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CITY OF CULVER CITY FINANCE ADVISORY COMMITTEE**

**REGULAR MEETING OF THE  
CITY OF CULVER CITY  
FINANCE ADVISORY COMMITTEE  
CULVER CITY, CALIFORNIA**

**March 10, 2021  
7:00 p.m.**

**CALL TO ORDER & ROLL CALL**

Chair Lachman called the regular meeting of the City of Culver City Finance Advisory Committee to order at 7:01 p.m. via Virtual Webex.

Members Present:       ANDREW LACHMAN, Chair  
                                  DARREL MENTHE, Vice Chair  
                                  MARC BAUER, Member  
                                  JOSH GOLDSTEIN, Member  
                                  JOHNNIE GRIFFING, Member  
                                  SEAN KEARNEY, Member  
                                  KEVIN LACHOFF, Member  
                                  BRYAN SUA, Member

Absent:                   KEITH JONES, Member

Staff Present:           Onyx Jones, Chief Finance Officer  
                                  Erica McAdoo, Financial Systems & Purchasing Mgr.  
                                  Michelle Villongco, Associate Analyst

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**Pledge of Allegiance**

Member Goldstein led the Pledge of Allegiance.

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

Chair Lachman invited public comment.

Michelle Villongco, Associate Analyst, indicated that no public comment had been received.

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**Consent Calendar Items**

**Item C-1**

Approval of the Minutes for the Regular Adjourned Meeting of February 10, 2021

MOVED BY MEMBER BAUER, SECONDED BY MEMBER GOLDSTEIN AND UNANIMOUSLY CARRIED, THAT THE FINANCE ADVISORY COMMITTEE APPROVE MINUTES FOR THE REGULAR ADJOURNED MEETING OF FEBRUARY 10, 2021 (ABSENT MEMBER JONES).

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**Order of the Agenda**

The presentation was moved from after the Pledge of Allegiance to before Item A-1.

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**Presentations**

**Item P-1**

Presentation to Finance Advisory Committee on Value Capture in Development

Chair Lachman introduced the item; discussed shortfalls due to the pandemic; finding ways that do not place any greater burden on citizens, homeowners and small businesses in the City; different concepts covered in presentations received; and creation of a written report of varying approaches to improve efficiencies of asset usage after receiving the final presentation.

Member Goldstein provided background on Professor Richard Green; discussed ways to look at value added capture; achieving goals of the City; meeting RHNA goals; increasing walkability and accessibility; lowering the cost of financing; SB 628; Enhanced Infrastructure Financing Districts; and achieving additional financial stability.

Richard Green, University of Southern California Professor, discussed Los Angeles as a region; ideas vs. political skill; examples of implementation; size of

Los Angeles by world standards; density; the amount of single family housing as compared to other cities; transit systems; building capital stock vs. operations; the need for frequency to make transit the most appealing way to get around; reducing the land cost per unit; increased land value with increased density; the need to coordinate density with transit; providing a windfall to developers by up-zoning everything; the need for revenue to put in the infrastructure to support density; air rights; the tax system in Texas; Prop 13; exceptions; auctions for long-term leases in Hong Kong and Singapore; and mechanisms for value capture within the California context.

Discussion ensued between Professor Green, staff and Committee Members regarding encouraging increased use of transportation; increasing housing density in the City; conversion of single family homes into multi-unit properties; different opinions regarding ways forward; concern with reduced property values; mixed-use properties; studies that indicate apartments do not reduce property values; cost of children to local governments; apartments as strong tax generators; costs for single family houses; density strategies gaining traction in other areas; the jobs vs. resident balance; addressing the fear of multi-family housing; providing services that otherwise would not be available; fears of the Manhattanization of Culver City; conveying an appealing version of the future; equity; providing affordable housing and a more accessible/walkable City; understanding the pace of change; impacts of policy changes; mixed results in other places; taking a long-term view; the painful nature of change; growing pains; impacts of rail transit on property values; changing settlement and value patterns of cities; length of time to see benefits; tangible value capture proposals; increased height limits; capturing value increase to fund infrastructure programs coming out of the General Plan; providing by-right R-3 zoning on Venice Boulevard; City boundaries; impacts to the community; unoccupied units; dedicated lanes with signal prioritization; creation of a housing glut; marginal benefits to developing more intensely; satiating demand to reduce pricing; the 1981 Federal Tax Act; providing subsidies to build housing; the system in Texas; property taxes; value capture; the actions of West Hollywood; efficient density; capture of long-term revenue; auctioning off air rights; bulk requirements; Floor Area Ratio (FAR); ensuring that the City is ready to address the changes; the small amount of change that Culver City is able to make; addressing the issues as a region; demonstrating best practices to other cities; generating revenue to improve transit access; current height limits in Culver City; revenue generated by relaxing current height limits; and doubling the frequency of Metro.

