

CITY HALL  
MIKE BALKMAN COUNCIL CHAMBERS  
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ANDREW WEISSMAN, Chair  
RICHARD BRUCKNER, Vice Chair  
TEVIS BARNES, Member  
SEAN KEARNEY, Member  
JAMES M. LIMBAUGH, PH.D., Member  
CINDY STARRETT, Member

JEREMY GREEN, Secretary

**OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO THE  
CULVER CITY REDEVEL. AGENCY  
REGULAR MEETING  
Thursday, June 14, 2018**

**PUBLIC COMMENT:** At the times provided on the Agenda, the Oversight Board will receive comments from the public on any item of interest to the public (not listed on the agenda) that is within the subject matter jurisdiction of the Oversight Board. The Oversight Board cannot legally take action on any item not appearing on the agenda. Such items may be referred for administrative action or scheduled on a future agenda. If you wish to address the Oversight Board, the Secretary requests you complete a Request to Speak and present it to the Secretary before the agenda item is called. You will be called to the podium when it is your turn to address the Oversight Board. Providing your name and other information requested on the Request to Speak is voluntary and is requested only to provide a reasonable means to notify persons when their opportunity to address the Oversight Board has arrived. All persons may attend the meeting regardless of whether a person signs, registers, or completes a Request to Speak. **For specific items listed on the agenda,** requests to address the Oversight Board must be made prior to the calling for a vote on that particular item by the presiding officer. Each speaker may address the Oversight Board for up to three minutes (up to four minutes if time is ceded). Persons who are present in the City Council Chambers may cede one minute of time to one other person who is present and wishes to address the Oversight Board by presenting a Request to Speak to the Secretary. Public comments on items on the agenda are taken at the time that particular agenda item is considered by the Oversight Board.

**AUTHORITY OF PRESIDING OFFICER:** Section 611 of the City Charter provides that during any public meeting, all persons shall have the right to address the City Council, and any City commission, board or committee, subject to reasonable rules of decorum and time limits established by ordinance or the presiding officer. While the Oversight Board is not subject to the City Charter, unless directed otherwise by the Oversight Board, the presiding officer may, from time to time, establish different time limits than those listed in this Agenda in order to effectively conduct Oversight Board business.

**AVAILABILITY OF AGENDA PACKETS AND CONSERVATION OF RESOURCES:** Copies of the Agenda and a binder that includes a copy of all regular session staff reports and attachments are available on the table in the rear of the City Council Chambers. Members of the public may inspect (at no cost) and/or obtain copies (upon payment of the City's current copying fee) of any regular session item by visiting the Secretary's Office at City Hall. The City also posts this information on its website ([www.culvercity.org](http://www.culvercity.org)) as a courtesy. In order to conserve resources, paper copies of joint items (including JOINT CONSENT CALENDAR, JOINT PUBLIC HEARINGS, and JOINT ACTION ITEMS) are provided only with the Oversight Board agenda packet.

**CELL PHONES AND OTHER DISTRACTIONS:** Use of cell phones, pagers and other communication devices is prohibited while the meeting is in session. Please turn all devices off or place on silent alert and leave the City Council Chambers to use. During the meeting, please refrain from applause or other actions that may be disruptive to the speakers or the conduct of Oversight Board business.

**MEETING INFORMATION AND ACCOMMODATION:** Oversight Board meetings are regularly scheduled for the second Tuesday of every month. Oversight Board Agenda information is available at least 72 hours before each Oversight Board meeting.

Any person needing reasonable accommodation related to disabilities, including assisted listening devices, is welcome to contact the Secretary's Office at 310-253-5851 or see the Secretary at the meeting.

**NOTE: IN THE CASE AN OVERSIGHT BOARD MEETING IS IN SESSION FOR FOUR HOURS, OVERSIGHT BOARD MEMBERS MAY DETERMINE WHETHER TO CONTINUE WITH DISCUSSION OF REMAINING ITEMS ON THE AGENDA OR TO CARRY SOME/ALL OF THE ITEMS OVER TO A FUTURE MEETING DATE.**

**AGENDA**  
**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE**  
**CULVER CITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**

Thursday, June 14, 2018  
2:00 PM (Regular Session)

**CALL TO ORDER & ROLL CALL:**      **Andrew Weissman, Chair**  
   **Richard Bruckner, Vice Chair**  
   **Tevis Barnes, Member**  
   **Sean Kearney, Member**  
   **James M. Limbaugh, PH.D., Member**  
   **Cindy Starrett, Member**

**Jeremy Green, Secretary**

**REGULAR SESSION - 2:00 PM**

**PLEDGE OF ALLEGIANCE**

**COMMUNITY ANNOUNCEMENTS BY BOARD MEMBERS/INFORMATION  
ITEMS FROM STAFF**

*Note: This is the time for Oversight Board Members to make  
community announcements or for Staff to provide information items to  
the Oversight Board.*

**JOINT PUBLIC COMMENT - Items NOT on the Agenda**

*Note: All persons requesting to address the Oversight Board (and all  
other bodies in session) on items of interest to the public that are  
within the subject matter jurisdiction of the Oversight Board (and all  
other bodies in session) and NOT on the agenda must file a Request  
to Speak with the Secretary prior to the calling of this item by the  
presiding officer. This public comment period shall have an  
aggregate duration of up to 20 minutes for all bodies in session.  
Each speaker may address the Oversight Board (and all other bodies  
in session) for up to three minutes. Speakers who have filed a  
Request to Speak but are unable to be accommodated at this time may  
be accommodated at a second public comment period at the end of  
the meeting as announced by the presiding officer.*

## ORDER OF THE AGENDA

*Note: The Oversight Board may consider reordering the sequence in which items appearing on this evening's agenda will be considered by the Oversight Board.*

## ACTION ITEMS

- A.1. (1) Approval of Minutes for the following Oversight Board Meetings: May 3, August 27, September 13, September 27, October 11, and December 13, 2012; January 10, February 14, April 11, June 20, July 3, August 29, September 12, and October 10, 2013; February 13, March 13, May 8, June 12, July 24, September 25, and December 11, 2014; February 12, May 14, July 15, and September 10, 2015; January 14, April 14, September 8, November 10, and December 8, 2016; January 12, and May 11, 2017; January 11, and May 10, 2018. Approve minutes.**

## ITEMS FROM OVERSIGHT BOARD MEMBERS

*Note: At this time, Oversight Board Members may: (1) make individual comments on matters not on the agenda, (2) request the Secretary to report back to the Oversight Board concerning a particular matter, (3) provide brief reports on official travel taken since the last Oversight Board meeting or other activities, or (3) provide direction to the Secretary to place items on a future agenda for consideration by the Oversight Board.*

## ADJOURN

*Note: At this time, the Oversight Board shall consider adjourning the meeting. In the case a date and time is not included as part of the motion of adjournment, then the next meeting of the Oversight Board shall be held at the date and time and in the place specified in the agenda posted for that meeting.*

**Compliance with Government Code Section 54957.5:** Any writing determined to be a public record under subdivision 54957.5(a), which relates to an agenda item for an open session of a regular meeting of the legislative body of a local agency that was distributed less than 72 hours prior to that meeting, shall be made available for public inspection at the time the writing is distributed to all, or a majority of all, of the members of the legislative body. Such documents are available at the Office of the Oversight Board Secretary, City Hall, 9770 Culver Boulevard, Culver City, CA 90232 and may be inspected by members of the Public during normal business hours. Such documents may also be made available on the Oversight Board's Website: [www.culvercity.org](http://www.culvercity.org).

**This is the Final Regular Meeting of the Oversight Board  
is scheduled to be held on Thursday, June 14, 2018 at 2:00 PM.**

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

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

May 3, 2012  
2:00 p.m.

Item A-1  
(Out of Sequence)

**Introduction and Oath of Office Administered to Oversight  
Board Members**

Martin Cole, Assistant City Manager/City Clerk,  
administered the Oath of Office to Richard Bruckner, Sean  
Kearney, Nick Kimball, Steven Rose, Cindy Starrett, and  
Andrew Weissman; he noted that he served as Assistant City  
Manager and City Clerk as well as the Secretary to the  
Successor Agency to the Culver City Redevelopment Agency  
and the Secretary Pro Tempore of the Oversight Board; he  
indicated that he had received the official letters of  
appointment for Mr. Bruckner, Mr. Kearney, Mr. Kimball, Mr.  
Rose, Mr. Weissman and Ms. Starrett; and he added that he  
had not received an official letter from the Community  
College District resulting in a vacant position, however a  
quorum existed so the meeting could proceed.

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**Call to Order & Roll Call**

The meeting of the Culver City Oversight Board of the  
Successor Agency to the Redevelopment Agency was called to  
order at 2:07 p.m.

Present: Richard Bruckner, Member  
Sean Kearney, Member

Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member  
Andrew Weissman, Member

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### **Pledge of Allegiance**

Martin Cole, Secretary Pro Tempore, led the Pledge of Allegiance.

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### **Report on Action Taken in Closed Session**

Martin Cole, Secretary Pro Tempore, reported that there had been no closed session so there was nothing to report.

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### **Joint Public Comment for Items NOT On the Agenda**

Gary Silbiger expressed concern with the lack of proper notice of the meeting and posting of the agenda; concern that holding the meeting during the day prevented many people from being able to attend; concern with secrecy; concern that seven members are required but only six were appointed; he asserted that no election of officers should take place until the Board is complete; he expressed concern that a conflict of interest existed for the Mayor and for Steve Rose; and he suggested using the same policies that govern other Culver City bodies to assure fairness and lawfulness.

Martin Cole, Secretary Pro Tempore, indicated that the Brown Act had been complied with and he clarified that the Oversight Board had been created by state law and is not a Culver City body.

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**Community Announcements by Board Members/Information Items  
from Staff**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-2

**Election of Officers, Oversight Board Meeting Schedule, and  
Other Administrative Actions**

Members introduced themselves and discussed their background and experience.

Martin Cole, Secretary Pro Tempore, indicated that each Member had been appointed in accordance with AB 26 and he opened nominations for Chair of the Oversight Board.

Member Kimball nominated Member Weissman to serve as Chair of the Oversight Board.

There being no other nominations, Member Weissman was unanimously appointed to serve as Chair of the Oversight Board.

Chair Weissman opened up nominations for Vice Chair.

Member Starrett nominated Richard Bruckner to serve as Vice Chair of the Oversight Board.

There being no other nominations, Member Bruckner was unanimously appointed to serve as Vice Chair of the

Oversight Board.

Mayor Weissman received agreement from the Board and from Secretary Cole that Mr. Cole remain in his position as Secretary of the Oversight Board.

Member Starrett acknowledged public comments regarding meeting time and indicated that she was available for periodic evening meeting times.

Discussion ensued between staff and Members regarding the ability to modify the schedule if the need arose or if there is a determination that the public does not have an adequate opportunity to participate; special meetings; Member availability; clarification that the setting of a meeting is required by law; frequency of meetings; whether the meeting was secret; and public input.

MOVED BY CHAIR ROSE, SECONDED BY VICE CHAIR BRUCKNER AND UNANIMOUSLY CARRIED, THAT THE OVERSIGHT BOARD:

1. DESIGNATE MARTIN COLE AS THE SECRETARY FOR THE OVERSIGHT BOARD;
2. AUTHORIZE THE SECRETARY TO NOTIFY THE STATE DEPARTMENT OF FINANCE OF THE ELECTIONS AND MEMBERS OF THE OVERSIGHT BOARD;
3. DESIGNATE THE SECRETARY AS THE CONTACT PERSON TO THE STATE DEPARTMENT OF FINANCE REGARDING OVERSIGHT BOARD ACTION; AND
4. DESIGNATE THE SECOND THURSDAY OF EACH MONTH AT 2:00 P.M. AS THE DATE AND TIME FOR THE REGULAR MEETING OF THE OVERSIGHT BOARD.

