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

January 7, 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: 12803-23 Washington Boulevard
Agency Negotiator: Jerry B. Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director; Todd Tipton, Redevelopment Administrator; and Murray Kane, Agency General Counsel
Other Parties Negotiators: James Suhr and Associates, LLC
Under Negotiation: Price and Terms
Pursuant to Government Code Section 54956.8

CS-2 Conference with Real Property Negotiators
Re: 9814 Washington Boulevard
Agency Negotiator: Jerry B. Fulwood, Executive Director; Sol Blumenfeld, Assistant Executive Director
Other Parties Negotiators: Rethink Development Corporation
Under Negotiation: Both Price and Terms
Pursuant to Government Code Section 54956.8

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Reconvene

Chair Malsin reconvened the meeting at 7:07 p.m. with all Members present.

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Invocation/Pledge of Allegiance

Jerry Fulwood, City Manager led the invocation. Larry Green led the Pledge of Allegiance.

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Report on Action Taken In Closed Session

Chair Malsin indicated that there was nothing to report from Closed Session.

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Public Comment for Items NOT On the Agenda

Dr. Luther Henderson, Chair of the Cultural Affairs Commission, invited everyone to the Cultural Affairs Commission Town Hall meeting on January 8, 2008 at 7.00 p.m. to review the Community Cultural Plan and goals achieved to date. He indicated that the public would have a chance to share their ideas about Cultural Affairs in the City. Dr. Henderson also announced the 7th Annual Music in the Chambers Series on Fridays beginning January 25, 2008.

Catherine Vargas announced that residential recycling in Culver City was now available weekly instead of bi-weekly. She provided information on proper disposal of Christmas trees and Member Gross asked that recycling guidelines be placed on the City's website.

Lorie Alexander questioned the jurisdiction of the Agency regarding the Entrada Office Tower Complex. She reported submitting her comments to Sherry Jordan requesting an extension for the Draft EIR comment deadline as it came out just before the holidays, and she indicated that she had not received notice about the project, nor had the Westchester/Playa Del Rey Neighborhood Councils.

Assistant Executive Director Blumenfeld reported that the Agency was the responsible Agency and he indicated that the comment period had been extended from 45 days to 65 days due to a publication omission in the packet, making the deadline February 4, 2008.

Lorie Alexander clarified that she was requesting an extension beyond the 65 days.

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Public Comment for Items On the Agenda

None.

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Consent Calendar

MOVED BY MEMBER ROSE, SECONDED BY MEMBER CORLIN, AND UNANIMOUSLY PASSED THAT THE AGENCY APPROVE CONSENT CALENDER ITEMS C-1, C-2 and C-3.

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Item C-1

Secretary's Report

The Agency approved and filed the Secretary's Report.

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Item C-2

Cash Disbursements

The Agency approved Cash Disbursements for December 1, 2007 – December 14, 2007.

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Item C-3

Approval of a Contract with C.A. Light Construction Corporation for the Upgrade and Rehabilitation of 4031 Jackson Avenue, Culver City, CA 90232

The Agency 1) Approved a contract with C.A. Light Construction Corporation for rehabilitation services at the Agency owned property located at 4031 Jackson Avenue for an amount not to exceed $127,524; 2) Authorized the Agency General Counsel to prepare/review the appropriate documents and authorize the Executive Director to execute said documents; and 3) Authorized the Housing Programs Administrator/Senior Structural Rehabilitation Specialist to approve change orders in an amount not to exceed $16,634 (or 15% of the base contract amount of $110,890).

Recess/Reconvene

Chair Malsin recessed to the City Council meeting at 7:25 p.m. and reconvened the Agency meeting at 7:41 p.m.

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Joint Item Item J-1

A Joint Item before the City Council and the Redevelopment Agency to Award the Contract with St. Joseph's Center to Perform Case Management Services and Job Development Services for the Family Self Sufficiency and Welfare-to-Work Program and Conduct Housing Search and Counseling Assistance for the Section 8 Housing Choice Voucher Program

Staff provided a summary of the material of record.

Member Silbiger praised the program and highlighted the need for affordable housing in the City.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER GROSS AND UNANIMOUSLY PASSED THAT THE REDEVELOPMENT AGENCY: 1). AWARD A CONTRACT TO ST. JOSEPH'S CENTER TO SERVE AS THE FSS PROGRAM COORDINATOR TO (A) PERFORM CASE MANAGEMENT, NEEDS ASSESSMENT, JOB DEVELOPMENT SERVICES AND SUPPORTIVE SERVICE REFERRALS FOR THE FAMILY SELF-SUFFICIENCY (FSS)/WELFARE-TO-WORK (WTW) PROGRAMS; AND (B) HOUSING SEARCH AND COUNSELING SERVICES FOR THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (S8 HCVP) IN AN AMOUNT NOT TO EXCEED $74,266.00 FOR FY 2007/2008. 2). AUTHORIZE THE CITY ATTORNEY AND AGENCY GENERAL COUNCIL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS AND AUTHORIZE THE CITY MANAGER/EXECUTIVE DIRECTOR TO EXECUTE THOSE DOCUMENTS ON BEHALF OF THE CITY AND THE AGENCY.

