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

REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY CITY OF CULVER CITY, CALIFORNIA	June 11, 2012 5:00 p.m.

Call to Order & Roll Call

The meeting of the Successor Agency to the Redevelopment Agency was called to order at 5:00 p.m.

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

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Closed Session

At 5:01 PM, 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(c)

CS-2 Conference with Legal Counsel – Existing Litigation
Re: City of Palmdale, et al. vs. Ana Matosantos et al.
Case No. 34-2012-80001154
Pursuant to Government Code Section 54956.9(a)

CS-3 Conference with Real Property Negotiators
Re: 9300 Culver Boulevard. City Negotiators: John Nachbar, City Manager/Executive Director; Sol Blumenfeld, Community Development Director/Assistant Executive Director; Todd Tipton, Economic Development Administrator; Murray Kane, City Special Counsel/Successor Agency Special Counsel

Other Parties Negotiators: Combined Properties Inc./Hudson Pacific Inc.
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

The Successor Agency reconvened its meeting at 7:07 p.m. with all 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 Linda Shahinian.

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Closed Session Report

Chair Weissman indicated nothing to report from 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

None.

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Order of the Agenda

No changes were made.

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Joint Action Item

Item J-1
(Out of Sequence)

JOINT CITY COUNCIL/Housing Authority/Parking Authority/ Successor Agency AGENDA ITEM: Budget Study Session – City Manager’s Proposed Budget for Fiscal Year 2012-2013: Presentation of the Results of a Ballot Measure Feasibility Study and Presentation of 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, Fire Department, Police Department, Community Development [including the Parking Authority, Housing Authority and Successor Agency], and Public Works Department [including Capital Improvement Projects] (Note, the Fire Department, Police Department, Community Development [including the Parking Authority, Housing Authority and Successor Agency], and Public Works Department [including Capital Improvement Projects] are Scheduled for June 5, 2012.)

Sol Blumenfeld, Community Development Director, discussed the proposed Community Development budget for 2012-2013.

Discussion ensued between Board Members and staff regarding the elimination of redevelopment; impacts to the community; appreciation to staff for their work to maintain momentum; concern with funding for the arts and affordable housing; taking action through the legislative subcommittee; clarification that the rental assistance and homeless programs remain; properties to be sold; available proceeds; reductions in parking structure operations; affordable housing projects; commercial projects; location of funds; phantom savings; contracts run through the Agency; contractual services; funding for cultural programs; Art in Public Places; the Climate Action Plan; Federal funding; graffiti removal services; working with the school district; community service hours for high school students; the definition of family; AIP grant funding; the Jazz Bakery; assessment districts; and the Community Facilities District.

Charles Herbertson, Public Works Director, provided an overview of the proposed Public Works budget for 2012-2013.

Discussion ensued between staff and Board Members regarding funding sources; praise for the graffiti removal program and other work done; the SC Energy Leadership Partnership; Ballona Creek Restoration funding; measuring the success of the new parking meters; establishing a resident sustainability committee; the transfer station; curbside programs; street permits; the food waste program; coordination with the school district; rain gardens; grant funding; Safe Routes to School; bike thefts near the Expo Line; bike lockers; backward beekeepers; the sidewalk study; ADA requirements; Blair Hills Park drainage; the proposed crosswalk at Jefferson and Hetzler; location signage at Ballona Creek; beverage container recycling; notification to residents when work is being done and why; contractual services; parking maintenance; frequency of going out to bid; the new parking policies in Santa Monica; Fire Station #3; Expo noise on the east end; monitoring Expo; ideas to direct visitors from the Expo to stores and restaurants; the timeliness of project completion; staffing levels; mural maintenance; landscaping and lighting districts; installation of new lights; energy efficiency; and appreciation to Mr. Herbertson for actions on the Schaeffer Street trees.

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Item J-2
(Out of Sequence)

JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/

SUCCESSOR AGENCY AGENDA ITEM: Adoption of a Resolution Adopting the Fiscal Year 2012/2013 Budget for the City of Culver City, the Housing Authority, the Parking Authority, and the Successor Agency

MOVED BY VICE CHAIR COOPER, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY RECEIVE AND FILE THE AFFIDAVIT OF PUBLICATION AND POSTING OF NOTICE AND ALL CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

MOVED BY BOARD MEMBER SAHLI-WELLS, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY OPEN THE PUBLIC HEARING.