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Item A-3

**Adoption of a Resolution Approving the Successor Agency's Administrative Budgets and Approving a Cooperative Agreement for Advance and Reimbursement of Administrative,**

**Overhead and Other Expenses by and Between the City and the  
Successor Agency and Taking Certain Other Actions**

Jeff Muir, Finance Officer of the Successor Agency,  
presented a summary of the material of record.

Discussion ensued between Board Members and staff regarding  
the process for preparing the budget; other enforceable  
obligations; amounts represented; real numbers; and the  
ability to return to the body to make modifications if  
there is a subsequent need for revision.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER STARRETT AND  
UNANIMOUSLY CARRIED, THAT THE OVERSIGHT BOARD ADOPT  
RESOLUTION NO. 2012-OB001 APPROVING BOTH THE ADMINISTRATIVE  
BUDGETS OF THE SUCCESSOR AGENCY OF THE CULVER CITY  
REDEVELOPMENT AGENCY AND THE COOPERATIVE AGREEMENT FOR THE  
ADVANCE AND REIMBURSEMENT OF ADMINISTRATIVE, OVERHEAD, AND  
OTHER EXPENSES BETWEEN THE SUCCESSOR AGENCY AND THE CITY.

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Item A-4

**Approval of the Amended Recognized Obligation Payment  
Scheduled (ROPS) for the Period of January 1, 2012 through  
June 30, 2012**

Members Rose and Starrett requested that the motion be  
bifurcated so they could abstain from several items that  
could be perceived as a conflict of interest.

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

Discussion ensued between Board Members and staff regarding  
the process for consideration; bond issue; balances; the  
projects the bonds supported and the proceeds; the ERAF  
loan payment; cash flow; remaining balances in the low and  
moderate income fund; cash flow questions regarding the  
Successor Agency; details of the Housing Set Aside  
deferral; cash balances in the different funds; outstanding

obligations; when agreements were executed; which projects are being done in the redevelopment area; questions regarding 2011 tax allocation bonds; public improvements; questions regarding the MOU for the Chamber; capital improvements; what funds were used for; outstanding balances; public improvements; a request for a schedule obligations by employee and whether the obligation is part of the administrative cost allowance; whether any of the items are anticipated to be disputed; whether there were disputes for items that were not on the list; a suggestion to add a closed session to the next agenda to address any issues; timing for response to the questions; a desire to defer voting on those items with unanswered questions; allowing time to review certain agreements; obligations under the statute; the Department of Finance; requirements to make payments; the time element associated with the ROPS; bond debt service payments; and use of the proceeds.

Member Kimball moved to approve all of the debt service related items, items 1-6, so there could be cash on hand to make debt service payments when they come due.

Additional discussion ensued between Members and staff regarding a request for a list of projects to see what the bond proceeds are committed to; concern that the Oversight Board could use some uncommitted proceeds to pay down indebtedness obligations; supporting documentation; the purpose of the payment schedule; paying enforceable obligations; assets on hand; whether things should be included on the ROPS; and clarification that approving the ROPS agrees that this is a recognized obligation of the redevelopment agency with use of the assets being a separate issue.

Martin Cole noted questions in connection with items as: 1-7, 11-13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and a discussion about the administrative cost allowance. He clarified that the Successor Agency was obligated to make the bond payments and the allocation of the bond funds is a different question.

Discussion continued between Members ensued regarding

Tilden Terrace; AB 26; the statutory time frame; a request for additional information on item 18 before the next round; and clarification that item 6 is one of the debt service payments.

MOVED BY MEMBER KIMBALL, SECONDED BY MEMBER ROSE AND UNANIMOUSLY CARRIED THAT THE OVERSIGHT BOARD APPROVE THE ROPS WITH THE EXCEPTION OF ITEMS 6, 12, 17, 19, 23, 25 AND 29.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD APPROVE ITEM 6. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: KEARNEY

Discussion ensued regarding clarification that the agreement for item 17 was entered into during the statutory period and is within the project area.

MOVED BY MEMBER KIMBALL AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD APPROVE ITEM 17, THE WESTFIELD CORPORATION OPA. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, WEISSMAN  
NOES: KEARNEY  
ABSTAIN: STARRETT

Vice Chair Bruckner received clarification that item 19 is an annual agreement that is about 50% of the DBA budget to perform maintenance downtown which is in the project area.

MOVED BY VICE CHAIR BRUCKNER AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD APPROVE ITEM 19, THE DBA MOU AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, STARRETT  
NOES: NONE  
ABSTAIN: WEISSMAN

Vice Chair Bruckner received clarification that item 23 is

within the project area and is an annual agreement.

MOVED BY VICE CHAIR BRUCKNER AND SECONDED BY MEMBER STARRETT THAT THE OVERSIGHT BOARD APPROVE ITEM 23, THE CHAMBER OF COMMERCE MOU. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, STARRETT, WEISSMAN

NOES: NONE

ABSTAIN: ROSE

Discussion ensued between staff and Members regarding financial audit services for Pacific Theaters; the annual audit over five years; reports, assets and expenditures in connection with their receipts; total contract amount; and clarification that the theater is within the project area and the contract was entered into prior to the June 2011 date.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD APPROVE ITEM 25, FINANCIAL AUDIT SERVICES FOR THE PACIFIC THEATERS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN

NOES: NONE

ABSTAIN: STARRETT

Discussion ensued between Members and staff regarding the amount of vested and accrued leave as of the ending date of the Redevelopment Agency; guidance by the Department of Finance; eligibility of these kinds of payments; the Successor Agency; the proposed administrative budget; existing liability; a suggestion to defer the item until better guidance from the state is available; placing the burden on the Department of Finance; statutory procedures; what the 5% encompasses; costs relative to the Redevelopment Agency; current costs vs. past liabilities; and contract terms of employment.

MOVED BY MEMBER KIMBALL AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD APPROVE ITEM 29, THE OBLIGATION FOR

UNUSED EMPLOYEE GENERAL LEAVE EARNED AND VESTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: KEARNEY

Discussion ensued between staff and Members regarding item 12; the request for payment; County pass through payments; statutory and contractual obligations; and clarification that a vote on the item was not necessary.

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Item A-5

**Approval of the Amended Recognized Obligation Payment Schedule (ROPS) for the Period of July 1, 2012 through December 31, 2012**

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

Member Starrett indicated the need to abstain from item 23, Westfield.

Discussion ensued between Board Members and staff regarding the importance of acting on the item; items not included in the prior ROPS; Financial Audit 21; administrative costs; existing litigation; the closeout audit for the RDA; the administrative allowance; ERAF items 11-15; payments made from the Housing fund; CRAF obligations; payments against the obligations made to date; the deferral; Component Areas 1, 2, and 3; amounts to be repaid back into the Affordable Housing fund; the mandate to return money borrowed to the Affordable Housing fund; the deadline; and the need for additional information to satisfy concerns.

Chair Weissman called a brief recess from 3:25 p.m. to 3:35 p.m.

Discussion continued between Members and staff regarding agreement that the affordable housing items be retained on the ROPS as set forth with the Oversight Board directing

the Successor Agency not to transfer any funds to the Housing Authority prior to bringing back the issue of whether or not those funds may be transferred to the Housing Authority or whether those are surplus funds to be sent to the property tax fund for distribution to taxing entities; and a suggested addition to see the plan that allowed for the deferral of the Housing Set Aside funds and the documentation for the ERAF funds.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER KIMBALL AND UNANIMOUSLY CARRIED, THAT THE OVERSIGHT BOARD: APPROVE THE AMENDED RECOGNIZED PAYMENTS ITEMS FOR ALL BUT 6 AND 23 WITH ADDITIONAL LANGUAGE INDICATING THAT AFFORDABLE HOUSING ITEMS BE RETAINED ON THE ROPS AS SET FORTH WITH THE OVERSIGHT BOARD DIRECTING THE SUCCESSOR AGENCY NOT TO TRANSFER ANY FUNDS TO THE HOUSING AUTHORITY PRIOR TO BRINGING BACK THE ISSUE OF WHETHER OR NOT THOSE FUNDS MAY BE TRANSFERRED TO THE HOUSING AUTHORITY OR WHETHER THOSE ARE SURPLUS FUNDS TO BE SENT TO THE PROPERTY TAX FUND FOR DISTRIBUTION TO TAXING ENTITIES; AND A SUGGESTED ADDITION TO SEE THE PLAN THAT ALLOWED FOR THE DEFERRAL OF THE HOUSING SET ASIDE FUNDS AND THE DOCUMENTATION FOR THE ERAF FUNDS.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER KIMBALL THAT THE OVERSIGHT BOARD APPROVE ITEM 6. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: KEARNEY

MOVED BY MEMBER KIMBALL AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD APPROVE ITEM 23. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN  
NOES: NONE  
ABSTAIN: STARRETT

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**Public Comment for Items NOT on the Agenda**

Chair Weissman invited public input

The following member of the audience addressed the Board:

Cary Anderson expressed concern with the lack of the attachments for the agenda; the lack of email notification for the meeting; the lack of speaker cards; he questioned how the Board was chosen; noted that five Members were listed but six people were voting; and he expressed concern that the meeting time made it difficult for the public to participate.

Chair Weissman clarified that there should be seven Board members but they were waiting for a member of the Community College District to be appointed; he explained that he and Member Kimball were selected from the City; Member Kearney is from the School District, and Members Starrett and Bruckner were appointed by Mark Ridley Thomas; and he indicated that the Oversight Board was created by a statute that came out of AB 26.

Martin Cole, Secretary Pro Tempore, reported that the Board was created by state statute and is not a Culver City creation; the agenda was posted in accordance with the Brown Act; and he indicated that anyone who needed additional information or agenda attachments could ask him for available copies.

Chair Weissman received clarification that attachments had been posted online.

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#### **Items from Oversight Board Members**

Vice Chair Bruckner requested a copy of the complete cash flow of the Successor Agency prior to the next meeting.

Member Kearney requested that the Successor Agency provide documentation of all encumbered and unencumbered low and moderate housing funds.

Member Starrett thanked staff for the time put in to prepare for the meeting.

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**Adjournment**

There being no further business, at 3:44 p.m., the Oversight Board adjourned its meeting to the next regularly scheduled meeting in June 14, 2012.

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Martin R. Cole  
SECRETARY PRO TEMPORE of the City of Culver City Oversight  
Board of the Successor Agency, California

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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CULVER CITY  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

August 27, 2012  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Pledge of Allegiance**

Goran Eriksson led the Pledge of Allegiance.

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**Closed Session Report**

None.

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**Joint Public Comment for Items NOT On the Agenda**

None.

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**Community Announcements by Board Members/Information Items  
from Staff**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Introductions and Oath of Office Administered to Oversight  
Board Member-Designate Nabil S. Abu-Ghazaleh**

Martin Cole, Secretary Pro Tem, administered the Oath of Office to Nabil S. Abu-Ghazaleh.

Chair Weissman reported that Member Abu-Ghazaleh is the President of West Los Angeles College.

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Item A-2

**Adoption of Resolution No. 2012-OB004 Approving the  
Successor Agency's Administrative Budget No. 3**

Chair Weissman received clarification that staff had requested to present items A-2 and A-3 together.

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

Discussion ensued between Board Members and staff regarding appreciation to staff for the report and for providing the additional information, and a correction to a typo on ROPS 1, line 12 to indicate that the total outstanding obligations due in Fiscal Year should be \$36,000.

MOVED BY MEMBER ROSE, SECONDED BY VICE CHAIR BRUCKNER AND UNANIMOUSLY CARRIED (ABSENT MEMBER STARRETT), THAT THE OVERSIGHT BOARD ADOPT RESOLUTION NO. 2012-OB004 APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET NO. 3 FOR THE SIX MONTH FISCAL PERIOD OF JANUARY 1, 2013 THROUGH JUNE 30, 2013 AND TAKING OTHER RELATED ACTIONS AS MODIFIED BY THE CHIEF FINANCIAL OFFICER.

