Authorize Acceptance of the Sony Pictures Entertainment Contribution in the Amount of \$25,000 for Fiscal Year 2008/2009 to the City's Unified Fund and Consideration and Approval of Proposed Program Allocation.

Staff provided a summary of the material of record.

MEMBER ARMENTA MOVED TO ADOPT THE STAFF RECOMMENDATION. MEMBER WEISSMAN SECONDED THE MOTION AND THE DISCUSSION CONTINUED.

Discussion between the Agency and staff included: (1) appreciation for the contribution; (2) whether Sony Pictures Entertainment would be willing to increase their contribution; (3) the need for a budget amendment; and, (4) a suggestion that the contribution be part of the annual budgetary process as there is a ten-year commitment.

MOVED BY MEMBER O'LEARY, SECONDED BY MEMBER ARMENTA, AND UNANIMOUSLY CARRIED THAT THE CULVER CITY REDEVELOPMENT AGENCY:

1. ACCEPT \$5,000 OF THE ANNUAL \$25,000 CONTRIBUTION FROM SONY PICTURES ENTERTAINMENT AND ALLOCATE \$2,000 TO *THE ART OF...SPEAKERS SERIES* (ACCOUNT NUMBER 55094440), (2) ALLOCATE \$1,000 TO THE *CULVER CITY MUSIC FESTIVAL* (ACCOUNT NUMBER 55094410) AND, (3) ALLOCATE \$2,000, IN AMOUNTS OF \$500 EACH, TO *MUSIC IN THE CHAMBERS* (ACCOUNT NUMBER 55094420), *CHILDREN'S EVENTS - RAINBOW DAY* (ACCOUNT NUMBER 55094460), *SPECIAL EVENTS - MADE IN CULVER CITY* (ACCOUNT NUMBER 55094450), AND *SPEAK EASY* (ACCOUNT NUMBER 55094480) FOR FISCAL YEAR 2008-2009.

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Recess

The Agency recessed to the City Council meeting at 8:50 p.m.

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Reconvene

The Agency reconvened its meeting at 11:34 p.m. with all Members present.

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Consent Calendar
(Presented Out Of Sequence)

MOVED BY MEMBER SILBIGER, SECONDED BY MEMBER O'LEARY, AND
UNANIMOUSLY CARRIED TO APPROVE THE CONSENT CALENDAR.

Item C-1

Secretary's Report

The Agency approved the Report of the Secretary.

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Receipt of Correspondence

None.

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Items from the Agency

Items Presented by Member Armenta

- Indicated that he would return the information regarding Irving Place for staff to re-use on January 20, 2008.
- Martin Cole, City Clerk, invited other Members to do the same.

Items Presented by Member O'Leary

- Noted typos in the City Manager brochure and provided comments.

Items Presented by Member Silbiger

- Reported attending the League of Conservation Voters holiday party and encouraged others to attend their events.
- Thanked attendees of the tree lighting ceremonies.

Items Presented by Member Malsin

- Commended City staff for a well-run and well-attended tree lighting ceremonies.

Items Presented by Chair Weissman

- Asked that the weekly "Council-in-a-Minute" reports continue to be provided to the Commissions.

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Items from Staff

Items Presented by Executive Director Fulwood

- Reported that an RFP would come before the Council for services to maintain medians, some of the parks, City Hall and some of the fire stations.
- Member O'Leary reported that there was a grant program available assist with that.

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Adjournment

There being no further business, at 11:47 p.m., the Agency adjourned its meeting to a Regular meeting on Monday, December 15, 2008, at 7:00 p.m. in the Mike Balkman Council Chambers.

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

APPROVED

Andrew Weissman
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California