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CULVER CITY
SUCCESSOR AGENCY TO THE
CULVER CITY REDEVELOPMENT AGENCY BOARD

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

June 9, 2014
5:30 p.m.

Call to Order & Roll Call

Chair Sahli-Wells called the meeting of the Successor Agency to the Culver City Redevelopment Agency Board to order at 5:30 p.m.

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

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Closed Session

At 5:30 p.m., the Successor Agency Board recessed to Closed Session to discuss the following items:

CS-1 Conference with Real Property Negotiators
Re: 9300 Culver Blvd. (Parcel B) and adjacent former Right-of-Way
Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Administrator
Other Parties Negotiators: B. Layne Creations
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

CS-2 Conference with Real Property Negotiators
Re: The 1-block portion of the former Washington Boulevard Right-of-Way between Main Street and Ince Boulevard.
Successor Agency Negotiators: John Nachbar, Executive Director; Sol Blumenfeld, Assistant Executive Director, and Todd Tipton, Economic Development Manager
Other Parties Negotiators: The Wende Museum
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

CS-3 Conference with Legal Counsel – Existing Litigation
Re: City of Culver City, et al. v. Michael Cohen, et al.
Case No. 34-2013-80001719
Pursuant to Government Code Section 54956.9(d)(1)

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Reconvene

Chair Sahli-Wells reconvened the meeting at 7:00 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 Joyce Dallal.

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Report on Action Taken in Closed Session

Chair Sahli-Wells indicated that item CS-1 had not been discussed and there was nothing to report out for the other items.

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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

Chair Sahli-Wells indicated that all correspondence received had been read.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE CORRESPONDENCE.

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Joint Consent Calendar

Item JC-1

Joint Culver City Council/Culver City Housing Authority/ Successor Agency to the Culver City Redevelopment Agency Agenda Item: Cash Disbursements

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O’LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE CASH DISBURSEMENTS FOR MAY 17, 2013 – MAY 30, 2104.

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Consent Calendar

Item C-1

Meeting Minutes

Chair Sahli-Wells invited public comment.

The following member of the audience addressed the Successor Agency Board:

Marla Koosed suggested alternative phrasing on page 11 of the May 19, 2014 meeting minutes regarding support to conduct a study to determine the economic benefits of Cultural Affairs to instead say: “support for a study to establish baseline knowledge of the arts and culture in Culver City and point to areas of economic development.”

Martin Cole, Board Secretary, appreciated the clarification by Chair Koosed but indicated that the minutes reflected the way the Councilmember had spoken of the item, and he noted that a correction requested by Councilmember Weissman regarding a vote on the event sponsorship from the same meeting had been made to properly reflect the City Council’s action.

Responding to Chair Sahli-Wells, Board Member Weissman indicated that his recollection is as indicated by the minutes, he did not recall that the Cultural Affairs Commission recommendation had been adopted verbatim.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER COOPER AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD APPROVE MINUTES FOR THE SPECIAL MEETING OF MAY 19, 2014 AND THE REGULAR MEETING OF MAY 27, 2014.

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Order of the Agenda

No changes were made.

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Public Hearing

Item PH-1

SUCCESSOR AGENCY AGENDA ITEM: PUBLIC HEARING - Adoption of a Resolution Approving, and Recommending that the Oversight Board Approve, (1) the Sale and Transfer of Real Property Located at 12803, 12811, 12813 and 12823 Washington Boulevard, Culver City, from the Successor Agency to Axis-Mundi RE II, LLC for Use to Fulfill Contractual Enforceable Obligations in Accordance with the Terms of the DDA Between the Former Culver City Redevelopment Agency and the Developer, Pursuant to the State Department of Finance Approved Long Range Property Management Plan; and (2) the Successor Agency’s Use of the Net Purchase Price Proceeds Received by the Successor Agency after Close of Escrow in Accordance with the Dissolution Act and Other Applicable Law; and (3) Related Actions

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY BOARD MEMBER CLARKE AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD RECEIVE AND FILE THE AFFIDAVITS OF PUBLICATION AND POSTING OF NOTICES AND CORRESPONDENCE RECEIVED IN RESPONSE TO THE PUBLIC HEARING NOTICES.

MOVED BY BOARD MEMBER WEISSMAN, SECONDED BY VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY BOARD OPEN THE PUBLIC HEARING.

Chair Sahli-Wells invited public input.

No speakers came forward and no cards were received.

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

MOVED BY BOARD MEMBER CLARKE, SECONDED BY VICE CHAIR O'LEARY AND UNANIMOUSLY CARRIED, THAT THE SUCCESSOR AGENCY ADOPT A RESOLUTION APPROVING, AND RECOMMENDING TO ITS OVERSIGHT BOARD THE APPROVAL OF, (1) THE SALE AND TRANSFER OF REAL PROPERTY LOCATED AT 12803, 12811, 12813 AND 12823 WASHINGTON BOULEVARD, CULVER CITY, CALIFORNIA (ASSESSOR PARCEL NOS. 4236-021-900, 4236-021-901, 4236-021-902, AND 4236-021-903) FROM THE SUCCESSOR AGENCY TO AXIS-MUNDI RE II, LLC FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS IN ACCORDANCE WITH THE TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER CULVER CITY REDEVELOPMENT AGENCY AND THE DEVELOPER DATED FEBRUARY 7, 2008, PURSUANT TO THE AUTHORITY OF THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) THE SUCCESSOR AGENCY'S USE OF THE NET PURCHASE PRICE PROCEEDS RECEIVED BY THE SUCCESSOR AGENCY AFTER CLOSE OF ESCROW IN ACCORDANCE WITH THE DISSOLUTION ACT AND OTHER APPLICABLE LAW; AND (3) RELATED ACTIONS.

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Joint Action Items

Item JA-1

JOINT CITY COUNCIL/HOUSING AUTHORITY/PARKING AUTHORITY/ SUCCESSOR AGENCY AGENDA ITEM: Public Comment and Input for the Proposed Budget for Fiscal Year 2014-2015

Jeff Muir, Chief Financial Officer, provided a summary of the material of record.

Chair Sahli-Wells received clarification that no input had been received on the new webpage on the City website in the budget box established for input, and she thanked staff for the expanded budget process and enhanced financial transparency.

Responding to Board Member Clarke, Jeff Muir, Chief Financial Officer, discussed adjustments to the proposed budget; the General Fund; corrections to past errors; part time hours added; corrections in the Equipment Maintenance Fund; inclusion of money in the Self Insurance Fund; the Economic Benefits Study; Sewer Fund Revenue into the Capital Projects Fund; money transferred out of the Landscape Maintenance Fund; and he noted that the changes would be incorporated into the motion item to be considered by the Board on June 23, 2014 to adopt the budget for Fiscal Year 2014/2015.

Chair Sahli-Wells invited public comment.

No speakers came forward and no cards were received.

Discussion ensued between staff and Board Members regarding the expanded budget process and appreciation to staff for their efforts.

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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 12:05 a.m., Tuesday, June 10, 2014, the Successor Agency to the Culver City Redevelopment

Agency Board adjourned its meeting to Monday, June 23, 2014 at 7:00 p.m.

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

APPROVED

Meghan Sahli-Wells
CHAIR of the Successor Agency to the Culver City Redevelopment Agency Board
Culver City, California