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Item A-3

**Approval of the Recognized Obligation Payment Schedule (ROPS No. 3) for the Period Of January 1, 2013 Through June 30, 2013**

MOVED BY MEMBER ROSE, SECONDED BY MEMBER KIMBALL AND UNANIMOUSLY CARRIED (ABSENT MEMBER STARRETT), THAT THE OVERSIGHT BOARD ADOPT RESOLUTION NO. 2012-OB005 ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JANUARY 1, 2013 THROUGH JANUARY 30, 2013.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

Sol Blumenfeld, Assistant Executive Director, indicated that Parcel B would be considered at the regularly scheduled meeting in December along with related public improvements that are part of the project.

Discussion ensued between staff and Board Members regarding the Housing Review due to the state in October; scheduling; dates from the audit firm; focusing on Parcel B; alternate dates to consider the Housing and the due diligence audit; deadlines; allowing for public comment; state approval of procedures for the audit firm; and a request to hold several dates open.

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**Adjournment**

There being no further business, at 2:26 p.m., the Oversight Board adjourned its meeting to Thursday, September 13, 2012.

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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TO THE CULVER CITY REDEVELOPMENT AGENCY

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

September 13, 2012  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Pledge of Allegiance**

The Oversight Board recited the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**A Resolution Approving a Disposition and Development Agreement and Approving the Transfer of Ownership of Real Property, the Retention and Ownership of Certain Real Property and Public Improvements and the Transfer of Residual Proceeds from the Sale of Real Property**

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ADOPTED A RESOLUTION APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT AND APPROVING THE TRANSFER OF OWNERSHIP OF REAL PROPERTY, THE RETENTION AND OWNERSHIP OF CERTAIN REAL PROPERTY AND PUBLIC IMPROVEMENTS AND THE TRANSFER OF RESIDUAL PROCEEDS FROM THE SALE OF REAL PROPERTY (ABSENT MEMBER STARRETT).

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:04 p.m., the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Thursday, September 27, 2012.

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

September 27, 2012  
11:00 a.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 11:00 a.m.

Present: Andrew Weissman, Chair  
Nabil S. Abu-Ghazaleh, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Richard Bruckner, Vice Chair  
Sean Kearney, Member  
Cindy Starrett, Member

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**Invocation/Pledge of Allegiance**

Todd Tipton led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Receive and Review the Due Diligence Review for the Low and Moderate Income Housing Fund in Accordance with Health and Safety Code Section 34179.5; (2) Convene the Public Comment Session, Receive Public Comment and Authorize the Secretary to Receive Additional Public Comments During the Period from September 27 to October 11, 2012; and (3) Authorize the Secretary to Place This Item on the Agenda for the Board's Consideration and Potential Approval**

Jeff Muir, Chief Financial Officer, presented a summary of the material of record noting the he had distributed the latest draft of the Agreed Upon Procedures report; there were no findings relative to the actions taken; there was a potential issue related to property that the Housing Successor Agency is still in possession of that was disallowed by the Department of Finance but the City has requested a Meet and Confer so the resolution of the item is still not known; pursuant to the schedule the Agency did not have a payment due; the final Agreed Upon Procedures report would be brought forward on the 11th for action and could reflect a payment of approximately \$282,000 from the Housing Successor Agency to be made to taxing entities; and he noted that the public comment session was required by AB 1484 to allow for public input.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER ABU-GHAZALEH  
THAT THE OVERSIGHT BOARD:

1. RECEIVE AND REVIEW THE DUE DILIGENCE REVIEW FOR THE LOW AND MODERATE INCOME HOUSING FUND PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5; AND,

2. CONVENE THE PUBLIC COMMENT SESSION, RECEIVE PUBLIC COMMENT FROM ANY MEMBERS OF THE PUBLIC PRESENT, AND AUTHORIZE THE SECRETARY TO RECEIVE ADDITIONAL COMMENTS DURING THE PERIOD FROM SEPTEMBER 27, 2012 TO OCTOBER 11, 2012; AND,

3. AUTHORIZE THE SECRETARY TO PLACE THE ITEM ON THE OCTOBER 11, 2012 REGULAR MEETING AGENDA FOR THE BOARD'S FINAL CONSIDERATION AND POTENTIAL APPROVAL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, KIMBALL, ROSE, WEISSMAN

NOES: NONE

ABSENT: BRUCKNER, KEARNEY, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 11:06 p.m., the Oversight Board adjourned its meeting to Thursday, October 11, 2012.

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Martin R. Cole

SECRETARY of the City of Culver City Oversight Board of the  
Successor Agency, California

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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

REGULAR MEETING OF THE

October 11, 2012

OVERSIGHT BOARD OF THE SUCCESSOR  
AGENCY TO THE CULVER CITY REDEVELOPMENT  
AGENCY, CULVER CITY  
CALIFORNIA

2:00 p.m.

**Call to Order & Roll Call**

The meeting of the City Council was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Mayor  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Jeremy Green, Secretary Pro Tempore

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**Invocation/Pledge of Allegiance**

The Pledge of Allegiance was led by Tevis Barnes.

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**Community Announcements By City Council Members/Information Items  
From Staff**

None.

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**Joint Public Comment - Items Not on the Agenda**

Chair Weissman invited public comment to which no one  
responded

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution (1) Approving and Transmitting the  
Due Diligence Review for the Low and Moderate Income Housing  
Fund in Accordance with Health and Safety Code Section 34179.5  
and (2) Authorizing the Successor Agency to Retain Certain  
Assets and Funds as Included in the Review.**

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

Mayor Weissman invited public participation.

The following members of the audience addressed the City Council:

Discussion ensued between Members and staff regarding xxxxxx

MOVED BY MEMBER KIMBALL, SECONDED BY MEMBER ROSE AND UNANIMOUSLY CARRIED, THAT THE OVERSIGHT BOARD:

ADOPT A RESOLUTION APPROVING THE DUE DILIGENCE REVIEW FOR THE LOW AND MODERATE INCOME HOUSING FUND PURSUANT TO HEALTH AND SAFETY COD SECTION 34179.5 AS PRESENTED; AUTHORIZED THE SUCCESSOR AGENCY TO RETAIN THE ASSETS AND FUNDS, IF ANY, IDENTIFIED IN SUBPARAGRAPHS (B) TO (E), INCLUSIVE OF PARAGRAPH (5) OF SUBDIVISION (C) OF SECTION 34179.5, AS DOCUMENTED IN THE DUE DILIGENCE REVIEW (THE "RESTRICTED ASSETS"); AND ORDERED THE TRANSMITTAL OF THE DUE DILIGENCE REVIEW TO THE DEPARTMENT OF FINANCE AND THE COUNTY AUDITOR-CONTROLLER.

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Item A-2

**(1) Adoption of a Resolution Directing the Transfer of Certain Real Property from the Successor Agency to the City of Culver City; and (2) Adoption of a Resolution Directing the Transfer of Certain Real Property from the Successor Agency to the Culver City Parking Authority.**

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

Chair Weissman invited public input.

There was none.

Discussion ensued between Members and staff regarding xxxxxx.

Recused herself and the resolutions were parsed into 4 parts:

Motion 1

Motion 2

1) Adopt a Resolution directing the transfer of ownership of certain real property from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City; and,

2) Adopt a Resolution directing the transfer of ownership of certain real property from the Successor Agency to the Culver City Parking Authority.

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#### **Public Comment for Items NOT On the Agenda (Continued)**

Mayor Weissman invited public input.

There was no response.

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#### **Items from Oversight Board Members:**

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#### **Adjournment**

There being no further business, at 2:40 p.m., the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to a meeting on Thursday, November 8, 2012 at 7:00 p.m.

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JEREMY GREEN

SECRETARY PRO TEMPORE of the Oversight Board of the Successor  
Agency to the Culver City Redevelopment Agency, Culver City,  
California

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ANDREW WEISSMAN

CHAIR of the Oversight Board of the Successor Agency to the  
Culver City Redevelopment Agency, Culver City, California

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

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

December 13, 2012  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 2:15 p.m.

Present: Andrew Weissman, Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member

Absent:  
Richard Bruckner, Vice Chair  
Steven Rose, Member  
Cindy Starrett, Member

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**Invocation/Pledge of Allegiance**

Todd Tipton led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Receive and Review the Due Diligence Review of the Successor Agency to the Culver City Redevelopment Agency, Excluding Low and Moderate Income Housing Funds, in Accordance with Health and Safety Code Section 34179.5; (2) Convene the Public Comment Session, Receive Public Comment, and Authorize the Secretary to Receive Additional Public Comments During the Period from December 13 to January 10; and (3) Authorize the Secretary to Place This Item on the Regular Meeting Agenda of January 10, 2013 for the Board's Consideration and Potential Approval**

Jeff Muir, Chief Financial Officer, presented a summary of the material of record noting that the report indicated no payment due to taxing entities.

MOVED BY MEMBER ABU-GHAZALEH AND SECONDED BY MEMBER KIMBALL THAT THE OVERSIGHT BOARD:

1) RECEIVE AND REVIEW THE DUE DILIGENCE REVIEW PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5; AND

2) CONVENE THE PUBLIC COMMENT SESSION, RECEIVE PUBLIC COMMENT FROM ANY MEMBERS OF THE PUBLIC PRESENT, AND AUTHORIZE THE SECRETARY TO RECEIVE ADDITIONAL PUBLIC COMMENTS DURING THE PERIOD FROM DECEMBER 13, 2012 TO JANUARY 10, 2013; AND,

3) AUTHORIZE THE SECRETARY TO PLACE THIS ITEM ON THE JANUARY 10, 2013 REGULAR MEETING AGENDA FOR THE BOARD'S

FINAL CONSIDERATION AND POTENTIAL APPROVAL. THE MOTION  
CARRIED BY THE FOLLOW VOTE:

AYES: ABU-GHAZALEH, KEARNEY, KIMBALL, WEISSMAN

NOES: NONE

ABSENT: BRUCKNER, ROSE, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:20 p.m., the  
Oversight Board adjourned its meeting to Thursday, January  
10, 2013.

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

APPROVED

December 12, 2012

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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

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

January 10, 2013  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member

Absent: Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member

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**Invocation/Pledge of Allegiance**

A representative from the County of Los Angeles led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution (1) Approving and Transmitting the Due Diligence Review in Accordance with Health and Safety Code Section 34179.5 and (2) Authorizing the Successor Agency to Retain Certain Assets and Funds as Included in the Review**

Martin Cole, Secretary, reported that an updated resolution and attachment were sent to members of the Oversight Board, as well as to the State Department of Finance, the Los Angeles Auditor Controller and the Chief Executive Officer of the County and the State Controller's Office, and have been made part of the record.

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

Discussion ensued between Board Members and staff regarding whether staff anticipated concern by the State; efforts to apply the agreed upon procedures from the State of California; compliance; clarification that the due diligence review for housing was accepted by the State without amendment from them; whether cash or cash equivalents could be remitted to the County for disbursement to taxing entities; the process; the certificate of completion; enforceable obligation totals; ROPS 4; the long term plan to dispose of other assets to the state; and clarification that Member Starrett did not need to recuse herself.

