

**City of Culver City, California
Agenda Item Report**

Meeting Date: 1/15/2011		Item Number: <u> J-3 </u>	
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY BOARD AGENDA ITEM: Approval of a Purchase Agreement to Transfer Ownership of the Cardiff Parking Structure located at 3846 Cardiff Avenue from the City of Culver City to the Culver City Redevelopment Agency.			
Contact Person/Dept.:		Phone Number:	
Sol Blumenfeld, Community Development		(310) 253-5700	
Todd Tipton, Community Development		(310) 253-5783	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Commission Action Required: Yes ☐ No ☒		Date: _____	
Public Notification: Meetings and Agendas – City Council (01/13/11); Meetings and Agendas – Redevelopment Agency (01/13/11); Interested Media (01/13/11)			
Department Approval: Sol Blumenfeld (01/13/11)		City Attorney Approval: Carol Schwab (by H. Baker) (01/13/11) Agency General Counsel Approval: Murray Kane: (01/13/11)	
Chief Financial Officer Approval: Jeff Muir		City Manager/Executive Director Approval: John M. Nachbar	
<u>RECOMMENDATION:</u> Staff recommends the City Council and Culver City Redevelopment Agency Board (Agency Board) approve a Purchase Agreement to transfer ownership of the Cardiff Parking Structure located at 3846 Cardiff Avenue from the City of Culver City (City) to the Culver City Redevelopment Agency (Agency). <u>BACKGROUND/DISCUSSION:</u> The Cardiff Parking Structure is owned by the City. The operations are overseen by Agency staff. Because the parking structure is owned by the City, the Agency's authority is limited when it comes to how the parking spaces are controlled. To address this, staff recommends that ownership be transferred from the City to the Agency pursuant to a Purchase Agreement with the following terms: 1. Payment from the Agency to the City in the amount of \$14 million; 2. Seven percent simple interest; 3. Payment due within 20 years after the close of escrow; 4. No prepayment penalty. Please note that the transfer of the parking structure from the City to the Agency will not adversely affect parking agreements that currently exist.			

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FISCAL ANALYSIS:

The payment price for the structure is \$14 million, which will be funded with tax increment proceeds.

ATTACHMENTS:

1. Draft Purchase Agreement

MOTION:

That the City Council:

1. Approve a Purchase Agreement to transfer ownership of the Cardiff Parking Structure located at 3846 Cardiff Avenue from the City of Culver City to the Culver City Redevelopment Agency for the price of \$14,000,000; and
2. Authorize the City Attorney to review/prepare the necessary documents; and
3. Authorize the Mayor to execute such documents on behalf of the City.

That the Redevelopment Agency Board:

1. Approve a Purchase Agreement to transfer ownership of the Cardiff Parking Structure located at 3846 Cardiff Avenue from the City of Culver City to the Culver City Redevelopment Agency for the price of \$14,000,000; and
2. Authorize Agency General Counsel to review/prepare the necessary documents; and
3. Authorize the Executive Director to execute such documents on behalf of the Agency.