Chair Weissman invited public comment.

There was no response.

MOVED BY BOARD MEMBER CLARKE, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY CLOSE THE PUBLIC HEARING.

MOVED BY VICE CHAIR COOPER, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AND BOARDS: ADOPT RESPECTIVE RESOLUTIONS APPROVING THE FISCAL YEAR 2012/2013 BUDGET FOR THE CITY OF CULVER CITY, HOUSING AUTHORITY, PARKING AUTHORITY, AND SUCCESSOR AGENCY.

Chair Weissman thanked staff for their extraordinary efforts on the budget.

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Consent Calendar

Item C-1
(Out of Sequence)

Cash Disbursements

MOVED BY BOARD MEMBER SAHLI-WELLS, SECONDED BY BOARD MEMBER O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY ACCEPT CASH DISBURSEMENTS FOR APRIL 28, 2012 – JUNE 1, 2012.

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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 10:09 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, June 25, 2012 at 7:00 p.m.

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

APPROVED

Andrew Weissman
CHAIR of the Successor Agency to the Redevelopment Agency, City of Culver City

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

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

July 23, 2012
7:00 p.m.

Call to Order & Roll Call

The meeting of the Successor Agency to the Redevelopment Agency was called to order at 7:10 p.m.

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

Absent: Micheál O'Leary, Board Member

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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 Barbara Honig.

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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

MOVED BY BOARD MEMBER SAHLI-WELLS AND SECONDED BY VICE CHAIR COOPER TO RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Item JC-1

Joint City Council/Housing Authority/Successor Agency Agenda Item: Cash Disbursements

MOVED BY BOARD MEMBER SAHLI-WELLS AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY ACCEPT CASH DISBURSEMENTS FOR JUNE 30, 2012 – JULY 13, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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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 10:37 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, August 6, 2012 at 7:00 p.m.

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

APPROVED

Andrew Weissman
CHAIR of the Successor Agency to the Culver City Redevelopment Agency

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

SPECIAL MEETING OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY CITY OF CULVER CITY, CALIFORNIA	August 6, 2012 6:30 p.m.

Call to Order & Roll Call

The meeting of the Successor Agency to the Redevelopment Agency was called to order at 6:30 p.m.

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

Absent: Jeffrey Cooper, Vice Chair

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Closed Session

At 6:31 PM, the Successor Agency recessed to Closed Session to discuss the following item:

CS-1 Conference with Legal Counsel – Existing Litigation
Re: City of Palmdale, et al. vs. Ana Matosantos et al.
Case No. 34-2012-80001154
Pursuant to Government Code Section 54956.9(a)

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Reconvene

The Successor Agency reconvened its meeting at 7:02 p.m. with four Board Members present (absent Vice Chair Cooper).

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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 Ronnie Jayne.

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Report on Action Taken in Closed Session

Chair Weissman indicated nothing to report from 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

None.

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Consent Calendar

Item C-1

Meeting Minutes

Discussion between staff and Board Members ensued regarding contracting out the meeting minutes; costs associated with the minutes; assurances the minutes would be caught up by September; concern with waste and the repetitive nature of the minutes for the different bodies that meet; clarification that separate records are required for each legal body; and corrections to spellings of names of residents who speak at meetings.

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY APPROVE MINUTES OF THE SPECIAL MEETING OF JUNE 4, 2012 AND THE ADJOURNED SPECIAL MEETING OF JUNE 5, 2012 AS CORRECTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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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 8:43 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, August 13, 2012 at 7:00 p.m.

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Martin R. Cole

SECRETARY of the Successor Agency to the Culver City Redevelopment Agency

APPROVED

Andrew Weissman
CHAIR of the Successor Agency to the Culver City Redevelopment Agency

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

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

August 13, 2012
6:00 p.m.

