

Law Office of
LES GREENBERG
10732 Farragut Drive
Culver City, California 90230-4105
Tele. (310) 838-8105
E-Mail: LGreenberg@LGEsquire.com

September 22, 2020

VIA EMAIL

Ms. Heather Baker
Assistant City Attorney
Office of the City Attorney
9770 Culver Boulevard
Culver City, CA 90212-0507

Re: Complaint and Request for Independent Investigation
City Council Member Thomas Small
Violations Culver City Policy Nos. 4006 ("Code of Ethics") and
4003 ("Acceptance of Gifts or Gratuities")

Dear Ms. Baker:

This is a complaint against City Council Member Thomas Small and request for an independent investigation of my allegations. On or about June 1, 2020, Council Member Small received a gift with economic value much in excess of \$25 from Michael Hackman and/or Hackman Capital Partners LLP (collectively Hackman)—persons having dealings in and with the City of Culver City, regarding matters that come before the City Council—in apparent violation of Culver City Policy Nos. 4006 ("Code of Ethics") and 4003 ("Acceptance of Gifts or Gratuities").

Request and Need for An Independent Investigation

The City Attorney's Office should direct the resolution of this matter to independent legal counsel and should not otherwise involve itself with the investigation.

Ms. Heather Baker
Assistant City Attorney
September 22, 2020
Page 2

The City Attorney's Office represents the City of Culver City. Also, on or about September 24, 2019, it represented Council Member Small in a matter involving many of the same background facts that are the subject of this complaint. [200818 PRA-Second Supplemental Response.pdf](#)

Approximately eight months later—on or about June 1, 2020—Hackman made the "gift" to Council Member Small that is the subject of this complaint.

Whether or not justified, Council Member Small might claim that he relied upon the City Attorney's Office's advice in all of his dealings with Hackman—including receipt of "gifts."

To conduct otherwise than an independent investigation could prove problematic for the City Attorney's Office. (See, e.g., California Rules of Professional Conduct, Rules 1.7 [Conflict of Interest: Current Clients] and 1.9 [Duties to Former Clients].)

Culver City "Gift" Policies

The Culver City Code of Ethics states, in part:

STATEMENT OF POLICY: ... Public ... Officials should conduct their official and primary affairs so as not to give a reasonable basis of the impression that such official ... can be improperly influenced in the performance of his/her public duties. ... **DEFINITIONS** ... D. **"Gift"** means anything of economic value, regardless of the form. ... **CONFLICT OF INTEREST** Appearances and public perception regarding the ethical conduct of City officials are closely related. The acceptance of gifts or favors, even in the most innocuous situations, "appears" to influence the recipient on behalf of the donor. ... Specific conflicts of interest are enumerated below for the guidance of ... officials. ... C. ... 3. **Gifts and favors.** No Public Official ... shall accept any gift valued in excess of \$25 from any person, firm, or corporation which to his/her knowledge is interested in any business dealing with the City.

Ms. Heather Baker
Assistant City Attorney
September 22, 2020
Page 3

(Bold emphasis in original, underline emphasis added.)
[960422_CC_CodeOfEthics_ConflictsOfInterest.pdf](#)

Acceptance of Gifts or Gratuities, states, in part:

A gift or gratuity offered by any individual (as part of a firm or otherwise), who by virtue of their particular business or activity may be involved with the City currently or in the future, should be politely rejected.

Background Facts

At all times material here, Hackman has done much business in Culver City. [Hackman_TheCulverSteps.pdf](#) + [Hackman_TheCulverStudios.pdf](#) + [Hackman_5500JeffersonBoulevard.pdf](#) Hackman created many business entities, but none like Culver City Forward. [Hackman_Profiles.pdf](#)

On March 1, 2019, Hackman's General Counsel incorporated Culver City Forward. [Hackman_BrentDanielloulian.pdf](#) + [200820_CCF_CASectStateSummary.pdf](#) + [190301_CCF_ArticlesOfIncorporation.pdf](#)

Subsequently, Hackman's General Counsel caused other legal work to be performed on behalf of Culver City Forward, e.g., he requested that the Internal Revenue Service grant Culver City Forward tax-exempt status. [190524_CCF_CASectState_Hackman.pdf](#) + [200501_CCF_EIN_83-4433775.pdf](#)

In August 2019, when a Hackman project came before the City Council, Council Member Small made no disclosure and voted in favor of Hackman's request. This contrasts with former Mayor Sahli-Wells's disclosure of her potential conflict of interest. [190826_CC_Minutes.pdf](#)

In or about September 2019, Council Member Small sought legal advice from the City Attorney's Office concerning potential conflicts of interest due to his dealings with Hackman. [200818_PRA-Second_Supplemental_Response.pdf](#) + [200409_CCCR_CulverCityCouncilMemberSmallTalks.pdf](#)

Ms. Heather Baker
Assistant City Attorney
September 22, 2020
Page 4

In April 2020, the *Culver City Cross Roads* published an interview with Council Member Small, wherein he spoke of: (1) "still-forming Culver City Forward will be headed by Small as CEO"; (2) Culver City Forward is the "brainchild of Michael Hackman of Hackman Capital Partners, the organization is funded primarily by Hackman"; (3) his "extensive discussions" with City Attorney Carol Schwab and City Manager John Nachbar concerning possible conflicts of interest; (4) "CCF is supporting the Backpacks for Kids program"; and (5) "[a]lso benefiting from the largesse is Peace Project."
[200409_CCCR_CulverCityCouncilMemberSmallTalks.pdf](#)

In August 2020, Council Member Small publicly announced that: (1) he would not seek re-election in November 2020; (2) "[t]his past fall [he] became CEO of a new organization called Culver City Forward"; (3) Culver City Forward "support[ed] emergency programs at the beginning of the [pandemic] crisis." (Emphasis added.) [200807_CCCR_SmallStandsDown.pdf](#) (The "this past fall" and "new organization" statements are contradicted by the official records of the California Secretary of State.)

Culver City Forward has failed to respond to my legitimate requests for what should be publicly available financial information. According to the IRS's website, "An exempt organization must make available for public inspection its exemption application. ... In addition, an exempt organization must make available for public inspection and copying its annual return." (Emphasis added.)
[200813_CCF_DocumentRequests.pdf](#) + [200814_CCF_DocumentRequest.pdf](#)

On June 1, 2020, Michael Hackman, former Chief Executive Officer of Culver City Forward, "funded" and formally relinquished operational control over Culver City Forward to City Council Member Small. One could reasonably assume that the economic value of operational control over a "funded" and operational tax-exempt corporation is substantially more than \$25.
[200309_CCF_CASectState_Hackman.pdf](#) +
[200601_CCF_CASectState_Small.pdf](#)

At the least, as the Chief Executive Officer of Culver City Forward, Council Member Small can determine his future salary for his services and other benefits; the present economic value of which would most likely exceed \$25.

Ms. Heather Baker
Assistant City Attorney
September 22, 2020
Page 5

Conclusion

Per Culver City's Code of Ethics, "reprimand" and "[p]enalties authorized by law may be imposed" against Council Member Small. Unless Culver City holds him accountable for receipt of a "gift," in violation of Culver City's policies, he and other elected officials will act with the same sense of impunity. At the least, Council Member Small should receive a public reprimand.

Please communicate with me if further information is desired.

Very truly yours,

LES GREENBERG

LG:pg



CAROL A. SCHWAB
City Attorney

OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660
•
FAX (310) 253-5664

September 18, 2020

Via Email Only

Les Greenberg
plgreen@att.net

Re: Public Records Request – August 18, 2020

Dear Mr. Greenberg:

Thank you for your letter dated September 14, 2020. I agree that we are narrowing the issues. However, your most recent letter raises certain points that require a further response and clarification.