MOVED BY MEMBER STARRETT AND SECONDED BY MEMBER ROSE, THAT THE OVERSIGHT BOARD:

1. ADOPT THE ATTACHED RESOLUTION, EITHER
  - A. APPROVING THE DUE DILIGENCE REVIEW PURSUANT TO HEALTH AND SAFETY CODE SECTION 34179.5 AS PRESENTED, OR
  - B. APPROVING THE DUE DILIGENCE REVIEW PURSUANT TO HEALTH AND SAFETY CODE 34179.5, SUBJECT TO THE FOLLOWING ADJUSTMENTS; AND
2. AUTHORIZE THE SUCCESSOR AGENCY TO RETAIN THE ASSETS AND FUNDS, IF ANY, IDENTIFIED IN SUBPARAGRAPHS (B) TO (E), INCLUSIVE, OF PARAGRAPH (5) OF SUBDIVISION (C) OF SECTION 34179.5, AS DOCUMENTED IN THE DUE DILIGENCE REVIEW (THE "RESTRICTED ASSETS"); AND
3. ORDERING THE TRANSMITTAL OF THE DUE DILIGENCE REVIEW TO THE DEPARTMENT OF FINANCE AND THE COUNTY AUDITOR-CONTROLLER. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KEARNEY, KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: NONE  
ABSENT: ABU-GHAZALEH, BRUCKNER

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:25 p.m., the Oversight Board adjourned its meeting to Thursday, February 14, 2013.

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January 10, 2013

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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

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

February 14, 2013  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member\*  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

\*Member Abu-Ghazaleh arrived at 2:09 p.m.

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**Invocation/Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving a Loan Agreement between the City of Culver City and the Successor Agency to the Culver City Redevelopment Agency to Address Temporary Cash Flow Needs**

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

Discussion ensued between Board Members and staff regarding whether there would be an annual shortfall; origin of the issue; adjustments to the ROPS approved by the Department of Finance; clarification that RPTTF funds would be used to pay the sum back when they become available; the reconciliation of ROPS 1; disagreement with the interpretation of the County and the State; and AB 1484 and AB 26.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER KEARNEY THAT THE OVERSIGHT BOARD: ADOPT THE PROPOSED RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY IN A PRINCIPAL AMOUNT UP TO \$1,500,000 WITH INTEREST EQUAL TO THE LOCAL AGENCY INVESTMENT FUND DUE AND PAYABLE IN FULL FOLLOWING THE JUNE 1, 2013 PAYMENT TO THE SUCCESSOR AGENCY (WITH SUCH APPROVAL BEING SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF FINANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN

NOES: NONE  
ABSENT; ABU-GHAZALEH, STARRETT

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Item A-2

**(1) Adoption of a Resolution Approving the Successor Agency Administrative Budget for the Period of July 1, 2013 Through December 31, 2013 and Approving Certain Related Actions; and (2) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of July 1, 2013 Through December 31, 2013 and Approving Certain Related Actions**

Jeff Muir, Chief Financial Officer, clarified that the item is within the 3% administrative cost allowance.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER  
THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2013 THROUGH DECEMBER 31, 2013 AND APPROVING CERTAIN RELATED ACTIONS; AND

2. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2013 THROUGH DECEMBER 31, 2013 (ROPS 13-14A) AND APPROVING CERTAIN RELATED ACTIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN  
NORS: NONE  
ABSENT: ABU-GHAZALEH, STARRETT

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Item A-3

**Adoption of a Resolution Conditionally Approving a Settlement Relating to an Existing Debt with the Third Party who has Executed a Guaranty for a Loan Issued by the Former Culver City Redevelopment Agency Pursuant to a Participation Agreement Loan with Sporteve, Inc.**

Todd Tipton, Economic Development Administrator, presented a summary of the material of record noting that the action was contingent upon Department of Finance review of the City's decision, and he discussed the negotiated

settlement.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER  
THAT THE OVERSIGHT BOARD:

(1) DETERMINE THE SETTLEMENT OFFER FROM THE THIRD PARTY TO  
BE IN THE BEST INTERESTS OF HOLDERS OF ENFORCEABLE  
OBLIGATIONS, THE TAXING ENTITIES THAT BENEFIT FROM  
DISTRIBUTIONS OF PROPERTY TAX AND OTHER REVENUES PURSUANT  
TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34188. THE  
SETTLEMENT OFFER IS RELATED TO A LOAN ISSUED BY THE FORMER  
CULVER CITY REDEVELOPMENT AGENCY PURSUANT TO A  
PARTICIPATION AGREEMENT WITH SPORTEVE, INC., AND;

(2) APPROVE A RESOLUTION THAT CONDITIONALLY APPROVES THE  
SETTLEMENT OFFER FROM THE THIRD PARTY WHO GUARANTEED THE  
LOAN ISSUED BY THE FORMER CULVER CITY REDEVELOPMENT AGENCY  
PURSUANT TO A PARTICIPATION AGREEMENT WITH SPORTEVE, INC.,  
AND;

(3) AUTHORIZE THE SUCCESSOR AGENCY STAFF, THE SUCCESSOR  
AGENCY GENERAL COUNSEL AND THE SUCCESSOR AGENCY SPECIAL  
COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS FOR THE  
SUCCESSOR AGENCY TO ACCEPT AND EFFECTUATE THE SETTLEMENT  
OFFER FROM THE THIRD PARTY (SUBJECT TO THE OVERSIGHT BOARD'S  
ACTION AND APPROVAL BECOMING EFFECTIVE PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34179(H); AND,

(4) AUTHORIZE THE SUCCESSOR AGENCY EXECUTIVE DIRECTOR, OR  
DESIGNEE, TO EXECUTE THE NECESSARY DOCUMENTS FOR THE  
SUCCESSOR AGENCY TO ACCEPT AND EFFECTUATE THE SETTLEMENT  
OFFER FROM THE THIRD PARTY (SUBJECT TO THE OVERSIGHT BOARD'S  
ACTION AND APPROVAL BECOMING EFFECTIVE PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34179(H)). THE  
MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH, STARRETT

Member Abu-Ghazaleh arrived at 2:09 p.m.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:10 p.m., the Oversight Board adjourned its meeting to Thursday, March 14, 2013.

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency, City  
of Culver City, California

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

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

April 11, 2013  
2:00 p.m.

**Call to Order & Roll Call**

Chair Weissman called the meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Invocation/Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Objecting to the Los Angeles  
County Auditor-Controller's Recommended Reduction to the  
June 2013 Redevelopment Property Tax Trust Fund Remittance  
Pursuant to California Health and Safety Code Section  
34182.5**

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

Discussion ensued between Board Members and staff regarding whether the Department of Finance took the letter of March 26, 2013 into consideration; clarification regarding the owner participation agreement with Westfield; tax increment; increased value of the property; property taxes; inherited obligations; County taxes; privileges of the Board; comments of the County auditor; concern with the nature of the communication; clarification regarding the ROPS and the RPTTF; the filing of the request for six months in the future and the reconciliation with what was spent on a previous ROPS; a recommended adjustment out of a future request; the objection of the City to the grounds upon which the recommendation was made; the request for the Meet and Confer; previous approval of ROPS 2; a change in the law that affected the timing of the loan payments; adjustments to allocate certain funding toward debt service; predicting exactly what is going to be spent; the role of the Successor Agency; the Westfield OPA; the Administrative Cost Allowance; concerns with procedure; adjustments that were made based on new information that never came back to the Board for consideration; the ability to present facts, findings, recommendations, and the

proposed resolution; the Meet and Confer process; responsibilities of the Oversight Board; modifications to ROPS; information shared with Board Members; the ability to reallocate in the ROPS; changes in estimated obligations in The Westfield payment; other changes; the reallocation of debt service costs; efforts of the Successor Agency to allocate monies to legally enforceable obligations; clarification that the Agency responded to circumstances beyond their control rather than taking discretionary actions; the determination letter of March 29; the position to dispute the letter; clarification that no amendments are allowed after the June payment is remitted by the Department of Finance; conflicting fiduciary responsibilities; money pledged to the enforceable obligation holder before it was pledged to the taxing entity; and preserving the sanctity of the Enforceable Obligations.

Member Kimball moved that the Oversight Board adopt the resolution.

Member Rose indicated that while he is a President and CEO of the Chamber of Commerce which has offices at Westfield Culver City, Secretary Cole has indicated that the amount of rent paid to Westfield is so small in comparison to the entire project that it would not affect his voting.

Vice Chair Bruckner expressed concern regarding whether it is appropriate for the Oversight Board to preserve the Successor Agency's rights and he felt that the Meet and Confer should take place first.

Discussion continued between staff and Members regarding Section 5 of the resolution; the authority of the Oversight Board to direct the Agency or Officers to take action; confusion with the language and a request to make it clearer who is speaking; adopting the resolution under the condition that the Executive Director confer with appropriate legal counsel and that the Successor Agency authorize any changes deemed necessary; Section 2; and clarification that the action of the Oversight Board would not affect any rights of the Successor Agency.

MOVED BY MEMBER KIMBALL AND SECONDED BY MEMBER ROSE THAT  
THE OVERSIGHT BOARD: ADOPT A RESOLUTION OBJECTING TO THE  
LOS ANGELES COUNTY AUDITOR-CONTROLLER'S RECOMMENDED  
REDUCTION TO THE JUNE 2013 REDEVELOPMENT PROPERTY TAX TRUST

FUND (RPTTF) REMITTANCE, PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34182.5. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, KIMBALL, ROSE, WEISSMAN  
NOES: BRUCKNER  
ABSENT: STARRETT  
ABSTAIN: KEARNEY

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:26 p.m., the Oversight Board adjourned its meeting to Thursday, May 9, 2013.

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

April 11, 2013

APPROVED

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Andrew Weissman

CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

June 20, 2013  
2:00 p.m.

**Call to Order & Roll Call**

Chair Weissman called the meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member

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**Invocation/Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

Martin Cole, Secretary, reported that correspondence had been received for the action item and distributed to Board Members.

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**Joint Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving the Proposed Long Range  
Property Management Plan and Directing the Successor Agency  
Executive Director to Submit Such Plan to the State  
Department of Finance**

Chair Weissman discussed correspondence received from the County requesting that action on the item be deferred until July to allow for more time for consideration.

Discussion ensued between staff and Board Members regarding submission of the long range plan; the disposition of property; implications of the delay; review time; the Meet and Confer process; the size of the document; the narrative; review of specific projects; time constraints; a requested staff presentation; the Combined Property project at Parcel B; actions of the state; concern with approving a 2,000 page document without the time to properly review it; breaking out different sections on the document; creation of the document; the ability to act on the document; the process; Department of Finance guidelines; actions of other successor agencies and review of their documents; staff size at the DoF; the Finance Completion; advantages to straightening out the financial picture sooner; transference of property from the Successor Agency to the City; obtaining a finding of completion; and a suggestion to hold a special meeting.

Sol Blumenfeld, Assistant Executive Director, presented a summary of the material of record.

Discussion ensued between staff and Board Members regarding the current value of Washington Centinela; gross revenue; incidental costs; property maintenance; the purchase price; charges to relocate utilities; offsite improvements; overall costs; development of a permanent parking structure; overall value of the disposition of the property; the disposition value; the DoF Punch List; the DoF definition of the revenue disposition; the difficulty of complying with the regulations; concern with transparency; reorganizing the Executive Summary; support for the projects; the land sale proceeds; enforceable obligations; outstanding disagreements; financial implications of the plan; the investment of financial and other resources by the City on the projects; a preference to have the unanimous support of the Board; and support for holding the item for a short time to allow for proper consideration.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:52 p.m., the Oversight Board adjourned its meeting to Wednesday, July 3, 2013.

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June 20, 2013

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency  
Culver City, California

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CULVER CITY  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

July 3, 2013  
3:00 p.m.

**Call to Order & Roll Call**

Chair Weissman called the meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency to order at 3:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member

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**Invocation/Pledge of Allegiance**

John Nachbar, Executive Director, led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving the Proposed Long Range Property Management Plan and Directing the Successor Agency Executive Director to Submit Such Plan to the State Department of Finance**

Martin Cole, Secretary, reported that each Board Member had received a copy of comments received prior to the last meeting and staff has submitted a copy of a document entitled Review and Approve Long Range Property Management Plan for Discussion at the Oversight Board Special meeting of July 3, 2013.