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### **Action Items**

#### **Item A-1**

Receive an Update on the Culver City Economic Recovery Task Force

Member Lachoff reported on the February meeting of the Economic Recovery Task Force (ERTF); the discussion on art installations in vacant storefronts; and upcoming meetings.

Discussion ensued between staff and Committee Members regarding the Creative Economy Report and supporting various sectors in the City.

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### **Item A-2**

Discussion Regarding FAC Recommendations to the City Council for the Fiscal Year 2021/2022 Budget

Chair Lachman introduced the item.

Onyx Jones, Chief Finance Officer, discussed the presentation schedule; better than expected performance in certain areas; decreased revenue; direction from the City Manager; and timing.

Discussion ensued between staff and Committee Members regarding budget suggestions at the April meeting and the American Rescue Plan.

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### **Item A-3**

1) Receive Reports from Current Subcommittees; (2) Discuss Recommendations from the Bylaws Subcommittee; (3) Approve Recommendations from the Bylaws Subcommittee for Transmittal to City Council; (4) Discuss Recommendations from the Government Efficiency Subcommittee; (5) Approve Recommendations from the Government Efficiency Subcommittee for Transmittal to the Appropriate Body

Vice Chair Menthe discussed examination of the FAC bylaws; City Council appointments; equity in making appointments; demographics; ensuring that the composition of the Committee reflects the City and values; he read proposed revisions to language regarding appointments to the FAC; discussed taking different types of diversity into account; ensuring that gender equity is kept in focus; turnover; and goal setting.

Discussion ensued between staff and Committee Members regarding support for the item; appreciation to subcommittee members for their work; addressing a lack of applications; and length of the recruitment process.

Chair Lachman invited public comment.

The following member of the public addressed the Committee:

Jane Leonard thanked the subcommittee for the thoughtfulness put into the language for the modification of the bylaws; discussed the importance of ensuring that all bodies be more representative of the City's population; commitment to recruiting women to leadership positions; clarification that the language encourages broader representation, but does not require it; and she proposed language to restrict a Labor Seat from holding the position of Chair.

Discussion ensued between Ms. Leonard and Committee Members regarding support for adding the restriction in the bylaws precluding the Labor Seat from holding the Chair position; increased transparency; additional items to address; timing; and forwarding the recommendation to the City Council.

MOVED BY VICE CHAIR MENTHE, SECONDED BY MEMBER LACHOFF AND UNANIMOUSLY CARRIED, THAT THE FINANCE ADVISORY COMMITTEE RECOMMEND THAT THE CITY COUNCIL ADOPT PROPOSED CHANGES TO THE FAC BYLAWS (ABSENT MEMBER JONES).

Chair Lachoff discussed communication with the Chair of the Civil Service Commission regarding Civil Service Rules.

Erica McAdoo, Financial Systems and Purchasing Manager, indicated that staff would seek further direction on the process.

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#### **Item A-4**

#### **Discussion of April Agenda**

Discussion ensued between staff and Committee Members regarding fees around Extended Stay hotels.

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#### **Public Comment – Items NOT on the Agenda (Continued)**

Chair Lachman invited public comment.

Michelle Villongco, Associate Analyst, reported that no public comment had been received.

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**Receipt of Correspondence**

Michelle Villongco, Associate Analyst, reported receipt of one email.

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**Items from Committee Members/Staff**

Discussion ensued between staff and Committee Members regarding agreement that an ad hoc subcommittee consisting of Members Goldstein and Bauer provide an update on FAC efforts toward efficiency and revenue at the next meeting.

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**Adjournment**

There being no further business, at 8:37 p.m., the Finance Advisory Committee adjourned its meeting to Wednesday, April 14, 2021 at 7:00 p.m.

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Michelle Villongco  
SECRETARY of the Culver City Finance Advisory Committee  
Culver City, California

APPROVED

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Andrew Lachman  
CHAIR of the Finance Advisory Committee, Culver City, California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.

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Jeremy Green  
CITY CLERK

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Date