First, we disagree that Council Member Thomas Small waived the attorney-client privilege in any way and further disagree with your statement that the City is not contesting this point. The Supplemental Response did not address this issue because it was our conclusion that it was a non-issue. Under Evidence Code Rule 912(a), a privilege for confidential communications is waived by the holder's voluntary disclosure of a significant part of the communication. A disclosure of a significant part of the communication occurs when there is a disclosure sufficient to reveal the specific content of an alleged confidential communication. (*Southern Calif. Gas Co. v. California Pub. Utilities Comm'n* (1990) 50 Cal.3d 31, 46.) If a disclosure does not reveal the actual content or substance of the communications, there is no waiver. (*Mitchell v. Superior Court (Shell Oil Co.)* (1984) 37 Cal.3d 591, 602-603.) Similarly, there is no waiver when a client merely discloses a lawyer's conclusions without revealing the content of the communications. (*Southern Calif. Gas Co. v. California Pub. Utilities Comm'n, supra*, 50 Cal.3d at p. 49.) Here, Council Member Small did not reveal the content of any discussion with a member of the City Attorney's office. He did not reveal the questions asked, the issues discussed, or even the specific recommendations made. Therefore, there was no waiver of the attorney-client privilege, as you contend.

Second, your September 14th letter appears to be based on the assumption, or least the suspicion, that there were communications addressing Council Member Small's potential conflicts of interest related to Michael Hackman and/or Hackman Capital Partners that involved individuals who were outside the attorney-client relationship that exists between the City Attorney's Office, the City's elected officials, and the City's employees. This

assumption is mistaken. As you know, a Public Records Act (“PRA”) request does not require the City to provide substantive answers to factual questions, like an interrogatory, or to admit or deny certain facts, like a request for admission. Rather, as we explained in our prior correspondence, the PRA merely provides for the inspection or copying of existing, identifiable public records. (Gov. Code § 6253(b); *Fredericks v. Superior Court* (2015) 233 Cal.App.4th 209, 227.) However, although the City is not required to provide substantive answers in the context of a PRA response, we will do so in this instance in order to ensure that there is no confusion regarding the following point: neither City Attorney Carol Schwab nor City Manager John Nachbar had communications related to Council Member Small’s potential conflicts of interest with any individual other than a council member, member of the City Attorney’s Office, and member of the City Manager’s Office. In other words, Ms. Schwab’s and Mr. Nachbar’s communications regarding Council Member Small’s potential conflicts of interest took place within the established attorney-client relationship that we identified in our letter dated September 10, 2020.

Third, you requested redacted copies of the privileged calendar entries and e-mails that we deemed responsive to your PRA request. With regard to the calendar entries, we have determined that there is only one entry. We initially thought there was more than one entry, but there were actually multiple copies of the same meeting entry. The City contends that this entry is exempt from disclosure under the deliberative process privilege under Government Code Section 6255, as recognized in *Times Mirror Co. v. Superior Court* (1991) 53 Cal.3d 1325. The City further contends that the calendar entry reflects attorney-client communications and attorney work product. (See *Los Angeles County Board of Supervisors v. Superior Court* (2016) 2 Cal.5th 282, 297 [holding that attorney billing invoices in active legal matters are privileged because they can reveal investigative efforts and strategy].) However, without waiving these objections in the future, the City has elected to provide you with a copy of the calendar entry at issue. A copy of that calendar entry is provided with this letter.

With regard to the e-mails, the City’s position remains unchanged; these documents are confidential communications and are shielded from disclosure under the PRA. As a point of clarification, while our previous letter referred to nine e-mails, there were nine e-mail chains, each consisting of one to nine e-mails. One of these e-mails chains is a duplicate of another. Therefore, there are actually eight separate e-mail chains responsive to your PRA request. The e-mails in these chains are all confidential communications made in the course of the attorney-client relationship for purposes of legal consultation on the issue of potential conflicts of interest and were between members of the City Attorney’s Office (Ms. Schwab, Assistant City Attorney Heather Baker, and Senior Deputy City Attorney Lisa Vidra), members of the City Manager’s Office (Mr. Nachbar, Assistant City Manager Jesse Mays and Assistant to the City Manager Shelly Wolfberg), and Council Member Small. These e-mails all involve legal analysis, assessments, and advice from the City Attorney’s Office or requests for legal analysis, assessments, and advice by

Council Member Small and/or members of the City Manager's Office. No other individuals sent, received, or were copied on these e-mails.

You requested that we provide redacted copies of the e-mails that would show the senders' and recipients' identities and the date of time of each e-mail. Under the circumstances, even providing redacted emails with this information would violate the attorney-client privilege. As the Supreme Court observed in *Costco Wholesale Corp. v. Superior Court* (2009) 47 Cal.4th 725, "when the communication is a confidential one between attorney and client, the entire communication, including its recitation or summary of factual material, is privileged." (*Id.* at p. 736.) Furthermore, by including the names of each sender and recipient *and* the date of each e-mail, it would be possible to surmise the subject matter, if not the content, of the privileged communications. For example, if an e-mail exchange took place in advance of a City Council meeting, a person could connect actions or statements, or the lack thereof, at the meeting with the privileged communication. For this reason, the Supreme Court's analysis in *Los Angeles County Board of Supervisors v. Superior Court* is particularly applicable. In that case, the Court considered whether attorney billing invoices were exempt from disclosure. The Court concluded that invoices in active cases were exempt because the purely factual information regarding the amount of aggregate fees could reveal significant information about a lawyer's advice or strategy. "Midlitigation swings in spending, for example, could reveal an impending filing or outsized concern about a recent event." (*Los Angeles County Bd. of Supervisors v. Superior Court*, *supra*, 2 Cal.5th at p. 297.) This would come close enough to the "heartland" of the attorney-client relationship to "threaten the confidentiality of information directly relevant to the attorney's distinctive professional role." (*Id.*) Likewise, revealing information in this situation about who was discussing potential conflict of interest issues, the number of e-mails that were exchanged, when those discussions were taking place, and the amount of material that was subject to redaction could reveal strategic advice or reflect an "outsized concern about a recent event." (*Id.*) Under these authorities, the City's invocation of the attorney-client privilege as to the e-mails was proper.

The PRA does not require that a city create or produce a "privilege log" or any other type of document or list that identifies the specific records being withheld. (Govt. Code § 6252(e); *Haynie v. Superior Court* (2001) 26 Cal.4th 1061, 1075.) In *Haynie*, the Supreme Court acknowledged that a public agency may demonstrate that a record falls within a claimed statutory exemption and comply with Government Code section 6255 by providing a citation or citations to the specific statutory exemption relied upon and that in doing so a public agency will necessarily provide enough information to the requestor to adequately reveal the general nature of the documents withheld. (*Ibid.*) As set forth in the City's prior responses to your PRA request, the City met this requirement by identifying the exemptions that applied. *Haynie* states, "[W]hat section 6255 does not require, however, is for the agency to go further and describe each of the documents falling within the statutory exemption." (*Ibid.*) Providing the redacted e-mails with only the

Les Greenberg
September 18, 2020
Page 4 of 4

names of the senders and recipients would be akin to providing a privilege log. In any event, we have provided you with the names of all senders and recipients of the responsive e-mails and the purpose and general subject matter of the emails. Under *Haynie*, no further information is required to raise a statutory exemption under the PRA.

Your request presents a unique situation because it expressly seeks records pertaining to discussions involving the City Attorney. Such a request strikes at the “the heartland of the attorney-client privilege.” (*Los Angeles County Bd. of Supervisors v. Superior Court*, supra, 2 Cal.5th at p. 297.) In this letter, we have provided you more information than is typically provided in a PRA request and the information we have provided is more than is required under the PRA to invoke the exemption for confidential attorney-client communications and attorney work product. As demonstrated above, the City is properly invoking the attorney-client privilege and attorney work product doctrine with the regard to the responsive e-mails.

If you have further questions, please feel free to contact me.