Sol Blumenfeld, Assistant Executive Director, provided a summary of the material of record.

Discussion ensued between staff and Board Members regarding Attachment 5; clarification regarding the parking structures; the Washington/National project; TOD and Expo extension parking; responsibilities of the developer; the Jazz Bakery site; and appreciation to staff for providing the extra information and time to consider the item.

Board Member Starrett indicated the need to abstain from items pertaining to the Jazz Bakery and Hudson Pacific.

MOVED BY BOARD MEMBER ROSE, SECONDED BY VICE CHAIR BRUCKNER AND UNANIMOUSLY CARRIED, THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE PROPOSED LONG RANGE PROPERTY MANAGEMENT PLAN WITH THE EXCEPTION OF THE JAZZ BAKERY AND PARCEL B AND DIRECTING THE EXECUTIVE DIRECTOR OF THE

SUCCESSOR AGENCY TO SUBMIT THE APPROVED PLAN TO THE CALIFORNIA DEPARTMENT OF FINANCE.

MOVED BY BOARD MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE PROPOSED LONG RANGE PROPERTY MANAGEMENT PLAN INCLUDING THE JAZZ BAKERY AND PARCEL B AND DIRECTING THE EXECUTIVE DIRECTOR OF THE SUCCESSOR AGENCY TO SUBMIT THE APPROVED PLAN TO THE CALIFORNIA DEPARTMENT OF FINANCE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, KEARNEY, KIMBALL, ROSE,  
WEISSMAN  
NOES: NONE  
ABSTAIN: STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

Board Member Starrett thanked and congratulated staff for the large amount of work accomplished.

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**Adjournment**

There being no further business, at 3:14 p.m., the Oversight Board adjourned its meeting to Thursday, July 11, 2013.

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July 3, 2013

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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TO THE CULVER CITY REDEVELOPMENT AGENCY

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

August 29, 2013  
2:00 p.m.

**Call to Order & Roll Call**

Chair Weissman called the meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member

Absent: Richard Bruckner, Vice Chair (absent)  
Nabil S. Abu-Ghazaleh, Member (absent)  
Sean Kearney, Member (absent)

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**Pledge of Allegiance**

Jeremy Green, Management Analyst, led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Authorizing the Issuance of the  
Successor Agency to the Culver City Redevelopment Agency's  
Tax Allocation Refunding Bonds, Series 2013A and Related  
Actions**

Jeff Muir, Chief Financial Officer, provided a summary of the material of record noting changes to the resolution.

Member Starrett received clarification regarding the revised resolution.

MOVED BY BOARD MEMBER ROSE AND SECONDED BY BOARD MEMBER STARRETT THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION AUTHORIZING THE ISSUANCE OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY'S TAX ALLOCATION REFUNDING BONDS, SERIES 2013A; APPROVING A FORM OF SIXTH SUPPLEMENTAL INDENTURE, A FORM OF PURCHASE CONTRACT AND A FORM OF CONTINUING DISCLOSURE AGREEMENT; MAKING CERTAIN RELATED DETERMINATIONS AND AUTHORIZING OTHER CONNECTED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: NONE  
ABSENT: ABU-GHAZALI, BRUCKNER, KEARNEY

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:08 p.m., the Oversight Board adjourned its meeting to Thursday, September 12, 2013.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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TO THE CULVER CITY REDEVELOPMENT AGENCY

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

September 12, 2013  
2:00 p.m.

**Call to Order & Roll Call**

Chair Weissman called the meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Pledge of Allegiance**

John Nachbar, Executive Director, led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving the Successor Agency Administrative Budget for the Period of January 1, 2014 Through June 30, 2014 and Approving Certain Related Actions; and (2) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of January 1, 2014 Through June 30, 2014 and Approving Certain Related Actions**

MOVED BY BOARD MEMBER ABU-GHAZALEH AND SECONDED BY BOARD MEMBER ROSE THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE OF PERIOD JANUARY 1, 2014 THROUGH JUNE 30, 2014 (ROPS 13-14B) AND APPROVING CERTAIN RELATED ACTIONS; AND,

2. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND APPROVING CERTAIN RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, KEARNEY, KIMBALL, ROSE, WEISSMAN

NOES: NONE

ABSENT: STARRETT

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Item A-2

**Adoption of a Resolution (1) Conditionally Approving a Settlement Agreement with UG2P2, LLC and Ugo Pascarella Relating to Existing Litigation Filed by the Successor Agency and the City of Culver City Related to an Existing Debt for a Loan Issued by the Former Culver City Redevelopment Agency Pursuant to an Owner Participation Agreement; and, (2) Approving Certain Related Actions**

Todd Tipton, Economic Development Administrator, provided a summary of the material of record.

Discussion ensued between staff and Board Members regarding the loan repayment; the settlement; other disputed elements with respect to the agreement; collateral and the ability to apply liens; personal liability; and clarification that subject to the approval of the Department of Finance this would be the final settlement.

MOVED BY BOARD MEMBER ABU-GHAZALEH AND SECONDED BY BOARD MEMBER ROSE THAT THE OVERSIGHT BOARD:

1. CONDITIONALLY APPROVE THE PROPOSED SETTLEMENT AGREEMENT IN REGARD TO THE CITY OF CULVER CITY V. UGO PASCARELLA, ET AL. (LASC CASE NO. SC115351), PURSUANT TO THE TERMS AND CONDITIONS OUTLINED HEREIN; AND,
2. AUTHORIZE THE SUCCESSOR AGENCY GENERAL COUNSEL AND SUCCESSOR AGENCY SPECIAL COUNSEL TO REVIEW/PREPARE THE NECESSARY DOCUMENTS (SUBJECT TO THE APPROVAL OF THE SETTLEMENT BY THE STATE DEPARTMENT OF FINANCE); AND,
3. AUTHORIZE THE SUCCESSOR AGENCY EXECUTIVE DIRECTOR TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE SUCCESSOR AGENCY (SUBJECT TO THE APPROVAL OF THE SETTLEMENT BY THE STATE DEPARTMENT OF FINANCE).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, KEARNEY, KIMBALL, ROSE,  
WEISSMAN  
NOES: NONE  
ABSENT: STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:10 p.m., the Oversight Board adjourned its meeting to Thursday, October 10, 2013.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

THESE MINUTES ARE NOT OFFICIAL  
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CULVER CITY  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

October 10, 2013  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 2:02 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member\*  
Cindy Starrett, Member

Absent: Nabil S. Abu-Ghazaleh, Member

\*Member Rose arrived at 2:06 p.m.

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**Pledge of Allegiance**

Participants recited the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of Resolution Ratifying Previous Actions  
Transferring the Housing Functions, Assets and Obligations  
of the Successor Agency to the Culver City Housing  
Authority**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Member Rose joined the meeting.

Discussion ensued between staff and Members regarding timing of the resolution; the importance of ratifying the transfer; the state controller audit; and non-housing assets.

MOVED BY MEMBER KIMBALL AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION RATIFYING PREVIOUS ACTIONS TRANSFERRING THE HOUSING FUNCTIONS, ASSETS AND OBLIGATIONS OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CULVER CITY HOUSING AUTHORITY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, STARRETT, WEISSMAN  
NOES: NONE  
ABSENT: ABU-GHAZALEH

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, November 14, 2013.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

February 13, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Redevelopment Agency was called to order at 2:02 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member\*  
Cindy Starrett, Member

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**Pledge of Allegiance**

Participants recited the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving the Successor Agency Administrative Budget for the Period of July 1, 2014 Through December 31, 2014 and Approving Certain Related Actions; and (2) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of July 1, 2014 Through December 31, 2014 and Approving Certain Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding

MOVED BY MEMBER AND SECONDED BY THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2014 THROUGH DECEMBER 31, 2014 AND APPROVING CERTAIN RELATED ACTIONS; AND

2. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE OF PERIOD JULY 1, 2014 THROUGH DECEMBER 31, 2014 (ROPS 14-15A) AND APPROVING CERTAIN RELATED ACTIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, STARRETT, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH

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Item A-2

**Adoption of a Resolution Approving a Repayment Schedule for Supplemental Educational Revenue Augmentation Fund Loans Due to the Low and Moderate Income Housing Fund**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding

MOVED BY MEMBER AND SECONDED BY THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION APPROVING A REPAYMENT SCHEDULE FOR SUPPLEMENTAL EDUCATION REVENUE AUGMENTATION FUND LOANS OWED TO THE LOW AND MODERATE INCOME HOUSING FUND PURSUANT TO HEALTH AND SAFETY CODE SECTION 34171(D)(1)(G), AND APPROVING CERTAIN RELATED ACTIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, KIMBALL, ROSE, STARRETT, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, March 13, 2014.

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February 13, 2014

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

March 13, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:02 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nick Kimball, Member  
Steven Rose, Member

Absent: Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Cindy Starrett, Member

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**Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Approval of (1) Assignment of All Rights, Interests and Obligations Related to Certain Parking Facilities from the Successor Agency to the City of Culver City; and, (2) A Resolution Approving Revisions to the Long Range Property Management Plan Submitted to the State Department of Finance and Making a Finding that Assignment of Successor Agency Obligations to the City is Consistent with the Intentions of State Assembly Bill ABx1 26**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding the conditional approval; reclassification of parking assets from governmental use to other categories; and the ability to move forward with projects.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD:

1. ASSIGN, PLEDGE, TRANSFER AND SET OVER UNTO THE CITY OF CULVER CITY, ALL OF THE SUCCESSOR AGENCY'S RIGHTS, TITLE, INTEREST, POWERS, PRIVILEGES AND OTHER INCIDENCES OF OWNERSHIP IN AND TO ALL DISPOSITION AND DEVELOPMENT AGREEMENT(S) AND PARKING AGREEMENT(S) ENCUMBERING THE SIX PARKING FACILITIES PROPOSED FOR RECLASSIFICATION AS "PROPERTIES TO BE USED TO FULFILL ENFORCEABLE OBLIGATIONS" AS IDENTIFIED HEREIN, AND AUTHORIZE THE EXECUTIVE DIRECTOR OR DESIGNEE TO TAKE ALL NECESSARY, REASONABLE AND APPROPRIATE ACTIONS TO IMPLEMENT THE TRANSFER OF ASSETS AND OBLIGATIONS FROM THE SUCCESSOR AGENCY TO THE CITY; AND,

2. APPROVE AND ADOPT THE DRAFT RESOLUTION APPROVING CERTAIN REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN FOR SUBMISSION TO THE CALIFORNIA DEPARTMENT OF FINANCE AND MAKING A FINDING THAT THE ASSIGNMENT TO THE CITY OF THE DDA(S) AND PARKING AGREEMENT(S) ENCUMBERING THE SIX PARKING FACILITIES PROPOSED FOR RECLASSIFICATION AS "PROPERTIES TO BE RETAINED TO FULFILL ENFORCEABLE OBLIGATIONS" IS CONSISTENT WITH THE INTENTION OF THE DISSOLUTION ACT AND IS CONSISTENT WITH THE CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34167(A) AND 34169(D). THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: ABU-GHAZALEH, KEARNEY AND STARRETT

Chair Weissman commended staff for their efforts.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:10 p.m., the Oversight Board adjourned its meeting to Thursday, April 10, 2014.

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March 13, 2014

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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TO THE CULVER CITY  
REDEVELOPMENT AGENCY  
CULVER CITY, CALIFORNIA

May 8, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member  
Cindy Starrett, Member

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**Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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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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### **Order of the Agenda**

No changes were made.

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### **Action Items**

#### Item A-1

**Adoption of Resolutions (1) Directing the Transfer of Certain Real Properties from the Successor Agency to the Culver City Redevelopment Agency to the City of Culver City for Use to Fulfill Contractual Enforceable Obligations Pursuant to the State Department of Finance-Approved Long Range Property Management Plan; and (2) Approving the Grant Deeds; and (3) Approving Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding the

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER  
THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (9099 WASHINGTON BOULEVARD; ASSESSOR'S PARCEL NO. 4206-029-932) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS.

2. ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (3844-3848 & 3864 WATSEKA AVENUE; ASSESSOR'S PARCEL NOS. 4207-001-900, 4207-001-901, 4207-001-902, AND 4207-001-903) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS PURSUANT TO THE

LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS.

3. ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (3825 CANFIELD AVENUE; ASSESSOR'S PARCEL NO. 4206-030-901) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS.

4. ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (3757 ROBERTSON BOULEVARD; ASSESSOR'S PARCEL NOS. 4206-033-932, 4206-033-934, AND 4206-033-935) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS.

5. ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (9415-9425 VENICE BOULEVARD; ASSESSOR'S PARCEL NOS. 4313-019-900, 4313-019-901, 4313-019-902, AND 4313-019-903) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KIMBALL, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: ABU-GHAZALEH, KEARNEY AND STARRETT

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Item A-2

**Adoption of a Resolution (1) Directing the Sale and**

**Transfer of Real Property at 9300 Culver Blvd to Combined/Hudson 9300 Culver LLC (Developer) in Accordance with the Terms of the DDA between the Developer and the City of Culver City Pursuant to the State Department of Finance-Approved Long Range Property Management Plan; and (2) Approving the Grant Deed; and (3) Approving the Successor Agency's Remittance of the Net Purchase Price Proceeds Received by the Successor Agency after Close of Escrow to the Los Angeles County Auditor-Controller for Distribution to Taxing Entities; and (4) Approving Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding the

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT THE PROPOSED RESOLUTION (1) DIRECTING THE SALE AND TRANSFER OF CERTAIN REAL PROPERTY AT 9300 CULVER BOULEVARD TO COMBINED/HUDSON 9300 CULVER LLC (DEVELOPER) IN ACCORDANCE WITH THE TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE DEVELOPER AND THE CITY OF CULVER CITY DATED JANUARY 31, 2012, PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING THE GRANT DEED TO EFFECTUATE SAID DISPOSITION OF SAID PROPERTY; AND (3) APPROVING THE SUCCESSOR AGENCY'S REMITTANCE OF THE NET PURCHASE PRICE PROCEEDS RECEIVED BY THE SUCCESSOR AGENCY AFTER THE CLOSE OF ESCROW TO THE LOS ANGELES COUNTY AUDITOR-CONTROLLER FOR DISTRIBUTION TO TAXING ENTITIES; AND (4) APPROVING RELATED ACTIONS.

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Item A-3

**Adoption of a Resolution (1) Directing the Transfer of Real Property (Assessor's Parcel No. 4206-029-935) (at Town Plaza) from the Successor Agency of the Culver City Redevelopment Agency to the City of Culver City for Governmental Use Pursuant to the Long Range Property Management Plan as Approved by the State Department of Finance; and (2) Approving the Grant Deed; and (3) Approving Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Discussion ensued between staff and Members regarding the

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION (1) DIRECTING THE TRANSFER OF CERTAIN REAL PROPERTY (ASSESSOR'S PARCEL NO. 4206-029-935) FROM THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY TO THE CITY OF CULVER CITY FOR GOVERNMENTAL USE PURSUANT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014; AND (2) APPROVING, IN SUBSTANTIAL FORM, THE GRANT DEED TO EFFECTUATE THE DISPOSITION OF SAID PROPERTY; AND (3) APPROVING RELATED ACTIONS.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:10 p.m., the Oversight Board adjourned its meeting to Thursday, June 12, 2014.

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Martin R. Cole

May 8, 2014

SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

June 12, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Nick Kimball, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Pledge of Allegiance**

Jim Suhr led the Pledge of Allegiance.

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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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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution (1) Directing 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 Dated February 7, 2008, Pursuant to the State Department of Finance-Approved Long Range Property Management Plan; and (2) Approving 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) Approving Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Chair Weissman commented on the length of the process.

Martin Cole, Assistant City Manager/City Clerk, reported that the Successor Agency Board had unanimously adopted their resolution on June 9 2014.

Chair Weissman invited public input.

No speakers came forward and no cards were received.

MOVED BY MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A PROPOSED RESOLUTION (1) DIRECTING THE SALE AND TRANSFER OF REAL PROPERTY AT 12803,

12811, 12813, AND 12823 WASHINGTON BOULEVARD FROM THE SUCCESSOR AGENCY TO AXIS-MUNDI RE II, LLC (DEVELOPER) 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) APPROVING 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) APPROVING RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, KEARNEY, KIMBALL, ROSE,  
WEISSMAN

NOES: NONE

ABSENT: STARRETT

Sol Blumenfeld, Community Development Director, reported that property transfers would be moving forward and that the Washington/National DDA would be coming forward in July.

Martin Cole, Assistant City Manager/City Clerk, indicated that other items could be coming forward as well.

The Board agreed to hold a special meeting on July 24, 2014.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, July 10, 2014.

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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CULVER CITY  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

July 24, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Nabil S. Abu-Ghazaleh, Member  
Steven Rose, Member

Absent: Sean Kearney, Member  
Cindy Starrett, Member

Chair Rose reported that Nick Kimball was no longer a member of the Board and would be replaced.

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**Pledge of Allegiance**

Councilmember Jim B. Clarke led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Receipt and Filing of Correspondence**

MOVED BY MEMBER ABU-GHAZALEH AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD RECEIVE AND FILE CORRESPONDENCE.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: KEARNEY, STARRETT

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution (1) Approving the Entry of the Successor Agency to the Culver City Redevelopment Agency into a Master Agreement Regarding Retention and Expenditure of Bond Proceeds Between the Successor Agency and the City of Culver City Pursuant to California Health and Safety Code Section 34191.4(c); and (2) Approving Related Actions**

Sol Blumenfeld, Community Development Director, presented a summary of the material of record.

Murray Kane, City Special Counsel, indicated that the bond proceeds in question were required to be done in a manner consistent with the bond covenants; he indicated that staff had attached evidence of the bond covenants; and he added

that a memorandum listing all of the references under which the former Redevelopment Agency promised to spend the funds in accordance with applicable tax exempt provisions and housing provisions to spend the money consistent with the bond covenants.

Chair Weissman invited public input.

No speakers came forward and no cards were received.

MOVED BY MEMBER ABU\_GHA-ZALEH AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE SUCCESSOR AGENCY'S ENTRY INTO THE MASTER AGREEMENT REGARDING RETENTION AND EXPENDITURE OF BOND PROCEEDS BETWEEN THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY AND THE CITY OF CULVER CITY PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.4(C).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, BRUCKNER, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: KEARNEY, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, July 10, 2014.

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July 24, 2014

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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TO THE CULVER CITY REDEVELOPMENT AGENCY

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

September 25, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
          Tevis Barnes, Member  
          Sean Kearney, Member  
          Steven Rose, Member

Absent: Nabil S. Abu-Ghazaleh, Member  
          Richard Bruckner, Vice Chair  
          Cindy Starrett, Member

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**Pledge of Allegiance**

Tevis Barnes led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving the Successor Agency Administrative Budget for the Period of January 1, 2015 Through June 30, 2015 and Approving Certain Related Actions; and (2) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of January 1, 2015 Through June 30, 2015 and Approving Certain Related Actions**

Responding to Member Barnes, Jeff Muir, Chief Financial Officer, clarified the administrative cost allowance for the Housing Authority.

MOVED BY BOARD MEMBER ROSE AND SECONDED BY BOARD MEMBER KEARNEY THAT THE OVERSIGHT BOARD:

1) ADOPT A RESOLUTION APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015 AND APPROVE CERTAIN RELATED ACTIONS; AND

2) ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2015 THROUGH JUNE 30, 2015 AND APPROVE CERTAIN RELATED ACTIONS  
THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, ROSE, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH, BRUCKNER, STARRETT

Martin Cole, Assistant City Manager/City Clerk, indicated as there were four Ayes, the resolution was adopted.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, October 9, 2014.

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

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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CULVER CITY  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

December 11, 2014  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Nabil S. Abu-Ghazaleh, Member  
Cindy Starrett, Member

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**Pledge of Allegiance**

Glenn Heald led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving a Loan Agreement between the City of Culver City and the Successor Agency to the Culver City Redevelopment Agency to Address Temporary Cash Flow Needs in an Amount Not-to-Exceed \$341,500**

MOVED BY BOARD MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF CULVER CITY TO THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY IN A PRINCIPAL AMOUNT UP TO \$341,500 WITH INTEREST EQUAL TO THE LOCAL AGENCY INVESTMENT FUND, WITH PRINCIPAL AND INTEREST DUE AND PAYABLE IN FULL FOLLOWING THE JUNE 1, 2015 PAYMENT TO THE SUCCESSOR AGENCY (WITH SUCH APPROVAL BEING SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF FINANCE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, BRUCKNER, KEARNEY, ROSE, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH, STARRETT

Martin Cole, Assistant City Manager/City Clerk, reported that the City Council had approved a contract to begin renovations in Council Chambers that could result in a change of venue for upcoming meetings and he expected that renovations would be complete by the end of January.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, January 8, 2015.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

February 12, 2015  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Cindy Starrett, Member

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**Pledge of Allegiance**

Jeff Muir led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**1) Adoption of a Resolution Approving the Successor Agency Administrative Budget for the Period of July 1, 2015 Through December 31, 2015 and Approving Certain Related Actions; and (2) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) for the Period of July 1, 2015 Through December 31, 2015 and Approving Certain Related Actions**

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

Chair Weissman received clarification regarding previous actions and expectations regarding treatment.

Board Member Rose clarified that he is employed by the Culver City Chamber of Commerce and their landlord is Westfield but he did not feel that a conflict existed.

MOVED BY BOARD MEMBER ABU-GHAZALEH AND SECONDED BY BOARD MEMBER KEARNEY THAT THE OVERSIGHT BOARD:

1. ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2015 THROUGH DECEMBER 31, 2015 AND APPROVING CERTAIN RELATED ACTIONS; AND

2. ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JULY 1, 2015 THROUGH DECEMBER 31, 2015 (ROPS 15-16A) AND APPROVING CERTAIN RELATED ACTIONS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ABU-GHAZALEH, KEARNEY, ROSE, WEISSMAN

NOES: NONE

ABSENT: BARNES, BRUCKNER, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:06 p.m., the Oversight Board adjourned its meeting to Thursday, March 12, 2015.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

May 14, 2015  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Nabil S. Abu-Ghazaleh, Member  
Sean Kearney, Member  
Cindy Starrett, Member

Absent: Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Steven Rose, Member

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**Pledge of Allegiance**

The Oversight Board recited the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving the Entry of the  
Successor Agency to the Culver City Redevelopment Agency  
into a Master Agreement Regarding Expenditure of Bond  
Proceeds Between the Successor Agency and the City of  
Culver City**

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ADOPTED A RESOLUTION APPROVING THE ENTRY OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY INTO A MASTER AGREEMENT REGARDING EXPENDITURE OF BOND PROCEEDS BETWEEN THE SUCCESSOR AGENCY AND THE CITY OF CULVER CITY (ABSENT VICE CHAIR BRUCKNER, MEMBER BARNES AND MEMBER ROSE) .

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:04 p.m., the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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UNTIL APPROVED BY THE  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

July 15, 2015  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Tevis Barnes, Member\*  
Sean Kearney, Member  
Steven Rose, Member

Absent: Nabil S. Abu-Ghazaleh, Member  
Cindy Starrett, Member

\*Member Barnes arrived at 2:04 p.m.