Call to Order & Roll Call

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

Present: Andrew Weissman, Chair
Jeffrey Cooper, Vice Chair
Jim B. Clarke, Board Member
Micheál O’Leary, Board Member

Absent: Meghan Sahli-Wells, Board Member

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Closed Session

At 6:01 PM, the Successor Agency recessed to Closed Session to discuss the following item:

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

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Reconvene

The Successor Agency reconvened its meeting at 7:16 p.m. with four Board Members present (absent Board Member Sahli-Wells).

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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 Samantha Shanman.

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Report on Action Taken in Closed Session

Chair Weissman indicated nothing to report from 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

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY RECEIVE AND FILE CORRESPONDENCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Consent Calendar

Item C-1

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

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY BOARD MEMBER CLARKE THAT THE SUCCESSOR AGENCY: APPROVE CASH DISBURSEMENTS FOR JULY 14, 2012 – AUGUST 3, 2012. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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Order of the Agenda

No changes were made.

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Joint Action Items

Item JA-1

JOINT CITY COUNCIL AND SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ITEM: (1) Successor Agency Board Adoption of a Resolution (a) Approving the Terms of the Disposition and Development Agreement Entered into by and Between the City of Culver City (City) and Combined/Hudson 9300 Culver LLC (Combined); (b) Approving the Sale and Conveyance of Real Property Located at 9300 Culver Boulevard (Parcel B) from the City to Combined; (c) Approving the Transfer of Residual Land Proceeds from the Parcel B Land Sale to the Successor Agency; and (d) Approving the City's Retention and Ownership of Certain Land for Public Parking, the Town Plaza Expansion, and for Other Public Purposes and of Certain Public Improvements Constructed as part of the Project; and (e) Acknowledging and Agreeing that the DDA Constitutes the Existence of an Enforceable Obligation Pursuant to Part 1.8 and Part 1.85 of Division 24 of the Health and Safety Code for the Purposes of, Without Limitation, the Disposition of Assets Previously Owned by the Former Culver City Redevelopment Agency; and (2) City Council Adoption of a Resolution Approving, Subject to Conditions Precedent, the Transfer of Parcel B's Residual Land Sale Proceeds from the City to the Successor Agency

Kendall Berkey, Kane, Ballmer and Berkman, provided a summary of the material of record.

Chair Weissman invited public input.

The following members of the audience addressed the Successor Agency:

Seth Horowitz, Culver Hotel, expressed support for the item and hoped that the issue of permanent parking would be addressed in the near future.

Göran Ericksson, Chamber of Commerce, expressed support for the agenda item, offered the assistance of the Chamber, and wanted to see the process expedited.

Kevin Lachoff expressed support for the resolution and for the project.

Discussion ensued between staff and the Successor Agency regarding clarification on the process; delays to the project; expected revenues; sales tax revenue and property taxes; potential actions of the Oversight Board; the Department of Finance; submission of a long-range plan; the appeals process; the review process; the public parking component; the currently proposed project; and potential sales tax revenue generation.

MOVED BY BOARD MEMBER O'LEARY AND SECONDED BY VICE CHAIR COOPER THAT THE SUCCESSOR AGENCY BOARD ADOPT A RESOLUTION:

(1) APPROVING THE TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) ENTERED INTO BY AND BETWEEN THE CITY OF CULVER CITY (CITY) AND COMBINED/HUDSON 9300 CULVER LLC (DEVELOPER) DATED JANUARY 31, 2012 FOR THE DEVELOPMENT OF A HIGH QUALITY OFFICE AND RETAIL COMPLEX, SUBTERRANEAN PRIVATE AND PUBLIC PARKING IMPROVEMENTS, AND OTHER PUBLIC IMPROVEMENTS INCLUDING THE TOWN PLAZA EXPANSION AND PUBLIC PARKING COMPONENTS (PROJECT); AND

(2) APPROVING THE SALE AND CONVEYANCE OF THAT CERTAIN REAL PROPERTY LOCATED AT 9300 CULVER BOULEVARD, CULVER CITY, CALIFORNIA, (DEVELOPER PARCEL) FROM THE CITY TO THE DEVELOPER IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE DDA, FOR THE PURPOSE OF THE DEVELOPER DEVELOPING THE PROJECT; AND