Sincerely,



Heather Baker
Assistant City Attorney

cc: City Clerk

Subject: Conflicts Issues
Location: John's Office

Start: Tue 9/24/2019 3:00 PM
End: Tue 9/24/2019 4:00 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Baker, Heather
Required Attendees: Baker, Heather; Small, Thomas; Nachbar, John; Schwab, Carol
Optional Attendees: Vidra, Lisa

**CITY OF CULVER CITY
COUNCIL POLICY STATEMENT**

Policy Number **4006**

General Subject: Employees and Officials

Date Issued 5/02/96

Specific Subject: Code of Ethics

Effective Date 4/22/96

Resolution No. **96-R047**

PURPOSE:

To establish the City's policy regarding the ethical conduct of City employees and officials.

STATEMENT OF POLICY:

It is the policy of the City that public officials and employees shall observe in their official acts the highest standards of ethics and shall discharge faithfully the duties of their office regardless of personal considerations, recognizing that the public interest must be their primary concern. Public Employees and Officials should conduct their official and private affairs so as not to give a reasonable basis for the impression that any such official or employee can be improperly influenced in the performance of his/her public duties. Such officials or employees should so conduct themselves as to maintain public confidence in their performance and public trust in the government they represent. They should avoid even the appearance of conflict between their public duties and private interests.

Public Officials and Employees should not exceed their authority or violate the law or ask others to do so, and they should work in full cooperation with other public officials and employees unless prohibited from doing so by law.

DEFINITIONS

The definitions provided below are intended to assist in the understanding of the specific provisions of the ethics policy and guidelines. However, in addressing ethical standards contained in State law, City employees and officials shall utilize the State law definition of those terms, and shall not rely upon their personal views or the following definitions as to what a term means. It is recommended that when situations covered by State law arise, legal counsel be consulted.

- A. **"Business entity"** means any corporation, general or limited partnership, sole proprietorship (including a private consultant operation), joint venture, unincorporated association or firm, institution, trust, foundation, or other organization, whether organized for profit or not.
- B. **"Confidential information"** means all information, whether transmitted orally or in writing, which is not a matter of public record, including material provided by legal counsel that is covered by the attorney/client privilege.
- C. **"Disclosure"** means bringing into view, revealing and making known information and/ or interest.
- D. **"Gift"** means anything of economic value, regardless of the form. It does not include the solicitation, acceptance, receipt, or regulation of political campaign contributions regulated in accordance with provisions of federal, state, or local laws governing campaign finances. It does not include the items excluded under Section 82028 of the Government Code, or a gift provided to a group of Employees which is to be shared by the group.
- E. **"Interest"** means direct or indirect pecuniary or material benefit accruing to a public official or employee as a result of a contract, transaction, zoning decision, or other matter which is or may be the subject of an official act or action by or with the City, except for such contracts, transactions, zoning decisions, or other matters which by the terms and by the substance of their provisions confer the opportunity and right to realize the accrual of similar benefits to all other persons and/or property similarly situated.

For purposes of this ethics policy, a Public Official or Employee shall be deemed to have an "interest" in the affairs of:

1. the Public Official or Employee's spouse or dependent children;
 2. any person or business entity with whom a contractual relationship exists with the Public Official or Employee;
 3. any business entity in which the Public Official or Employee is a director, official, partner, trustee, or employee or holds any position of management; and
 4. any business entity or real property in which the Public Official or Employee has a direct or indirect interest worth \$1,000 or more.
- F. **"Official act or action"** means any legislative, administrative, appointive or discretionary act of any Official or Employee of the City or any agency, board, committee or commission, thereof.

- G. **"Public Employee"** means any person, holding a position by appointment or employment in the service of the municipality, whether paid or unpaid.
- H. **"Public Official"** means any person holding a position by election in the service of the municipality, whether paid or unpaid, and members of any board, committee, or commission thereof.

I FAIR AND EQUAL TREATMENT

- A. **Use of public property.** No public official or employee should request, use or permit the use of City-owned vehicles, equipment, materials or property for personal convenience, except when specifically authorized.
- B. **Obligations to Citizens.** No public official or employee should grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen. There shall be no discrimination in the provision of public services.
- C. **Non-Discrimination.** No person shall be placed in, or removed from, or in any way favored or discriminated against with respect to any position because of the person's race, color, age, sex, religion, disability, national origin, marital status, or sexual orientation if otherwise qualified for the position. Non-discrimination in employment is to be carried out in accordance with State and Federal laws and the City's equal employment opportunity plan. This provision shall not be construed to impair administrative discretion in determining the requirements of a position or in a job assignment or a person holding such a position.
- D. **Unilateral Communications:** Any written unilateral communication received by a public official or employee in matters where all interested parties should have equal opportunity for a hearing should be made part of the record by the recipient. Officials are encouraged to bring any oral communication received under such conditions to the attention of the other members.
- E. **Support of Council Policies.** Employees are expected to carry out in a professional manner formally-adopted City Council policies. Officials and employees shall not undermine, discredit or obstruct Council adopted policies or programs, although they are free to state their personal opinions.
- F. **City Council and Commissioner interface with CAO and Staff.** City Council and Commission members are not day-to-day supervisors of City staff, and should not individually attempt to exercise direction or control over the responsibilities of employees.

- G. **Solicitation of Contributions.** Public Employees and Officials shall not solicit subordinate City Employees for contributions of time, money or property for any public or private cause or charitable organization.

II CONFLICT OF INTEREST

Appearances and public perception regarding the ethical conduct of City officials are closely related. The acceptance of gifts or favors, even in the most innocuous situations, "appears" to influence the recipient on behalf of the donor. Carefully consider the circumstances before creating such an impression.

- A. The State of California has enacted a Political Reform Act which governs the behaviors and actions of public officials and employees. All public officials and employees of the City should be familiar with the Act and how it specifically relates to them. **Compliance with this ethics policy does not ensure compliance with the Political Reform Act.**
- B. No public official or employee shall engage in any business or transaction or shall have a financial interest or other personal interest, direct or indirect, which is incompatible with the proper discharge of his/her official duties in the public interest, or would tend to impair his/her independence of judgment or action in the performance of official duties.
- C. **Specific conflicts of interest are enumerated below for the guidance of employees and officials.** This list is merely illustrative and not exclusive:
1. **Disclosure of Confidential Information.** No public official or employee shall, without proper authorization, disclose confidential information concerning the City, including materials received pursuant to the attorney/client relationship. Nor shall they use information to advance the financial or other private interests of themselves over others.
 2. **Fiduciary Responsibility.** Employment by the City creates a special relationship in which the employee is entrusted with duties and responsibilities to always act in the best interests of the City. The Fiduciary Duty creates a confidence that City employees will not use their employment for personal gain, or to harm the City or its employees. A breach of Fiduciary Duty often causes a loss of respect for the City and employees alike.
 3. **Gifts and favors.** No Public Official or Employee shall accept any gift valued in excess of \$25 from any person, firm, or corporation which to his/her knowledge is interested in any

business dealing with the City. Nor shall any Official or Employee grant any improper favor, service or thing of value in the discharge of his/her duties. Gifts shall not include items received in the normal course of social relationships such as "birthday gifts, anniversary gifts, wedding gifts, or similar gifts from those with whom the recipient normally exchanges gifts." Nor shall gifts includes gifts valued at \$50 or less to be shared by a group of Employees. Anonymous gifts shall be delivered to the Chief Administrative Officer for appropriate disposition.