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Recess/Reconvene

At 7:45 p.m. Chair Malsin recessed to the City Council meeting. He reconvened the Agency meeting at 8:09 p.m.

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Action Items Item A-1

Consideration to Select Washinela L.P. as Developer for the Washington/Centinela Redevelopment Project; Authorization to Commence Negotiation of a Disposition and Development Agreement with Washinela L.P., and Rejection of All Other Proposals.

Staff provided a brief report.

The following residents spoke in support of the project: Michael Downey, Robert

Pine and Pat Duncan.

David Paris, applicant, noted that they were partners in the Alibi Room which is near the site, he expressed support for the Redevelopment Agency, and he indicated that he would like to hear from residents about the project.

Agency and staff discussion focused on: the role of the Agency; the hearing process; the demolition schedule; overdue improvements to the Vons shopping center; the fact that they were selecting the developer, not approving the project; concern that both sites be built; meetings between staff and the neighbors, with citizen advisory groups and neighborhood associations; and how much open and green space would be in the project.

The applicant presented slides describing the green space allocated as well as other features of the development.

Staff and the Agency discussed: parking requirements; landscaping; and impacts to public services.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER GROSS AND UNANIMOUSLY PASSED THAT THE CULVER CITY REDEVELOPMENT AGENCY: 1). SELECT WASHINELA L.P. AS DEVELOPER FOR THE NORTHWEST AND NORTHEAST CORNERS OF WASHINGTON BOULEVARD AND CENTINELA AVENUE; 2). REJECT ALL OTHER DEVELOPER PROPOSALS; 3). AUTHORIZE THE EXECUTIVE DIRECTOR TO COMMENCE NEGOTIATING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH WASHINELA L.P.

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Item A-2

Consideration of Enhanced Town Plaza Features; and Consideration to Increase the Washington Boulevard Realignment Project Construction Budget

Staff provided a brief report including clarification about the pylon system.

Agency members noted that committee members had already rejected the pylons. Agency and staff discussion centered on: funding; security cameras and civil liberties; aesthetics; and shop drawings.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER GROSS, AND UNANIMOUSLY PASSED THAT THE CULVER CITY REDEVELOPMENT AGENCY: 1). APPROVE A BUDGET AMENDMENT INCREASING THE WASHINGTON BOULEVARD REALIGNMENT PROJECT CONSTRUCTION BUDGET (55393400.619800) BY $500,000 USING TAX-EXEMPT BOND FUND

PROCEEDS FOR A NEW TOTAL OF $2,500,000; AND APPROVE THE CARRYOVER OF $338,142.92 (55393400.619800) AND $467,590.46 (55393400.730100) FROM FISCAL YEAR 2006-07 TO FISCAL YEAR 2007-08; AND 2). USING UNAPPROPRIATED TAX-EXEMPT BOND PROCEEDS, APPROVE ANY OF FOLLOWING TOWN PLAZA FEATURE ENHANCEMENTS (IF DESIRED): 1. ACCESS ROAD ENHANCED LIGHTING AND PATTERNED PAVEMENT AT AN ADDITIONAL COST OF $349,000; AND/OR 3B. OR SUBSTITUTE FOUR LIGHT BANNER POLES INSTEAD OF THE PYLONS AT A COST OF $100,000; AND 3. AUTHORIZE THE AGENCY GENERAL COUNSEL TO PREPARE/REVIEW THE NECESSARY DOCUMENTS AND AUTHORIZE THE AGENCY'S EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS ON BEHALF OF THE AGENCY TO IMPLEMENT THE FOREGOING ENHANCEMENTS UP TO THEIR MAXIMUM STATED AMOUNTS, AND TO ISSUE INTERPRETATIONS, WAIVE PROVISIONS, ENTER INTO AMENDMENTS ON BEHALF OF THE AGENCY, AND TO SIGN ALL SUCH OTHER DOCUMENTS AND INSTRUMENTS NECESSARY TO IMPLEMENT AND CARRY OUT THE PROJECTS ON BEHALF OF THE AGENCY UP TO THEIR MAXIMUM STATED AMOUNTS IN SUCH FORM AS IS REASONABLY ACCEPTABLE TO THE EXECUTIVE DIRECTOR.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER GROSS TO APPROVE A SECURITY CAMERA SYSTEM AT AN ADDITIONAL COST OF $75,000. THE MOTION PASSED ON THE FOLLOWING VOTE:

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

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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 Rose reported that Symantec builders Webcore were honored as Corporate Citizens of the Year for their work on that building and its green standards; he reported a recent article in the New York Times about Holy Cross Cemetery; and he noted that the Mayor had eaten at Brunello Trattoria.

Members and staff discussed the fact that the Agency and Council had to recess back into Closed Session but that Council had already recessed.

MEMBER ROSE MOVED TO RECONSIDER THE CLOSING OF THE CITY COUNCIL MEETING AND CHAIR MALSIN SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

Recess/Reconvene

At 9:05 p.m. Chair Malsin adjourned to Closed Session. At 9:30 p.m. he reconvened the meeting.

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Adjournment

There being no further business, at 9:30 p.m., the Agency adjourned in the memory of Nino Fisanotti (father of John Fisanotti, Redevelopment Project Manager) and Lisa Hoffs to the next regular meeting on Monday, January 22, 2008, at 6:00 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

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