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Approved By The Culver City Redevelopment Agency Board

REGULAR MEETING OF THE REDEVELOPMENT AGENCY CITY OF CULVER CITY, CALIFORNIA	June 6, 2011 5:30 p.m.

Call to Order & Roll Call

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

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

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Closed Session

The Redevelopment Agency will immediately adjourn to Closed Session to discuss the following items:

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

CS-2 Conference with Real Property Negotiators
Re: 8509, 8478, 8479 Higuera Street and 8490, 8476, 8520 Warner Drive
Agency Negotiator: John M. Nachbar, Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: Willows Community School
Under Negotiation: Both Price and Terms of Payment, including use restrictions, development obligations and other monetary related considerations
Pursuant to Government Code Section 54956.8

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Recess

The Redevelopment Agency recessed to Closed Session at 5:30 p.m.

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Reconvene

The Redevelopment Agency reconvened its meeting at 7:22 p.m. with all Members present.

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Closed Session Report

Chair Malsin indicated nothing to report out of closed session except that City Council items CS-2 and CS-5 were continued to June 7, 2011.

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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 David Voncannon.

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Public Comment for Items NOT On the Agenda

Chair Malsin invited public comment.

The following members of the audience addressed the Agency Board:

Susan Coss announced the Eat Real Festival at the Helms Bakery District on July 16-17, 2011 and she indicated that they were working with City staff on the event.

Chair Malsin encouraged Ms. Coss to return and provide more information and publicity for the event.

Stephanie Barger, Earth Resource Foundation, indicated that they would be working with the Eat Real Festival to zero waste their event; she discussed a Department of Labor grant regarding industry professional certification and classes in recycling resource management and zero waste; she noted that recycling created jobs locally; and she complimented the City on their green programming.

Tim Messner, Culver City Rotary Club and Foundation, expressed support for the Juvenile Diversion Program.

Public Comment for Items NOT On the Agenda (Continued)

Chair Malsin questioned whether the program could be continued through the financial support of an outside institution.

Judith Martin-Straw, Culver City Crossroads, complimented the Police Department for their prompt response to an intruder in her back yard.

Chair Malsin thanked the speaker for her positive comments.

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Public Comment for Items On the Agenda

Chair Malsin invited public participation.

There was no response.

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Joint Consent Calendar

Item JC-1

Approval of an Assignment and Assumption Agreement between the Culver City Redevelopment Agency and the City of Culver City, and a Sixth Implementation Agreement with Axis Mundi RE II, LLC, for Development of the Baldwin Site (12803- 23 West Washington Boulevard)

Chair Malsin invited public comment.

There was no response.

MOVED BY MEMBER WEISSMAN, SECONDED BY MEMBER O'LEARY, AND UNANIMOUSLY CARRIED THAT THE AGENCY BOARD:

1. APPROVE AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO TRANSFER ITS RIGHTS AND OBLIGATIONS UNDER THE DDA WITH AXIS MUNDI RE II, LLC FOR THE DEVELOPMENT OF THE BALDWIN SITE (12803-23 WEST WASHINGTON BOULEVARD) TO THE CITY OF CULVER CITY; AND,

2. AUTHORIZE THE AGENCY GENERAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE AGENCY.

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Joint Action Item

Item J-1

Budget Study Session – City Manager's/Executive Director's Proposed Budget for Fiscal Year 2011/2012: Presentation on the Proposed Budgets for the City Council, City Manager's Office, City Clerk's Office, City Attorney's Office, Information Technology Department, Human Resources Department, Finance Department, Transportation Department and Parks, Recreation & Community Services Department (Scheduled to Be Considered on June 6, 2011), Fire Department, Police Department, Community Development Department [including the Redevelopment Agency], and Public Works Department [including Capital Improvement Projects] (Scheduled to be Considered on June 7, 2011)

Martin Cole, Assistant City Manager/City Clerk, presented a summary of the proposed budget for the City Council, the City Clerk and the City Manager's Office.