4. **Nepotism.** The employment of individuals who are related to one another by blood or marriage is regulated under the City's nepotism policy.
 5. **Political Activity.** No Public Official or Employee shall solicit or participate in soliciting an assessment, subscription, or contribution to any political party during working hours and shall at all times conform to the provisions of the Government Code of the State. No Official or Employee shall promise an appointment to any position with the City as a reward for any political activity.
- D. Public Employees and Officials who have a direct financial or other interest in any official transaction, or in any legislation pending before the Council, shall disclose all sources of income and the nature and extent of any personal interest in such transaction or legislation when such income or interest may represent a substantial conflict of interest with his/her official duties. Such disclosure shall be made in official City records, and may be made periodically at the times indicated for all designated Officials and Employees. An affected Employee or Official should consult the City Attorney to determine whether he/she should abstain from such discussions at all.
- E. No Public Official or Employee shall possess any substantial or controlling investment, direct or indirect, in any financial, business, commercial or other private transaction which creates or may create a conflict with official duties, not shall they be a party to any transaction on which they may be called to make a decision in an official capacity.

PROCEDURES

A. Where to Seek Advice

1. **City Employees:** Public Employees or Officials who have questions about the ethics of an action or situation should discuss it with their supervisor, the Personnel Manager, City Attorney or

Chief Administrative Officer, or they may request an opinion from the Ethics Advisory Committee.

2. Members of the City Council, Commission and Board Members who are uncertain whether a conflict of interest or ethical problem may exist should contact the City Attorney for advice and/or may request an opinion from the Ethics Advisory Committee.

B. Ethics Advisory Committee

1. The purpose of the Ethics Advisory Committee is to aid the officials of the City in carrying out their responsibilities as they relate to this ethics policy by (a) advising on particular situations when requested by the individual involved in those situations and (b) clarifying ambiguities which may exist in the policy.
2. The Ethics Advisory Committee is comprised of one member of the City Council, the Chief Administrative Officer, and one representative of each recognized bargaining unit of City employees. The City Attorney shall be legal advisor to the Committee.

C. What to do if You are Uncertain

The existence of an ethical issue may not arise until a situation is underway. In such cases, there may be no time to contact someone for advice. Rather than risk an inadvertent violation of the ethics policy, the safest course of action for the Public Official or Employee is simply for him/her to declare that a conflict may exist that prevents him/her from participating.

D. How to Declare a Possible Conflict

1. **City Employees:** Public Employees or Officials who believe they may have possible conflict should state it to their supervisor, Personnel Manager, City Attorney or Chief Administrative Officer, or in the case of Public Officials to the public as required by State law, and take the steps deemed appropriate given the specifics of the situation.

E. How to Report Improper Behavior

Public employees and officials have a duty to prevent and report unethical or illegal action. Hence, it is appropriate to be a "whistle blower" if another employee or official may be acting improperly.

1. **City Employees:** should report any observed problem or wrongdoing to their supervisor, Personnel Manager, Chief Administrative Officer or City Attorney.

F. Violations

Violations of the Ethics Policy and Guidelines may expose a public official or employee to a variety of consequences, including reprimand, removal from office, or termination of employment.

1. **City Employees:** Disciplinary action will be taken in conformance with the procedures established by the City Municipal Code, Civil Service Rules and regulations, and any applicable employment contract. Additional penalties authorized by law may also be imposed.
2. **City Commissioners/Board Members:** City commissioners/Board Members appointed by the City Council may be removed from office for a violation of the Ethics Policy.
3. **Elected Officials:** Penalties authorized by law may be imposed.

**CITY OF CULVER CITY
COUNCIL POLICY STATEMENT**

General Subject: Personnel

Specific Subject: **Acceptance of Gifts or Gratuities**

Policy Number: 4003

Date Issued: 1/23/95

Effective Date: 1/24/95

Resolution No. 95-R005

PURPOSE:

To encourage each employee and official of the City to observe a personal code of ethical conduct, and to discourage gifts and gratuities.

STATEMENT OF POLICY:

Employees and **officials of the City are expected to be objective and fair in dealing with the public and persons or firms doing business with the City.** Employees and officials are fully compensated for their assigned duties, and shall not solicit or accept gifts or gratuities for the performance of their City job responsibilities. Acceptance or solicitation of gifts or gratuities from any person or firm involved in any transaction with the City can create an appearance of influence, conflict of interest, or favoritism which may impair the employee's, or the City's, credibility with clients.

A gift or gratuity offered by any individual (as part of a firm or otherwise), who by virtue of their particular business or activity may be involved with the City currently or in the future, should be politely rejected. Anonymous gifts should be delivered to the Chief Administrative Officer for appropriate disposition.

Solicitation or acceptance of gifts or gratuities may be grounds for disciplinary action, up to and including termination of employment.

The Culver Steps

hackmancapital.com/portfolio/the-culver-steps



9300 Culver Boulevard Culver City, California

Visit TheCulverSteps.com



Brochure

Property Type

Creative Office & Retail

No. of Buildings

1

Building Size

115,000 SF

Land

1.16 Acres

Status

In Development / Preleasing

Available

40,000 SF Retail

Transforming Downtown Culver City

Situated between The Culver Studios and The Culver Hotel, in the heart of downtown Culver City, The Culver Steps offers 40,000 square feet of curated retail, 75,000 square feet of creative office and two-levels of subterranean parking—plus a near-acre-sized public plaza.

The development's namesake and defining feature is a grand architectural staircase, which cascades down the side of the four-story building and opens to the public plaza.

With grassy green spaces, landscaped terraces and plenty of outdoor seating, The Culver Steps is destined to become the city's go-to-gathering spot—not just for shopping and dining, but for outdoor movies, concerts, farmers' markets and more.

Broker Contact

Lee Shapiro

Executive Vice President

310-887-6226

lshapiro@kennedywilson.com

Christine Deschaine

Senior Vice President

310-887-6440

cdeschaine@kennedywilson.com

Kennedy Wilson

151 S. El Camino Drive

Beverly Hills, CA 90212

310-887-6400

kennedywilson.com/brokerage

The Culver Steps offers tenants a primetime location in the heart of screenland.

The Culver Studios

hackmancapital.com/portfolio/the-culver-studios



**9336 W. Washington Boulevard
Culver City, California**

Visit TheCulverStudios.com

Property Type

Studio & Creative Office

No. of Buildings

17

Building Size

720,850 SF

Land

14 Acres

Status

In Development

Available

None

A New Era for the Historic Film and Television Studio

Located in Culver City, California, The Culver Studios is one of the entertainment industry's most treasured independent film and television studios. Originally built in 1918 by silent movie pioneer Thomas Ince, The Culver Studios has been home to some of the most famous productions in Hollywood history, including *Gone with the Wind*, *Citizen Kane* and *E.T.*

Hackman Capital Partners is embracing the studio's star-studded legacy with an Innovation Plan to completely modernize the lot—more than doubling its size—for next-generation entertainment. All while preserving the site's historic structures.

When fully developed, The Culver Studios will total 720,850 square feet—including the Mansion and bungalows, five brand new buildings, totaling 500,000 square feet, and

two parking structures with 1930 spaces. All in all, the campus will offer 619,850 square feet of creative office and state-of-the-art production support space, 96,263 square feet of stages, and 4,736 square feet of stage support space.

Construction on the site is currently underway and is slated for final completion in Spring 2021.

Amazon Studios Will Occupy Approximately 530,000 SF at the Culver Studios, Including the Mansion and Bungalows.

5500 Jefferson Boulevard

hackmancapital.com/portfolio/5500-jefferson-boulevard



5500 W. Jefferson Boulevard Los Angeles, California

Property Type
Creative Office

No. of Buildings
1

Building Size
75,000 SF

Land
3.84 Acres

Status

Leased

Available

None

An Architectural Gem. A Stunning Restoration.

Situated where Culver City meets Los Angeles' historic West Adams, 5500 Jefferson is a stunning restoration that magically transformed a 1930s industrial warehouse into a creative, ultra-modern workplace. Designed by Gensler and completed by Hackman Capital Partners in early 2018, the 75,000-square foot building is leased to a single tenant.


