



# City of Culver City

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## Staff Report Details (With Text)

**File #:** 16-1016      **Version:** 1      **Name:** WW AIP Phase IV Authorization  
**Type:** Minute Order      **Status:** Consent Agenda  
**File created:** 5/9/2017      **In control:** City Council Meeting Agenda  
**On agenda:** 5/30/2017      **Final action:**  
**Title:** CC: - Authorization to Proceed with the West Washington Area Improvement Plan Phase IV Project.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. AIP Phase IV median Layout with driveways - 7 medians, 2. Att 2 - Land Images

Date	Ver.	Action By	Action	Result
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**CC: - Authorization to Proceed with the West Washington Area Improvement Plan Phase IV Project.**

**Meeting Date:** May 30, 2017

**Contact Person/Dept:** Elaine Warner/CDD  
Todd Tipton

**Phone Number:** (310) 253-5777

**Fiscal Impact:** Yes ☒ No ☐      **General Fund:** Yes ☐ No ☒

**Public Hearing:** ☐      **Action Item:** ☒      **Attachments:** Yes ☒ No ☐

**Commission Action Required:** Yes ☐ No ☒      **Date:**

**Commission Name:**

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (05/24/17);

**Department Approval:** Sol Blumenfeld, Community Development Director (05/16/17)

### RECOMMENDATION

Staff recommends the City Council authorize the West Washington Area Improvement Plan (AIP) Phase IV project.

### BACKGROUND/DISCUSSION

The City has successfully spurred reinvestment along West Washington Boulevard with the Area Improvement Plan (AIP) that included a mix of loans, small grants, street graphics and public improvements. The AIP program was well received by area businesses and residents and there has been a strong interest in continuing the AIP landscaped medians to the City's western boundary as a cost effective method to continue the beautification and revitalization of West Washington Boulevard

In 2012, at the wind down of redevelopment, construction drawings and bid specifications were prepared for the West Washington Area Improvement Plan (AIP) Phase III and Phase IV project. AIP Phase III was completed, however AIP Phase IV has been stalled for five years due to the dissolution of redevelopment and uncertainty relative to the use of tax exempt bond proceeds to the fund improvements. With approval of the Successor Agency to the Culver City Redevelopment Agency's Long Range Property Management Plan in 2014, and confirmation of the use of Pre-2011 tax exempt bond proceeds, the program may now proceed.

If the City Council authorizes completion of AIP Phase IV, staff will proceed with the assessment district formation and work with area businesses to form a BID to fund area programs.

The AIP Phase IV project is comprised of seven medians on Washington Boulevard between Beethoven Street and Glencoe Avenue. The next steps are:

- Update bid plans and specifications
- Authorization to bid
- Project bid
- Assessment district formation;
- Bid Award
- Construction

## **FISCAL ANALYSIS**

The City has set-aside approximately \$733,285 in bond proceeds that will permit construction of six to seven medians depending on the bids received. Anticipated costs include updating the plans and specifications, formation of the assessment district, median construction and construction management.

## **ATTACHMENTS**

1. AIP Phase IV Median Layout.

## **MOTION**

That the City Council:

1. Authorize staff to update the bid documents; and
2. Authorize the West Washington Area Improvement Plan Phase IV project using available tax

exempt bond proceeds.