Chair Malsin invited public comment.

The following members of the audience addressed the Agency Board:

Paul Ehrlich suggested that costs could be reduced by eliminating polling places and instituting online or by mail voting; he felt the 2% reduction would not reduce the deficit and he wanted to see a 4% reduction; he doubted the passage of the hotel tax; he expressed concern with redevelopment properties in the City and the lack of goals and priorities for redevelopment in the City; and he indicated that it was time to get rid of the Fire Department.

Goren Eriksson, Chamber of Commerce, warned against making the City less welcoming to businesses; cautioned against increased costs; discussed revenue opportunities and increasing revenue; he urged implementation of parking meters; he indicated that businesses were willing to support improved business license enforcement; and he felt that pension, medical and salary also should be adjusted.

Carol Schwab, City Attorney, provided an overview of the proposed budget for the City Attorney's Office.

John Richo, Chief Information Officer, provided a brief overview of the proposed budget for the Information Technology Department.

A discussion ensued between staff and the Agency Board regarding online payments of City fees; permits; replacement of billing software; and additional information about services.

Serena Wright, Director of Human Resources, provided an overview of the proposed budget for the Human Resources Department.

Jeff Muir, Chief Financial Officer, provided an overview of the proposed budget for the Finance Department.

A discussion between staff and the Agency Board ensued regarding the difference between revenues and expenditures; longevity of the new financial system; elimination of the business tax inspector; unfunded retiring medical benefit liability; labor negotiations; and maintaining City services.

Art Ida, Transportation Director, presented the proposed budget for the Transportation Department.

A discussion ensued between staff and the Agency Board regarding fare increases; the base fare; transportation grant funds; alternatives to gain more fare revenue; advertising revenue; use of a money-counting service; the shuttle service; and the real time bus arrival information system.

Daniel Hernandez, Director of Parks, Recreation and Community Services, presented the proposed budget for the Parks, Recreation and Community Services Department.

A discussion between staff and the Agency Board ensued regarding revenue generation; equitable fee implementation; developing new program ideas; potential fees for advertising events; fundraising opportunities; The Angel City Derby Girls; naming rights; water conservation measures; the fee assessment analysis; maintenance and replacement; subsidized programs; public/private partnerships with churches, YMCAs and schools; the joint use agreement with the Culver City Unified School District; revisions to the current CCUSD agreement; an upcoming agenda item regarding extension of the existing joint use agreement; services provided to the school district by the City; revenue reductions and decreased costs; Senior Center rental; plans to close Veterans Auditorium for renovation in 2012; the Green Space Plan; the grant received by North East Trees; funding sources for Paratransit services; and appreciation for the cleanliness of the parks.

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Public Comment for Items NOT on the Agenda

Chair Malsin invited public participation.

The following member of the audience addressed the Agency Board:

Meghan Sahli-Wells asked for continued support from the City for the statewide ban on polystyrene food containers; she thanked Susan Obrow for Artwalk Culver City; she discussed the Culver City Bicycle Coalition Bike Valet; and she invited everyone to attend a tour of Long Beach with the Culver City Bicycle Coalition on June 10, 2011.

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Receipt of Correspondence

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

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Items from Staff

None.

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Items from the Agency

Items from Member O'Leary

- Reported attending the League of California Cities County Division Pension Reform meeting

Items from Chair Malsin

- Complimented the Artwalk Event

- Reported meeting with the CFO and Vice Mayor of Beverly Hills regarding their alternative retiring medical program

Items from the Agency (Continued)

Martin Cole, Assistant City Manager/City Clerk indicated that the meeting would be adjourned to Tuesday, June 7, 2011 and he discussed continued items, the notice of adjournment, the agenda, posting, and government code requirements.

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Adjournment

There being no further business, at 9:33 p.m., the Agency adjourned its meeting to a meeting on Tuesday, June 7, 2011 at 6:00 p.m.

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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