Unique design features include a restored redwood sawtooth roof, steel trusses and beams, a glass curtain wall and large windows, rusticated metal finishes and polished concrete floors—plus more than two acres of outdoor patios and other amenities.



Watch Video At: <https://youtu.be/-VYEUbLco40>

5500 Jefferson is Steps from the Expo Line and Minutes from West LA Booming Media Hubs.

MICHAEL HACKMAN

 bizapedia.com/people/michael-hackman.html



**Sponsored
Links**

There are 64 individuals that go by the name of Michael Hackman.

These individuals collectively are associated with 62 companies in 37 cities. The cities are Beverly Hills CA, Bloomington IN, Boston MA, Bucks PA, Carson City NV, Chicago IL, Cincinnati OH, Colorado Springs CO, Dallas TX, Delray Beach FL, Des Moines IA, Dover DE, Durham NC, Encino CA, Hartford CT, In IN, Indianapolis IN, Issaquah WA, Jasper AL, Lake Balboa CA, Lake Worth FL, Lombard IL, Los Angeles CA, Los Angeles CA, Mercer Island WA, Northbrook IL, Phoenix AZ, Portland OR, Seattle WA, Seymour IN, St Louis MO, St. Louis MO, Tarzana CA, West Palm Beach FL, Wilmington NC, Xenia OH, and Yardley PA. [View Nationwide Phone Book Listings For Michael Hackman](#)

MICHAEL DAVID HACKMAN (OFFICER)

210 LINNIE CANAL, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd, Suite 1100 Los Angeles, CA 90025

Registered Agent: Michael David Hackman

Filing Date: August 28, 2015

File Number: 201524410009

View People Named Michael Hackman in California

Contact Us About The Company Profile For 210 Linnie Canal, LLC

MICHAEL D. HACKMAN (MEMBER)

3 CONSTITUTION PLAZA PARTNERS, LLC

CONNECTICUT FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: C/O National Registered Agents Inc., 160 Greentree Drive, Suite 101 Dover, DE 19904

Registered Agent: Secretary Of The State

Filing Date: September 19, 2006

File Number: 0873271

View People Named Michael Hackman in California

Contact Us About The Company Profile For 3 Constitution Plaza Partners, LLC

Sponsored Links

MICHAEL HACKMAN (AGENT)

9 DOTS DESIGN LLC

CALIFORNIA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 16633 Ventura Blvd Ste 1100 Encino, CA 91436

Registered Agent: Michael Hackman

Filing Date: November 16, 2012

File Number: 201232410188

View People Named Michael Hackman in California

Contact Us About The Company Profile For 9 Dots Design LLC

MICHAEL D HACKMAN (OFFICER)

BANGERANG LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd #750 Los Angeles, CA 90025

Registered Agent: Michael D Hackman

Filing Date: May 30, 2006

File Number: 200615010215

View People Named Michael Hackman in California

Contact Us About The Company Profile For Bangerang LLC

MICHAEL RYAN HACKMAN (AGENT)

BEST MIDWEST ENTERTAINMENT LLC

INDIANA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 205 Spurgeon Dr
Seymour
In, IN 47274

Registered Agent: Michael Ryan
Hackman

Filing Date: February 29, 2012

File Number: 2012022900061

[View People Named Michael Hackman in Indiana](#)

[Contact Us About The Company Profile For Best Midwest Entertainment LLC](#)

MICHAEL HACKMAN (AGENT)

BLUEL1NE, LLC

MISSOURI LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 6515 Wydown
Bldv #5331
St. Louis, MO
63105

Registered Agent: Hackman, Michael

Filing Date: June 09, 2015

File Number: LC001450185

[View People Named Michael Hackman in Missouri](#)

[Contact Us About The Company Profile For Bluel1ne, LLC](#)

MICHAEL HACKMAN (PRESIDENT)

BRIDGEPORT MED CENTER
PHARMACY, INC.

ILLINOIS CORPORATION

WRITE REVIEW

Address: 950 Skokie
Boulevard
Northbrook, IL
60062

Registered Agent: Philip T
Reinstein

Filing Date: September 21,
1976

[View People Named Michael Hackman in Illinois](#)

[Contact Us About The Company Profile For Bridgeport Med Center Pharmacy, Inc.](#)

MICHAEL D. HACKMAN (PARTNER)

COAST 605/60 PARTNERS, LTD., A
CALIFORNIA LIMITED PARTNERSHIP

CALIFORNIA DOMESTIC LIMITED
PARTNERSHIP

WRITE REVIEW

Address: 9300 Wilshire
Blvd., Suite 488
Beverly Hills, CA
90212

Registered Agent: Michael D.
Hackman

Filing Date: December 13,
1985

File Number: 198534700035

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Coast 605/60 Partners, Ltd., A California Limited Partnership](#)

MICHAEL HACKMAN (OFFICER)

CULVER CITY FORWARD

CALIFORNIA DOMESTIC CORPORATION

WRITE REVIEW

Address: 11111 Santa Monica Blvd. #1100 Los Angeles, CA 90025

Registered Agent: C T Corporation System

Filing Date: March 01, 2019

File Number: C4250077

View People Named Michael Hackman in California

Contact Us About The Company Profile For Culver City Forward

MICHAEL HACKMAN (AMBR)

FSW PROPERTIES, LLC

FLORIDA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 1321 N Palmway Lake Worth, FL 33460

Registered Agent: Kenneth M. Kaleel, P.A.

Filing Date: January 24, 2020

File Number: L20000020627

View People Named Michael Hackman in Florida

Contact Us About The Company Profile For Fsw Properties, LLC

MICHAEL D HACKMAN (OFFICER)

HACKMAN CAPITAL PARTNERS, LLC

CALIFORNIA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 1100 Los Angeles, CA 90025

Registered Agent: C T Corporation System (C0168406)

Filing Date: January 05, 1998

File Number: 199800510021

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hackman Capital Partners, LLC](#)

MICHAEL HACKMAN (OFFICER)

HACKMAN/DOCK PARTNERS II, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 1100 Los Angeles, CA 90025

Registered Agent: Steven Rothman

Filing Date: September 26, 2000

File Number: 200027210107

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hackman/Dock Partners Ii, LLC](#)

MICHAEL HACKMAN (OFFICER)

MICHAEL D HACKMAN (OFFICER)

HACKMAN/DOCK PARTNERS I, LLC

HACKMAN EQUITIES INC.

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

CALIFORNIA DOMESTIC CORPORATION

WRITE REVIEW

WRITE REVIEW

Address: 11111 Santa Monica Blvd. #1100 Los Angeles, CA 90025

Address: 11111 Santa Monica Blvd Ste 1100 Los Angeles, CA 90025

Registered Agent: Steven Rothman

Registered Agent: Michael D Hackman

Filing Date: April 07, 2000

Filing Date: April 15, 1987

File Number: 200010210024

File Number: C1404706

View People Named Michael Hackman in California

View People Named Michael Hackman in California

Contact Us About The Company Profile For Hackman/Dock Partners I, LLC

Contact Us About The Company Profile For Hackman Equities Inc.