(3) APPROVING THE CITY'S RETENTION AND OWNERSHIP OF THE CITY PARCEL AND THE PUBLIC PARKING IMPROVEMENTS AND TOWN

PLAZA EXPANSION IMPROVEMENTS TO BE CONSTRUCTED ON THE SITE PURSUANT TO THE DDA AND CONSTRUCTED AND USED FOR GOVERNMENTAL PURPOSES, AS THE APPROPRIATE PUBLIC JURISDICTION FOR OWNERSHIP PURSUANT TO THE DDA, AS AUTHORIZED PURSUANT TO ASSEMBLY BILL NO. 26 (1ST EX. SESS.) (AB 26), AS AMENDED BY ASSEMBLY BILL 1484 (AB 1484), AT SECTION 34181(A) OF THE CALIFORNIA HEALTH AND SAFETY CODE; AND

(4) AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR OF THE SUCCESSOR AGENCY, OR HIS OR HER DESIGNEE, AND THE CITY MANAGER, OR HIS OR HER DESIGNEE, TO TAKE ALL ACTIONS AND SIGN ANY AND ALL DOCUMENTS NECESSARY TO IMPLEMENT AND EFFECTUATE THE DDA AND THE ACTIONS APPROVED BY THIS RESOLUTION INCLUDING, WITHOUT LIMITATION, APPROVING EXTENSIONS OF DEADLINES SET FORTH IN THE DDA AND THE SCHEDULE OF PERFORMANCE (ATTACHMENT NO. 4 TO THE DDA) AS DETERMINED NECESSARY BY THE CITY MANAGER, OR HIS OR HER DESIGNEE, UNDER THE DDA, APPROVING AMENDMENTS TO THE DDA AND ITS ATTACHMENTS AS DETERMINED NECESSARY BY THE CITY MANAGER, OR HIS OR HER DESIGNEE, TO EFFECTUATE THE DDA, EXECUTING DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY AND CITY (INCLUDING, WITHOUT LIMITATION, GRANT DEEDS AND QUITCLAIM DEEDS), AND ADMINISTERING THE SUCCESSOR AGENCY’S AND CITY’S OBLIGATIONS, RESPONSIBILITIES AND DUTIES TO BE PERFORMED PURSUANT TO THIS RESOLUTION; AND

(5) ACKNOWLEDGING THAT THE SUCCESSOR AGENCY DOES NOT INTEND, BY ADOPTION OF THE RESOLUTION, TO WAIVE ANY CONSTITUTIONAL, LEGAL AND/OR EQUITABLE RIGHTS OF THE SUCCESSOR AGENCY OR THE CITY UNDER LAW AND/OR IN EQUITY, INCLUDING, WITHOUT LIMITATION, THE EFFECTIVENESS OF THE DDA OR PREVIOUS ACTIONS TAKEN WITH RESPECT TO THE DDA, BY VIRTUE OF THE ADOPTION OF THIS RESOLUTION AND ACTIONS APPROVED AND TAKEN PURSUANT TO THIS RESOLUTION AND, THEREFORE, RESERVES ALL SUCH RIGHTS OF THE SUCCESSOR AGENCY AND THE CITY UNDER LAW AND/OR IN EQUITY; AND

(6) ACKNOWLEDGING AND AGREEING THAT THE DDA CONSTITUTES THE EXISTENCE OF AN ENFORCEABLE OBLIGATION PURSUANT TO PART 1.8 AND PART 1.85 OF DIVISION 24 OF THE HEALTH AND SAFETY CODE FOR THE PURPOSES OF, WITHOUT LIMITATION, THE DISPOSITION OF ASSETS PREVIOUSLY OWNED BY THE FORMER AGENCY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CLARKE, COOPER, O’LEARY, WEISSMAN
NOES: NONE

ABSENT: SAHLI-WELLS

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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 10:07 p.m., the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Monday, September 10, 2012 at 7:00 p.m.

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

APPROVED

Andrew Weissman
CHAIR of the Successor Agency to the Culver City Redevelopment Agency