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**Pledge of Allegiance**

Glenn Heald led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Authorizing Actions as Required by AB 1X 26 and AB 1484 to Undertake Refunding of Outstanding 1999 Series A, 2002 Series A, 2004 Series A, 2005 Series A and 2011 Series A & B Tax Allocation Bonds and (2) Adoption of a Resolution Approving a Professional Services Agreement with Keyser Marsten Associates in an Amount Not-To-Exceed \$28,000**

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

MOVED BY VICE CHAIR BRUCKNER AND SECONDED BY BOARD MEMBER ROSE THAT THE OVERSIGHT BOARD:

1) ADOPT A RESOLUTION AUTHORIZING ACTIONS RELATED TO THE ISSUANCE OF REFUNDING BONDS, AND MAKING CERTAIN DETERMINATIONS RELATING THERETO, AND AUTHORIZING CERTAIN OTHER ACTION IN CONNECTION THEREWITH; AND,

2) ADOPT A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH KEYSER MARSTEN ASSOCIATES IN AN AMOUNT NOT-TO-EXCEED \$28,000. THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BRUCKNER, KEARNEY, ROSE, WEISSMAN

NOES: NONE

ABSENT: ABU-GHAZALEH, BARNES, STARRETT

\* Member Barnes arrived at 2:04 p.m.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:05 p.m., the Oversight Board adjourned its meeting to Thursday, August 13, 2015.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

September 10, 2015  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:04 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

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**Pledge of Allegiance**

Glenn Heald led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Administration of the Oath of Office to Appointed Board Member.**

Chair Weissman indicated that the newly appointed board member was not present and no action was taken.

Item A-2

**(1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from January 1, 2016 through June 30, 2016; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from January 1, 2016 through June 30, 2016; (3) Adoption of a Resolution Approving A Loan Agreement between the City of Culver City and the Successor Agency to Address Temporary Cash Flow Needs in an Amount Not-to-Exceed \$206,750; and (4) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency.**

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

MOVED BY BOARD MEMBER ROSE AND SECONDED BY VICE CHAIR BRUCKNER THAT THE OVERSIGHT BOARD:

1) ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE OF PERIOD JANUARY 1, 2016 THROUGH JUNE 30, 2016 (ROPS 15-16B) AND APPROVING CERTAIN RELATED ACTIONS; AND

2) ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JANUARY 1, 2016 THROUGH JUNE 30, 2016 AND APPROVING CERTAIN RELATED ACTIONS; AND

3) ADOPT OF A RESOLUTION APPROVING A LOAN AGREEMENT BETWEEN THE CITY OF CULVER CITY AND THE SUCCESSOR AGENCY TO ADDRESS TEMPORARY CASH FLOW NEEDS IN AN AMOUNT NOT-TO-EXCEED \$206,750; AND

4) AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, BRUCKNER, KEARNEY, ROSE, WEISSMAN

NOES: NONE

ABSENT: STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

Vice Chair Bruckner indicated that he would not be able to attend the next meeting on October 8, 2015.

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**Adjournment**

There being no further business, at 2:08 p.m., the Oversight Board adjourned its meeting to Thursday, October 8, 2015.

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Martin R. Cole

SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

July 15, 2015

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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UNTIL APPROVED BY THE  
OVERSIGHT BOARD  
OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

January 14, 2016  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member  
Cindy Starrett, Member

Absent: Richard Bruckner, Vice Chair  
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**Pledge of Allegiance**

Chair Weissman led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2016 through June 30, 2017; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budgets for the Periods July 1, 2016 through December 31, 2016 and January 1, 2017 through June 30, 2017; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency.**

MOVED BY BOARD MEMBER ROSE AND SECONDED BY BOARD MEMBER STARRETT THAT THE OVERSIGHT BOARD:

1) ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE OF PERIOD JULY 1, 2016 THROUGH JUNE 30, 2017 (ROPS 16-17) AND APPROVING CERTAIN RELATED ACTIONS; AND

2) ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGETS FOR THE PERIOD OF JULY 1, 2016 THROUGH DECEMBER 31, 2016 AND JANUARY 1, 2017 THROUGH JUNE 30, 2017 AND APPROVING CERTAIN RELATED ACTIONS; AND

3) AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, ROSE, STARRETT, WEISSMAN

NOES: NONE

ABSENT: BRUCKNER

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:02 p.m., the Oversight Board adjourned its meeting to Thursday, 11, 2016.

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

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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OF THE SUCCESSOR AGENCY  
TO THE CULVER CITY REDEVELOPMENT AGENCY

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

April 14, 2016  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Steven Rose, Member  
Cindy Starrett, Member

Absent: Tevis Barnes, Member  
Sean Kearney, Member

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**Pledge of Allegiance**

The Oversight Board recited the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of a Resolution Approving (1) The Transfer of Certain Real Property (3846 Cardiff Avenue; Assessor's Parcel No. 4206-028-900 and 4206-028-901) from the Successor Agency to the City of Culver City for use to Fulfill Contractual Enforceable Obligations Pursuant to the Authority of the Long Range Property Management Plan Approved by the California Department of Finance on March 18, 2014; (2) The Grant Deed to Effectuate Said Disposition of the Property and (3) Related Actions**

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ADOPTED A RESOLUTION APPROVING: (1) THE TRANSFER OF CERTAIN REAL PROPERTY (3846 CARDIFF AVENUE; ASSESSOR'S PARCEL NO. 4206-028-900 AND 4206-028-901) FROM THE SUCCESSOR AGENCY TO THE CITY OF CULVER CITY FOR USE TO FULFILL CONTRACTUAL ENFORCEABLE OBLIGATIONS 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 GRANT DEED TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS. (ABSENT MEMBER BARNES AND MEMBER KEARNEY).

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Item A-2

**Adoption of a Resolution Approving an Amendment to the Revised Long Range Property Management Plan Prepared Pursuant to California Health and Safety Code Sections 34191.3 and 34191.5 and Approving Related Actions**

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ADOPTED A RESOLUTION APPROVING AN AMENDMENT TO THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 34191.3 AND 34191.5 AND APPROVING RELATED ACTIONS (ABSENT MEMBER BARNES AND MEMBER KEARNEY) .

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:04 p.m., the Oversight Board adjourned its meeting.

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

April 14, 2016

APPROVED

---

Andrew Weissman

CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

September 8, 2016  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member  
Robert Sprague, Member

Absent: Cindy Starrett, Member  
Richard Bruckner, Vice Chair

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

- (1) Adoption of a Resolution Amending the Recognized Obligation Payment Schedule (ROPS) from January 1, 2017 through June 30, 2017; and (2) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency.**

MOVED BY BOARD MEMBER ROSE AND SECONDED BY BOARD MEMBER BARNES THAT THE OVERSIGHT BOARD:

1) ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE OF PERIOD JANUARY 1, 2017 THROUGH JUNE 30, 2017 (ROPS 16-17B) AND APPROVING CERTAIN RELATED ACTIONS; AND,

2) AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, ROSE, SPRAGUE, WEISSMAN

NOES: NONE

ABSENT: BRUCKNER, STARRETT

Item A-2

**Adoption of a Resolution Approving a Repayment Schedule for Loans and Deferrals from the Former Culver City Redevelopment Agency's Low and Moderate Income Housing Fund.**

Chair Weissman clarified that there was a typographical error on the agenda that labeled this item incorrectly as A-3.

Member Barnes recused herself from discussion and the vote, citing her connection to the Housing Fund.

MOVED BY BOARD MEMBER KEARNEY AND SECONDED BY BOARD MEMBER ROSE THAT THE OVERSIGHT BOARD:

ADOPT A RESOLUTION APPROVING A REPAYMENT SCHEDULE FOR LOANS AND DEFERRALS FROM THE FORMER CCRA'S LOW AND MODERATE INCOME HOUSING FUND.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:10 p.m., the Oversight Board adjourned its meeting to Thursday, October 13, 2016.

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Jeremy Green  
DEPUTY SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

November 10, 2016  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Cindy Starrett, Member

Chair Weissman received clarification that Dr. James Limbaugh, the new President of West LA College, would be joining the Board on December 8, 2016.

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**Pledge of Allegiance**

Todd Tipton led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of Resolutions Approving the Transfer and Acceptance of Certain Real Properties from the Successor Agency to the City of Culver City Pursuant to the Long-Range Property Management Plan and Approving the Grant Deeds and Related Actions**

Chair Weissman noted that all the actions relate to parking facilities and that the Successor Agency had satisfied the Department of Finance as to the appropriateness of the transfer.

MOVED BY MEMBER ROSE, SECONDED BY MEMBER BRUCKNER AND UNANIMOUSLY CARRIED THAT THE OVERSIGHT BOARD: ADOPT RESOLUTIONS APPROVING THE TRANSFER AND ACCEPTANCE OF CERTAIN REAL PROPERTIES FROM THE SUCCESSOR AGENCY TO THE CITY OF CULVER CITY PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN AND APPROVING THE GRANT DEEDS AND RELATED ACTIONS.

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:04 p.m., the Oversight Board adjourned its meeting to Thursday, December 8, 2016.

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Jeremy Green  
DEPUTY SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

December 8, 2016  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Richard Bruckner, Vice Chair  
Cindy Starrett, Member

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**Pledge of Allegiance**

Tom Wulf led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Administration of the Oath of Office to Appointed Board Member**

Jeremy Green, Deputy City Clerk, administered to Oath of Office to Dr. James Limbaugh from West Los Angeles College.

Board Members introduced themselves to new Member Limbaugh who in turn introduced himself.

Chair Weissman welcomed Board Member Limbaugh.

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Item A-1

**Adoption of a Resolution (1) Directing the Sale and Transfer of Real Property at 8801 and 8803 Washington Blvd., 8829, 8831, 8839, 8841 and 8843 Exposition Blvd., and 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842 and 8846 National Blvd., Culver City, CA, to Culver Station, LLC, Pursuant to the Long Range Property Management Plan approved by the California Department of Finance; and (2) Approving 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) Approving Related Actions**

Chair Weissman introduced the item and provided background on the project.

Tom Wulf, Lowe Enterprises Real Estate Group, provided an overview of the project and the process and discussed the timeline and actions taken.

Sol Blumenfeld, Community Development Director, discussed the journey of the project over the past 16 years.

MOVED BY CHAIR WEISSMAN AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD: ADOPT THE PROPOSED RESOLUTION APPROVING (1) THE SALE AND TRANSFER OF CERTAIN REAL PROPERTY LOCATED AT 8801 AND 8803 WASHINGTON BLVD., 8829, 8831, 8839, 8841 AND 8843 EXPOSITION BLVD., AND 8824, 8825, 8828, 8830-8834, 8836, 8838, 8840, 8842 AND 8846 NATIONAL BLVD., CULVER CITY, CA (COLLECTIVELY, THE PROPERTY), TO CULVER STATION, LLC (DEVELOPER), IN ACCORDANCE WITH THE TERMS OF THAT CERTAIN COMMITMENT LETTER DATED JANUARY 31, 2012, AS IMPLEMENTED BY THAT CERTAIN IMPLEMENTATION AGREEMENT (WASHINGTON NATIONAL), DATED AS OF OCTOBER 21, 2014 (AS AMENDED), PURSUANT TO THE AUTHORITY OF THE LONG RANGE PROPERTY MANAGEMENT PLAN APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCE ON MARCH 18, 2014, (2) THE GRANT DEED TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY (ATTACHMENT NO. 2), (3) THE SUCCESSOR AGENCY'S REMITTANCE OF THE NET PURCHASE PRICE PROCEEDS RECEIVED BY THE SUCCESSOR AGENCY AFTER CLOSE OF ESCROW TO THE LOS ANGELES COUNTY AUDITOR-CONTROLLER FOR DISPOSITION TO TAXING ENTITIES, AND (4) ALL RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: BRUCKNER, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

Sol Blumenfeld, Community Development Director, discussed upcoming projects.

December 8, 2016

Member Limbaugh reported that the Board of Trustees at West Los Angeles College had approved the Teaching and Learning Center project going out to bid for a 4-story building to house Computer Science and Math as part of the Master Plan.