MICHAEL HACKMAN (MEMBER)

HACKMAN EVENTS, LLC

NORTH CAROLINA LIMITED-LIABILITY
COMPANY

WRITE REVIEW

Address: 463 Vallie Lane
Wilmington, NC
28412-2796

Registered Agent: Hackman, Michael
Colin

Filing Date: March 17, 2011

File Number: 1194160

Contact Us About The Company Profile
For Hackman Events, LLC

MICHAEL A HACKMAN (GENERAL
PARTNER)HACKMAN FAMILY LIMITED
PARTNERSHIPINDIANA DOMESTIC LIMITED
PARTNERSHIP

WRITE REVIEW

Address: One American
Sq
Ste 3100
Indianapolis, IN
46282

Registered Agent: Stephen J
Hackman

Filing Date: May 29, 1998

File Number: LP98060001

View People Named Michael Hackman in
Oregon

Contact Us About The Company Profile
For Hackman Family Limited Partnership

MICHAEL HACKMAN (OWNER)

HACKMAN GENERAL CONTRACTING

MISSOURI FICTITIOUS NAME

WRITE REVIEW

Address: 4501 Nightfall Ct
Durham, NC
27713

Registered Agent: None Listed

Filing Date: February 28,
2013

File Number: X01295167

**View People Named Michael Hackman in
North Carolina**

**Contact Us About The Company Profile
For Hackman General Contracting**

MICHAEL D. HACKMAN (OFFICER)

**HACKMAN O'DONNELL PARTNERS,
LLC**

**CALIFORNIA DOMESTIC LIMITED-
LIABILITY COMPANY**

WRITE REVIEW

Address: 11111 Santa
Monica Blvd. Ste
2150
Los Angeles, CA
90025

Registered Agent: Michael D.
Hackman

Filing Date: March 01, 1996

File Number: 199606110036

**View People Named Michael Hackman in
California**

**Contact Us About The Company Profile
For Hackman O'donnell Partners, LLC**

MICHAEL D HACKMAN (OFFICER)

HACKMAN-STERN EQUITIES CORP.

CALIFORNIA DOMESTIC CORPORATION

WRITE REVIEW

Address: 9300 Wilshire Bl #488 Beverly Hills, CA 90212

Registered Agent: Jeffrey A Stern

Filing Date: February 13, 1986

File Number: C1365404

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hackman-Stern Equities Corp.](#)

MICHAEL HACKMAN (OWNER)

HACKMAN WHITNEY

MISSOURI FICTITIOUS NAME

WRITE REVIEW

Address: 19528 Ventura Blvd Suite #217 Tarzana, CA 91356

Registered Agent: None Listed

Filing Date: June 03, 2017

File Number: X001289408

[Contact Us About The Company Profile For Hackman Whitney](#)

MICHAEL D HACKMAN (AGENT)

HC-3644 EASTHAM DRIVE CAPITAL, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 750 Los Angeles, CA 90025

Registered Agent: Michael D Hackman

Filing Date: July 05, 2011

File Number: 201119610203

View People Named Michael Hackman in California

Contact Us About The Company Profile For Hc-3644 Eastham Drive Capital, LLC

MICHAEL D HACKMAN (AGENT)

HC-3644 EASTHAM DRIVE, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 750 Los Angeles, CA 90025

Registered Agent: Michael D Hackman

Filing Date: July 05, 2011

File Number: 201119610207

View People Named Michael Hackman in California

Contact Us About The Company Profile For Hc-3644 Eastham Drive, LLC

MICHAEL HACKMAN (MEMBER)

HCP-GILBERT PROPERTIES, LLC

ARIZONA FOREIGN L.L.C.

WRITE REVIEW

Address: National
Registered Agents
Inc
3800 N Central
Ave Suite 460
Phoenix, AZ
85012

Registered Agent: National
Registered Agents

Filing Date: April 30, 2007

File Number: R13631139

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hcp-Gilbert Properties, LLC](#)

MICHAEL D. HACKMAN (MEMBER)

HCP-NEW HAVEN CAPITAL LLC

CONNECTICUT FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: C/O National
Registered Agents
Inc., 160
Greentree Drive,
Suite 101
Dover, DE 19904

Registered Agent: Secretary Of The
State

Filing Date: February 09, 2006

File Number: 0848642

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hcp-New Haven Capital LLC](#)

MICHAEL D. HACKMAN (MEMBER)

HCP-NEW HAVEN MANAGEMENT LLC

CONNECTICUT FOREIGN LIMITED-
LIABILITY COMPANY

WRITE REVIEW

Address: C/O National
Registered Agents
Inc., 160
Greentree Drive,
Suite 101
Dover, DE 19904

Registered Agent: Secretary Of The
State

Filing Date: February 09, 2006

File Number: 0848644

[View People Named Michael Hackman in
California](#)

[Contact Us About The Company Profile
For Hcp-New Haven Management LLC](#)

MICHAEL HACKMAN (AGENT)

HCP-UNCASVILLE, LLC

CALIFORNIA FOREIGN LIMITED-
LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa
Monica Boulevard,
Suite 950
Los Angeles, CA
90025

Registered Agent: Michael Hackman

Filing Date: July 29, 2003

File Number: 200321310016

[View People Named Michael Hackman in
California](#)

[Contact Us About The Company Profile
For Hcp-Uncasville, LLC](#)

MICHAEL HACKMAN (OFFICER)

HCP - UNCASVILLE PROPERTIES, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Boulevard, Suite 950 Los Angeles, CA 90025

Registered Agent: Michael Hackman

Filing Date: July 29, 2003

File Number: 200321310014

View People Named Michael Hackman in California

Contact Us About The Company Profile For Hcp - Uncasville Properties, LLC

MICHAEL R HACKMAN (INCORPORATOR)

HFG ADVISORS, INC.

OHIO CORPORATION FOR-PROFIT

WRITE REVIEW

Address: 7355 E. Kemper Rd. Ste A Cincinnati, OH 45249

Registered Agent: Michael R Hackman

Filing Date: November 02, 2015

File Number: 2442118

Contact Us About The Company Profile For Hfg Advisors, Inc.

MICHAEL HACKMAN (OFFICER)

HOP VISTA MANAGERS, LLC

CALIFORNIA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 2150 Los Angeles, CA 90025

Registered Agent: Malcolm O'donnell

Filing Date: February 09, 1996

File Number: 199604010028

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Hop Vista Managers, LLC](#)

MICHAEL HACKMAN (PRESIDENT)

IN GOOD TASTE INC

FLORIDA DOMESTIC PROFIT CORPORATION

WRITE REVIEW

Address: 1321 N Palmway Lake Worth, FL 33460

Registered Agent: Hackman Michael

Filing Date: May 04, 2010

File Number: P10000038519

[View People Named Michael Hackman in Florida](#)

[Contact Us About The Company Profile For In Good Taste Inc](#)

MICHAEL HACKMAN (AGENT)

ITS GO TIME INC.

NORTH CAROLINA BUSINESS CORPORATION

WRITE REVIEW

Address: 463 Vallie Ln
Wilmington, NC
28412

Registered Agent: Hackman,
Michael

Filing Date: December 17,
2015

File Number: 1487114

View People Named Michael Hackman in North Carolina

Contact Us About The Company Profile For Its Go Time Inc.

MICHAEL A HACKMAN (GENERAL PARTNER)

JMH FAMILY LIMITED PARTNERSHIP

INDIANA DOMESTIC LIMITED PARTNERSHIP

WRITE REVIEW

Address: One American Sq
Ste 2900
Indianapolis, IN
46282

Registered Agent: Stephen J
Hackman

Filing Date: October 01, 2007

File Number: 2007092700151

View People Named Michael Hackman in Indiana

Contact Us About The Company Profile For Jmh Family Limited Partnership

MICHAEL D. HACKMAN (PARTNER)

LANDFAIR-WESTWOOD PARTNERS,
LTD., A CALIFORNIA LIMITED
PARTNERSHIP

CALIFORNIA DOMESTIC LIMITED
PARTNERSHIP

WRITE REVIEW

Address: 9300 Wilshire
Blvd., Suite 488
Beverly Hills, CA
90212

Registered Agent: Michael D.
Hackman

Filing Date: May 31, 1985

File Number: 198515100027

[View People Named Michael Hackman in
California](#)

[Contact Us About The Company Profile
For Landfair-Westwood Partners, Ltd., A
California Limited Partnership](#)

MICHAEL HACKMAN (OWNER)

LAW OFFICES OF MICHAEL HACKMAN

MISSOURI FICTITIOUS NAME

WRITE REVIEW

Address: 15736 Vanowen
St #209
Lake Balboa, CA
91406

Registered Agent: None Listed

Filing Date: January 15,
2014

File Number: X01369736

[View People Named Michael Hackman in
California](#)

[Contact Us About The Company Profile
For Law Offices Of Michael Hackman](#)

MICHAEL R HACKMAN (AGENT)

LAY SERVICES LLC

ALABAMA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 906 15th St
West
Jasper, AL
35501

Registered Agent: Hackman,
Michael R

Filing Date: March 27, 2020

File Number: 627-317

[View People Named Michael Hackman in Alabama](#)

[Contact Us About The Company Profile For Lay Services LLC](#)

MICHAEL A. HACKMAN
(INCORPORATOR)

MAH II INVESTMENTS, LLC

OHIO DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 1290 Ludlow
Road
Xenia, OH
45385

Registered Agent: Michael A
Hackman

Filing Date: February 15,
2001

File Number: 1210177

[Contact Us About The Company Profile For Mah li Investments, LLC](#)

MICHAEL A HACKMAN
(INCORPORATOR)

M.A.H. INVESTMENTS, INC.

