

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

March 17, 2008
5:30 p.m.

Call to Order & Roll Call

The meeting of the Agency was called to order at 5:30 p.m.

Present: D. Scott Malsin, Agency Chair
Gary Silbiger, Agency Vice Chair
Alan Corlin, Agency Member
Carol A. Gross, Agency Member
Steven J. Rose, Agency Member

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Closed Session

The Agency immediately recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators

Re: 3800 Canfield Avenue

Agency Negotiator: Agency Negotiator: Sol Blumenfeld, Assistant Executive Director, Todd Tipton, Redevelopment Administrator and Murray Kane, Agency General Counsel

Other Parties Negotiators: Mr. Robert Lawrence

Under Negotiation: Price and terms

Pursuant to Government Code Section 54956.8

CS-2 Conference with Legal Counsel – Existing Litigation

Re: Culver City Redevelopment Agency vs. Finish First et. al.

Case No. BC 385290

Pursuant to Government Code Section 54956.9(a)

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Reconvene

Chair Malsin reconvened the meeting at 7:03 p.m. with all Members present.

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Invocation/Pledge of Allegiance

The invocation was led by City Manager Jerry Fulwood and the Pledge of Allegiance was led by School Board Member Scott Saiban.

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Closed Session Report

Chair Malsin reported that no action was taken in closed session.

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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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Consent Calendar

Moved by Member Silbiger, seconded by Member Corlin, and unanimously passed to approve the Consent Calendar.

Item C-1

Secretary's Report

The Agency approved the Secretary's Report of the posting of the Agenda.

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Item C-2

Cash Disbursements

The Agency approved Cash Disbursements from February 19 – 29, 2008.

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Item C-3

Meeting Minutes

The Agency approved Agency meeting minutes for February 25, 2008 and March 3, 2008.

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Recess/Reconvene

At 7:05 p.m. Chair Malsin recessed to the City Council meeting. He reconvened the Redevelopment Agency meeting at 9:36 p.m. then recessed until 9:47 p.m.

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Action Items

Items are listed in the order they were considered.

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Item A-3

Discussion of Comprehensive Housing Strategy

Staff outlined the proposed strategy and walked Council through the nine attachments.

Olivia Patterson, Westside Regional Center, asked that the City set aside and allow for very low-income people in their plan. She also clarified her Center's focus and what they were seeking.

Robin Hughes, LA Community Design Center, spoke about their focus as a non-profit that builds affordable housing.

Staff read a written comment from Rich Waters calling the plan unsustainable due to a lack of infrastructure.

Council and staff discussion included the following topics: where redevelopment funds can be spent; the large number of condo foreclosures in the City; housing affordability numbers; delays in current rehab projects; state limitations on the use of set aside funds on senior housing; the need to stretch out the process over time; the need to bring in outside consultants sooner rather than later; funding and construction timelines for the different options; the long-term option as getting more for the money; the need to partner with firms experienced in building and maintaining low-income housing; the exclusion of high-paying jobs from a chart within the report; the possibility of forming a Culver City Housing

Agency; the need to balance the needs of the public and developers; and the deterioration of Globe Properties.

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Item A-2

**Authorize a \$1,700 Expenditure Related to “Taste of the Nation”
Event Items Previously Considered and Authorize a \$6,800 Expenditure for
Assistance not Previously Considered**

Cary Anderson spoke about park cleanup after last year’s event, and played a video showing the mess, asserting that cleanup last year took two days.

Staff provided a brief summary of the material of record.

Council and staff discussion included the following topics: lack of policy on City funding for non-profit events; the event as part of the economic development strategy; and an assertion that the event is a benefit to the City and an important charity fundraiser.

Moved by Member Silbiger and seconded by Member Gross to adopt the staff recommendation.

Discussion of the motion included a request to remove the \$2,000 banner expenditure and a suggestion to split that part of the motion.

Moved by Member Silbiger and seconded by Member Gross that the Redevelopment Agency: 1). Authorize the expenditure of approximately \$1,700 from the Economic Development budget (Account No. 55090200.610200 “Marketing Services.”) for Taste of the Nation Event items previously considered; and 2). Authorize an additional expenditure of \$6,800 from the Economic Development budget (Account No. 55090200.610200 “Marketing Services.”) for additional items requested, except the \$2,000 for banners.

The motion carried on the following roll call vote:

AYES: Corlin, Gross, Malsin, and Silbiger
NOES: Rose

A motion was made by Member Silbiger that the Redevelopment Agency: expend \$2,000 on banners to promote the event. The motion failed on the following roll call vote:

AYES: Silbiger,
NOES: Corlin, Gross, Malsin, Rose

Item A-1

Consideration of Policies related to the Management of Media Park

Staff provided a brief report on the item.

Council and staff discussion included the following topics: whether the policies differed from those applied at other parks; whether there would be any permits necessary from the City of Los Angeles when users rent the park; reasons for the unique policy for Media Park; how the deposit and fee amounts were arrived at; and the fact that the park is surrounded by commercial rather than residential development.

Moved by Member Gross, seconded by Member Rose and unanimously passed that the Redevelopment Agency: consider policies related to the management of Media Park.

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Public Comment for Items Not on the Agenda (Continued)

None.

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Receipt of Correspondence

Moved by Member Rose, seconded by Member Silbiger and unanimously passed to receive and file correspondence.

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Items from Staff

None.

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Items from the Agency

Member Corlin remarked on a cart at Centinela and Washington Boulevard that has been there for more than a week and he wanted to see action taken against the responsible party. Staff reported on the appropriate code enforcement policy and project manager responsibility for the cart as well as other areas of concern within the City.

Member Gross reported on a location with graffiti in the City.

Chair Malsin spoke about maintenance of vacant property.

Member Silbiger reported attending a science program at El Rincon School and he asked that whenever there is a program for the public they should remember to contact the school board to get them out to important City events.

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Adjournment

There being no further business, at 11:50 p.m., the Agency adjourned to a regular meeting on Monday, March 24, 2008, at 5:30 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

D. SCOTT MALSIN
CHAIRPERSON of the Redevelopment Agency, City of Culver City, California