



City of Culver City

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Staff Report Details (With Text)

File #: 16-467 **Version:** 1 **Name:** KMA Contract
Type: Minute Order **Status:** Consent Agenda
File created: 12/15/2016 **In control:** City Council Meeting Agenda
On agenda: 1/23/2017 **Final action:**
Title: CC - Approval of a Fourth Amendment to the Existing Professional Services Agreement with Keyser Marston Associates for Fiscal Consulting Services, in an Amount Not-to-Exceed \$20,000.

Sponsors:

Indexes:

Code sections:

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Date	Ver.	Action By	Action	Result
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CC - Approval of a Fourth Amendment to the Existing Professional Services Agreement with Keyser Marston Associates for Fiscal Consulting Services, in an Amount Not-to-Exceed \$20,000.

Meeting Date: January 23, 2017

Contact Person/Dept: Elizabeth Garcia/Community Development
Todd Tipton/Community Development

Phone Number: (310) 253-5708 (310) 253-5783

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☐

Commission Action Required: Yes ☐ No ☒

Public Notification: (E-Mail) Meetings and Agendas - City Council (01/18/17);

Department Approval: Sol Blumenfeld, Community Development Director (01/12/17)

RECOMMENDATION:

Staff recommends the City Council approve a fourth amendment to the existing professional services agreement with Keyser Marston Associates, Inc.(KMA) for fiscal consulting services, in an amount not-to-exceed \$20,000.

BACKGROUND/DISCUSSION:

KMA has provided fiscal consulting services to the former Culver City Redevelopment Agency (CCRA) since 1981. KMA's services include analysis of real estate transactions, assistance with real property negotiations, assistance with affordable housing transactions and preparation of required reports (pursuant to Health and Safety Code Section 33433) among other things. In FY 2012-2013, following dissolution of the CCRA, KMA was retained by the Successor Agency to the Culver City Redevelopment Agency (SA) and the Housing Authority to assist with dissolution matters. In addition KMA's services have included the valuation of community benefits in connection with the City's Mixed Use Development Ordinance, analysis of affordable housing/density bonus requests (SB 1818), analysis of real estate transactions and assistance with real property negotiations.

The KMA contract has been amended in FY 2013-2014, FY 2015-2016 and FY 2016-2017. Because available funds had been expended this year due to KMA's work on community benefit analysis for mixed use developments and financial feasibility studies, staff is recommending further amendment to the KMA contract in the amount of \$20,000 to ensure services are available through the end of the fiscal year. Going forward, staff will be recommending that City Council include a fee in the FY 2017-2018 Fee Resolution to require private development projects fund the costs associated with financial analyses for of community benefits, height analyses, density bonus analyses. Per Culver City Municipal Code Section 3.07.050 (which requires competitive bidding procedures be utilized in the event the same consultant has been utilized for a period of five years, unless waived by the City Council), this is the final year that KMA's agreement is eligible to be approved without going through a competitive process; and staff plans to solicit proposals for financial consultant services in FY 2017-2018.

FISCAL ANALYSIS:

The total amount expended since the contract was executed in 2013 is approximately \$63,000. The additional \$20,000 requested will increase the total contract amount to \$83,000. Sufficient funds are available in account 10150120.61910 to fund the additional \$20,000 for the remainder of FY 2016-2017. Some of the funding for KMA is reimbursed through the Recognized Obligation Payment Schedule (ROPS).

MOTION

That the City Council:

1. Approve a fourth amendment to the existing professional services agreement with Keyser Marston Associates, Inc. for fiscal consulting services, an amount not-to-exceed \$20,000;
2. Authorize the City Attorney to review/prepare the necessary documents; and

3. Authorize the City Manager to execute such documents on behalf of the City.