OHIO CORPORATION FOR-PROFIT

WRITE REVIEW

Address: 1290 Ludlow
Rd
Xenia, OH
45385

Registered Agent: Mike Hockman

Filing Date: August 13,
1990

File Number: 779083

Contact Us About The Company Profile
For M.A.H. Investments, Inc.

MICHAEL HACKMAN (MANAGING
MEMBER)

MALIBU 750 LLC

NEVADA DOMESTIC LIMITED-
LIABILITY COMPANY

WRITE REVIEW

Address: 202 N. Carson St.
Carson City, NV
89701-4201

Registered Agent: .Secretary Of
State

Filing Date: July 21, 1999

File Number: LLC5399-1999

View People Named Michael Hackman in
California

Contact Us About The Company Profile
For Malibu 750 LLC

MICHAEL HACKMAN (PRESIDENT)

MARK DRUGS - MERL, INC.

ILLINOIS CORPORATION

WRITE REVIEW

Address: 222 S Riverside
Plaza Ste 2700
Chicago, IL 60606

Registered Agent: Kenneth H
Richman

Filing Date: September 05,
1984

[View People Named Michael Hackman in Illinois](#)

[Contact Us About The Company Profile For Mark Drugs - Merl, Inc.](#)

MICHAEL V HACKMAN (PRESIDENT)

M HACKMAN, INC.

FLORIDA DOMESTIC PROFIT CORPORATION

WRITE REVIEW

Address: 1321 N Palmway
Lake Worth, FL
33460

Registered Agent: M Hackman Inc

Filing Date: June 03, 2016

File Number: P16000048621

[View People Named Michael Hackman in Florida](#)

[Contact Us About The Company Profile For M Hackman, Inc.](#)

MICHAEL V HACKMAN (PRESIDENT)

MH EQUIPMENT INC.

FLORIDA DOMESTIC PROFIT CORPORATION

WRITE REVIEW

Address: 1321 N. Palmway
Lake Worth, FL
33460

Registered Agent: Beer Jerald S

Filing Date: September 25,
2013

File Number: P13000079016

View People Named Michael Hackman in Florida

Contact Us About The Company Profile For Mh Equipment Inc.

MICHAEL HACKMAN (AGENT)

MICHAEL HACKMAN AND ASSOCIATES LLC

COLORADO LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 6134 Oakwood Blvd.
Colorado Springs,
CO 80923

Registered Agent: Michael Hackman

Filing Date: November 08,
2011

File Number: 20111621633

View People Named Michael Hackman in Colorado

Contact Us About The Company Profile For Michael Hackman And Associates LLC

MICHAEL D. HACKMAN (OFFICER)

MICHAEL HACKMAN & ASSOCIATES

CALIFORNIA DOMESTIC CORPORATION

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 1100 Los Angeles, CA 90025

Registered Agent: C T Corporation System

Filing Date: January 07, 1998

File Number: C2024387

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Michael Hackman & Associates](#)

MICHAEL J HACKMAN (PRESIDENT)

MICHAEL J. HACKMAN INC.

PENNSYLVANIA DOMESTIC BUSINESS CORPORATION

WRITE REVIEW

Address: One Woodhaven Mall Ste 202 Bensalem Bucks, PA 19020-5698

Registered Agent: None Listed

Filing Date: February 05, 2003

File Number: 3122488

[View People Named Michael Hackman in Pennsylvania](#)

[Contact Us About The Company Profile For Michael J. Hackman Inc.](#)

MICHAEL C HACKMAN (PRESIDENT,
DIRECTOR)

MICRO INVESTMENTS, INC.

IOWA DOMESTIC PROFIT

WRITE REVIEW

Address: 3725 Se 18th Ct
Des Moines, IA
50320

Registered Agent: Michael C
Hackman

Filing Date: April 25, 2000

File Number: 240116

[View People Named Michael Hackman in Iowa](#)

[Contact Us About The Company Profile For Micro Investments, Inc.](#)

MICHAEL C HACKMAN (SECRETARY,
DIRECTOR)

MICRO INVESTMENTS, INC.

IOWA DOMESTIC PROFIT

WRITE REVIEW

Address: 3725 Se 18th Ct
Des Moines, IA
50320

Registered Agent: Michael C
Hackman

Filing Date: April 25, 2000

File Number: 240116

[View People Named Michael Hackman in Iowa](#)

[Contact Us About The Company Profile For Micro Investments, Inc.](#)

MICHAEL C HACKMAN (TREASURER,
DIRECTOR)

MICRO INVESTMENTS, INC.

IOWA DOMESTIC PROFIT

WRITE REVIEW

Address: 3725 Se 18th Ct
Des Moines, IA
50320

Registered Agent: Michael C
Hackman

Filing Date: April 25, 2000

File Number: 240116

[View People Named Michael Hackman in
Iowa](#)

[Contact Us About The Company Profile
For Micro Investments, Inc.](#)

MICHAEL D HACKMAN (PRESIDENT)

NATIONAL BAKERY INDUSTRIAL
OWNER, LLC

TEXAS FOREIGN LIMITED-LIABILITY
COMPANY (LLC)

WRITE REVIEW

Address: 11111 Santa
Monica Blvd.
Suite 1100
Los Angeles, CA
90025

Registered Agent: Serve Secretary
Of State For
Mailing To

Filing Date: August 21, 2013

File Number: 0801837050

[View People Named Michael Hackman in
California](#)

[Contact Us About The Company Profile
For National Bakery Industrial Owner,
LLC](#)

MICHAEL HACKMAN (MEMBER)

NATIONAL INDUSTRIAL PORTFOLIO, LLC

CONNECTICUT FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Suite 750 Los Angeles, CA 90025

Registered Agent: Secretary Of The State

Filing Date: July 20, 2007

File Number: 0906718

View People Named Michael Hackman in California

Contact Us About The Company Profile For National Industrial Portfolio, LLC

MICHAEL HACKMAN (MANAGER)

NATIONAL INDUSTRIAL PORTFOLIO, LLC

MASSACHUSETTS FOREIGN LIMITED-LIABILITY COMPANY (LLC)

WRITE REVIEW

Address: 160 Greentree Dr., Suite 101 Dover, DE 19904

Registered Agent: National Registered Agents, Inc.