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**Adjournment**

There being no further business, at 2:14 p.m., the Oversight Board adjourned its meeting to Thursday, January 12, 2017.

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Jeremy Green  
DEPUTY SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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TO THE CULVER CITY REDEVELOPMENT AGENCY

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

January 12, 2017  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:00 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
James M. Limbaugh, Ph.D., Member  
Steven Rose, Member

Absent: Richard Bruckner, Vice Chair  
Cindy Starrett, Member

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**Pledge of Allegiance**

Todd Tipton led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2017 through June 30, 2018; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budgets for the Periods July 1, 2017 through December 31, 2017 and January 1, 2018 through June 30, 2018; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency**

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER KEARNEY THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGETS FOR THE PERIOD OF JULY 1, 2017 THROUGH DECEMBER 31, 2017 AND JANUARY 1, 2018 THROUGH JUNE 30, 2018 AND APPROVING CERTAIN RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
BOES: NONE  
ABSENT: BRUCKNER, STARRETT

Out of an abundance of caution, Member Barnes recused herself from the following vote.

MOVED BY MEMBER LIMBAUGH AND SECONDED BY MEMBER ROSE THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2017 THROUGH JUNE 30, 2018 (ROPS 17-18) AND APPROVING CERTAIN RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: BRUCKNER, STARRETT  
RECUSED: BARNES

MOVED BY MEMBER KEARNEY AND SECONDED BY MEMBER ROSE THAT  
THE OVERSIGHT BOARD: AUTHORIZE THE EXECUTIVE DIRECTOR TO  
MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
BOES: NONE  
ABSENT: BRUCKNER, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:04 p.m., the  
Oversight Board adjourned its meeting to Thursday, February  
9, 2017.

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Jeremy Green  
DEPUTY SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

January 12, 2017

APPROVED

---

Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

May 11, 2017  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:02 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
Steven Rose, Member

Absent: Richard Bruckner, Vice Chair  
Cindy Starrett, Member

NOTE: Member Limbaugh arrived at 2:03PM

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**Pledge of Allegiance**

Todd Tipton led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

Chair Weissman stated that Planning Commission David Scott Wyant had passed away in the morning and made a motion to adjourn in his memory.

MOVED BY MEMBER WEISSMAN AND SECONDED BY MEMBER ROSE THAT  
THE OVERSIGHT BOARD: ADJOURN IN MEMORY OF PLANNING  
COMMISSIONER DAVID SCOTT WYANT.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: BRUCKNER, STARRETT

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of Resolutions (1) Approving the Transfer and Acceptance of Certain Governmental Purpose Real Property Assets from the Successor Agency to the City of Culver City Pursuant to the Provisions of the Dissolution Law as Revised by Senate Bill No. 107; (2) Approving the Assignment and Assumption Agreements to Effectuate Said Disposition; and (3) Approving Related Actions Adopt the resolutions.**

Chair Weissman introduced the item and provided background on the project.

MOVED BY MEMBER ROSE AND SECONDED BY MEMBER BARNES THAT THE  
OVERSIGHT BOARD: ADOPT A RESOLUTION ENTITLED "A RESOLUTION  
OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE  
CULVER CITY REDEVELOPMENT AGENCY APPROVING (1) THE TRANSFER

OF CERTAIN REAL PROPERTY (LOCATED AT THE INTERSECTION OF VENICE BOULEVARD, CULVER BOULEVARD AND CANFIELD AVENUE AND KNOWN AS MEDIA PARK) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW AS REVISED BY SENATE BILL NO. 107; (2) THE ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

ADOPT A RESOLUTION ENTITLED "A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY APPROVING (1) THE TRANSFER OF CERTAIN REAL PROPERTY (LOCATED AT THE CORNER OF CULVER BOULEVARD AND VENICE BOULEVARD AND IMPROVED WITH A BUILDING KNOWN AS IVY SUBSTATION) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW AS REVISED BY SENATE BILL NO. 107; (2) THE ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, KEARNEY, LIMBAUGH, ROSE, WEISSMAN  
NOES: NONE  
ABSENT: BRUCKNER, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

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**Adjournment**

There being no further business, at 2:07 p.m., the Oversight Board adjourned its meeting in memory of in David Scott Wyant to Thursday, June 8, 2017.

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May 11, 2017

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Jeremy Green

SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

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Andrew Weissman

CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

January 11, 2018  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:02 p.m.

Present: Andrew Weissman, Chair  
Richard Bruckner, Vice Chair  
Tevis Barnes, Member  
Sean Kearney, Member

Absent: James M. Limbaugh, Ph.D., Member  
Steven Rose, Member  
Cindy Starrett, Member

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**Pledge of Allegiance**

Glenn Heald led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

None.

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**Public Comment for Items NOT On the Agenda**

None.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**Adoption of Resolutions Approving the Transfer of Certain Real Properties at 9814 Washington Boulevard and 9820 Washington Boulevard, Culver City, from the Successor Agency to the City of Culver City and Approving Assignment and Assumption Agreements and Related Actions.**

Chair Weissman introduced the item and provided background on the project.

MOVED BY MEMBER BRUCKNER AND SECONDED BY MEMBER KEARNEY THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING (1) THE TRANSFER OF CERTAIN REAL PROPERTY (LOCATED AT 9814 WASHINGTON BOULEVARD) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOLUTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

ADOPT A RESOLUTION APPROVING (1) THE TRANSFER OF CERTAIN REAL PROPERTY (LOCATED AT 9820 WASHIGNTON BOULEVARD AND IMPROVED WITH A BUILDING KNOWN AS THE KIRK DOUGLAS THEATRE) TO THE CITY OF CULVER CITY PURSUANT TO THE PROVISIONS OF THE DISSOULTION LAW; (2) AN ASSIGNMENT AND ASSUMPTION AGREEMENT TO EFFECTUATE SAID DISPOSITION OF THE PROPERTY; AND (3) RELATED ACTIONS.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, BRUCKNER, KEARNEY, WEISSMAN  
NOES: NONE

ABSENT: LIMBAUGH, ROSE, STARRETT

Item A-2

**(1) Adoption of a Resolutions Approving the Recognized Obligation Payment Schedule (ROPS) from July 1, 2018 through June 30, 2019; (2) Adoption of a Resolution Approving the Successor Agency Administrative Budget from July 1, 2018 through June 30, 2019; and (3) Authorization to the Executive Director to Make Such Payments on Behalf of the Successor Agency.**

MOVED BY MEMBER BRUCKNER AND SECONDED BY MEMBER KEARNEY THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION APPROVING THE ADMINISTRATIVE BUDGETS FOR THE PERIOD OF JULY 1, 2018 THROUGH DECEMBER 31, 2018 AND JANUARY 1, 2019 THROUGH JUNE 30, 2019 AND APPROVING CERTAIN RELATED ACTIONS.

ADOPT A RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD OF JULY 1, 2018 THROUGH JUNE 30, 2019 (ROPS 18-19) AND APPROVING CERTAIN RELATED ACTIONS.

AUTHORIZE THE EXECUTIVE DIRECTOR TO MAKE SUCH PAYMENTS ON BEHALF OF THE SUCCESSOR AGENCY.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, BRUCKNER, KEARNEY, WEISSMAN

NOES: NONE

ABSENT: LIMBAUGH, ROSE, STARRETT

Item A-3

**Adoption of Resolutions Finding that the Loan Totaling \$100,620,000 Made by the City of Culver City to the Former Culver City Redevelopment Agency was for Legitimate Redevelopment Purposes, was an Agreement of the Type Described in Health and Safety Code Section 34191.4(b)(2)(C)(i), that the Repayment of Such Loan is Authorized to the Fullest Extent of Law, and Approving the Agreement as an Enforceable Obligation and the Schedule for Repayment of Said Loan by the Successor Agency in Accordance with Health and Safety Code Section 34191.4(b)(3).**

MOVED BY MEMBER BRUCKNER AND SECONDED BY MEMBER KEARNEY THAT THE OVERSIGHT BOARD: ADOPT A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REFEVELOPMENT AGENCY FINDING THAT THE LOAN TOTALING \$100,620,000 MADE BY THE CITY OF CULVER CITY TO THE FORMER CULVER CITY REDEVELOPMENT AGENCY WAS FOR LEGITIMATE REDEVELOPMENT PURPOSES, WAS AN AGREEMENT OF THE TYPE DESCRIBED IN HEALTH AND SAFETY CODE 34191.4(b)(2)(C)(i), THAT THE REPAYMENT OF SUCH LOAN IS AUTHORIZED TO THE FULLEST EXTENET OF LAW, AND APPROVING THE AGREEMENT AS AN ENFORCABLE OBLIGATION AND THE SCHEDULE FOR REPAYMENT OF SAID LOAN BY THE SUCCESSOR AGENCY IN ACCORDANCE WITH HEALTH AND SAFETY CODE SECTION 34191.4(b)(3).

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BARNES, BRUCKNER, KEARNEY, WEISSMAN  
NOES: NONE  
ABSENT: LIMBAUGH, ROSE, STARRETT

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

None.

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**Adjournment**

There being no further business, at 2:08 p.m., the Oversight Board adjourned its meeting to Thursday, February 8, 2018.

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May 11, 2017

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Jeremy Green

SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

---

Andrew Weissman

CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California

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

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

May 10, 2018  
2:00 p.m.

**Call to Order & Roll Call**

The meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency was called to order at 2:10 p.m.

Present: Andrew Weissman, Chair  
Tevis Barnes, Member  
Sean Kearney, Member  
James M. Limbaugh, Ph.D., Member

Absent: Richard Bruckner, Vice Chair  
Cindy Starrett, Member

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**Pledge of Allegiance**

Richard Geagan led the Pledge of Allegiance.

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**Community Announcements by Board Members/Information Items from Staff**

Chair Weissman welcomed everyone to the second to last meeting of the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency and thanked staff for their work.

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**Joint Public Comment for Items NOT On the Agenda**

Richard Geagan and Patricia Graf were present to learn more about Item A-1, the Market Hall project.

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**Order of the Agenda**

No changes were made.

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**Action Items**

Item A-1

**(1) Adoption of a Resolution Approving Real Property Transfers and a Disposition and Development Agreement by and between the Successor Agency and Culver Public Market, LLC, Related to the Market Hall Project**

Glenn Heald, Economic Development Project Manager, provided the staff report which was reviewed and approved by the Successor Agency on April 23, 2018.

MOVED BY MEMBER LIMBAUGH, SECONDED BY MEMBER KEARNEY AND UNANIMOUSLY CARRIED THAT THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CULVER CITY REDEVELOPMENT AGENCY ADOPT A RESOLUTION APPROVING REAL PROPERTY TRANSFERS AND A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SUCCESSOR AGENCY AND CULVER PUBLIC MARKET, LLC, RELATED TO THE MARKET HALL PROJECT (ABSENT VICE CHAIR BRUCKNER AND MEMBER STARRETT).

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**Public Comment for Items NOT on the Agenda**

None.

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**Items from Oversight Board Members**

MOVED BY CHAIR WEISSMAN, SECONDED BY MEMBER BARNES AND UNANIMOUSLY CARRIED, THAT THE MEETING BE ADJOURNED IN MEMORY OF FORMER OVERSIGHT BOARD MEMBER STEVE ROSE (ABSENT VICE CHAIR BRUCKNER AND MEMBER STARRETT).

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**Adjournment**

There being no further business, at 2:14 p.m., the Oversight Board of the Successor Agency to the Culver City Redevelopment Agency adjourned its meeting to Thursday, June 14, 2018.

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Jeremy Green  
SECRETARY of the Culver City Oversight Board of the  
Successor Agency, California

APPROVED

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Andrew Weissman  
CHAIR of the Oversight Board of the Successor Agency,  
Culver City, California