Filing Date: July 19, 2007

File Number: 260567880

View People Named Michael Hackman in California

Contact Us About The Company Profile For National Industrial Portfolio, LLC

MICHAEL D HACKMAN (OFFICER)

NEW LEAF SJC MANAGEMENT, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica Blvd Ste 750 Los Angeles, CA 90025

Registered Agent: C T Corporation System (C0168406)

Filing Date: November 14, 2006

File Number: 200632010155

View People Named Michael Hackman in California

Contact Us About The Company Profile For New Leaf Sjc Management, LLC

MICHAEL HACKMAN (VICE PRESIDENT)

NIP OWNER III, LLC

TEXAS FOREIGN LIMITED-LIABILITY COMPANY (LLC)

WRITE REVIEW

Address: 11111 Santa Monica Blvd. #1100 Los Angeles, CA 90025

Registered Agent: Ct Corporation System

Filing Date: July 22, 2014

File Number: 0802031521

View People Named Michael Hackman in California

Contact Us About The Company Profile For Nip Owner Iii, LLC

MICHAEL HACKMAN (VICE
PRESIDENT)

NIP OWNER I, LLC

TEXAS FOREIGN LIMITED-LIABILITY
COMPANY (LLC)

WRITE REVIEW

Address: 11111 Santa
Monica Blvd.
Los Angeles, CA
90025

Registered Agent: Ct Corporation
System

Filing Date: June 22, 2012

File Number: 0801616222

View People Named Michael Hackman in
California

Contact Us About The Company Profile
For Nip Owner I, LLC

MICHAEL HACKMAN (VICE
PRESIDENT)

NIP OWNER, LLC

TEXAS FOREIGN LIMITED-LIABILITY
COMPANY (LLC)

WRITE REVIEW

Address: 333 S. Grand
Avenue
28th Floor
Los Angeles, CA
90071

Registered Agent: Ct Corporation
System

Filing Date: January 23, 2012

File Number: 0801538814

View People Named Michael Hackman in
California

Contact Us About The Company Profile
For Nip Owner, LLC

MICHAEL HACKMAN (GOVERNOR)

**PACIFIC COAST MARBLE & GRANITE
LEASING, LLC**

**WASHINGTON WA LIMITED-LIABILITY
COMPANY**

WRITE REVIEW

Address: 9052 Delridge
Way Sw
Seattle, WA
98106

Registered Agent: Michael
Hackman

Filing Date: June 11, 2003

File Number: 602303299

**View People Named Michael Hackman in
Washington**

**Contact Us About The Company Profile
For Pacific Coast Marble & Granite
Leasing, LLC**

MICHAEL HACKMAN (AGENT)

SIENA MEDIA, LLC

**MISSOURI LIMITED-LIABILITY
COMPANY**

WRITE REVIEW

Address: 6515 Wydown
Blvd #5331
St. Louis, MO
63105

Registered Agent: Hackman,
Michael

Filing Date: January 29, 2009

File Number: LC0944475

**View People Named Michael Hackman in
Missouri**

**Contact Us About The Company Profile
For Siena Media, LLC**

MICHAEL D. HACKMAN (PARTNER)

SUSANA-ANA PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP

CALIFORNIA DOMESTIC LIMITED PARTNERSHIP

WRITE REVIEW

Address: 9300 Wilshire Blvd., Ste. 488 Beverly Hills, CA 90212

Registered Agent: Michael D. Hackman

Filing Date: December 29, 1986

File Number: 198636300020

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For Susana-Ana Partners, A California Limited Partnership](#)

MICHAEL D HACKMAN (OFFICER)

THE DOCK EXCHANGE, INC.

CALIFORNIA **FOREIGN** CORPORATION

WRITE REVIEW

Address: 11111 Santa Monica Bl Ste 1100 Los Angeles, CA 90025

Registered Agent: Scott Racine

Filing Date: March 06, 2000

File Number: C2221393

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For The Dock Exchange, Inc.](#)

MICHAEL HACKMAN (PRESIDENT)

THE DOCK EXCHANGE, INC.

CONNECTICUT DOMESTIC PROFIT CORPORATION

WRITE REVIEW

Address: Michael D. Hackman
11, 111 Santa Monica Blvd, Ste. 1100
Los Angeles, CA 90290

Registered Agent: Secretary Of The State

Filing Date: June 30, 2000

File Number: 0655669

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For The Dock Exchange, Inc.](#)

MICHAEL HACKMAN (PRESIDENT)

THE DOCK EXCHANGE, INC.

ILLINOIS CORPORATION

WRITE REVIEW

Address: 208 S Lasalle St
Ste 1855
Chicago, IL 60604

Registered Agent: Nat'l Registered Agents, Inc.

Filing Date: September 15, 2000

[View People Named Michael Hackman in California](#)

[Contact Us About The Company Profile For The Dock Exchange, Inc.](#)

MICHAEL HACKMAN (No Title Listed)

TITAN STONEWORKS, INC.

WASHINGTON WA PROFIT CORPORATION

WRITE REVIEW

Address: 8642 Se 63rd St
Mercer Island,
WA 98040

Registered Agent: Michael Hackman

Filing Date: June 10, 2015

File Number: 603514377

Contact Us About The Company Profile
For Titan Stoneworks, Inc.

MICHAEL HACKMAN (OFFICER)

UFC, LLC

CALIFORNIA FOREIGN LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 11111 Santa Monica
Boulevard Ste 950
Los Angeles, CA
90025

Registered Agent: Michael Hackman

Filing Date: July 29, 2003

File Number: 200321310010

View People Named Michael Hackman in
California

Contact Us About The Company Profile
For Ufc, LLC

MICHAEL J HACKMAN (OWNER)

VISIBLE EXPRESSIONS

PENNSYLVANIA DOMESTIC FICTITIOUS NAME

WRITE REVIEW

Address: Rt 272 1668 Stevens Lancaster PA-17

Registered Agent: None Listed

Filing Date: March 06, 1992

File Number: 2080097

Contact Us About The Company Profile For Visible Expressions

MICHAEL HACKMAN (AGENT)

WHITE RIVER CONTRACTING, LLC

INDIANA DOMESTIC LIMITED-LIABILITY COMPANY

WRITE REVIEW

Address: 1323 N Washington St Bloomington, IN 47408

Registered Agent: Michael Hackman

Filing Date: November 08, 2010

File Number: 2010110800556

View People Named Michael Hackman in Indiana

Contact Us About The Company Profile For White River Contracting, LLC

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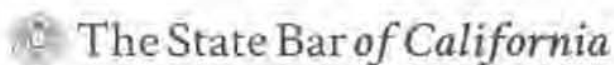
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**Brent Daniel Iloulian #242416****License Status: Active**

Address: Hackman Capital Partners, 11111 Santa Monica Blvd # 1100, Los Angeles, CA 90025

County: Los Angeles County

Phone Number: (310) 473-8900

Fax Number: (310) 473-8827

Email: biloulian@hackmancapital.com

Law School: Loyola Law School; Los Angeles CA

Below you will find all changes of license status due to both non-disciplinary administrative matters and disciplinary actions.

Date	License Status	Discipline	Administrative Action
Present	Active		
6/1/2006	Admitted to The State Bar of California		

Additional Information:

- Explanation of licensee status
- Explanation of disciplinary system
- Explanation of disciplinary actions
- Copies of official licensee discipline records are available upon request

CLA Sections: None

California Lawyers Association (CLA) is an independent organization and is not part of The State Bar of California.

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Business Search - Entity Detail

 businesssearch.sos.ca.gov/CBS/Detail

The California Business Search is updated daily and reflects work processed through Wednesday, August 19, 2020. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

C4250077 CULVER CITY FORWARD

Registration Date:

03/01/2019

Jurisdiction:

CALIFORNIA

Entity Type:

DOMESTIC NONPROFIT

Status:

ACTIVE

Agent for Service of Process:

To find the most current California registered Corporate Agent for Service of Process address and authorized employee(s) information, click the link above and then select the most current 1505 Certificate.

Entity Address:

8611 WASHINGTON BLVD
CULVER CITY CA 90232-7441

Entity Mailing Address:

8611 WASHINGTON BLVD
CULVER CITY CA 90232-7441

Certificate of Status

A Statement of Information is due EVERY ODD-NUMBERED year beginning five months before and through the end of March.

Document Type	File Date	PDF
SI-COMPLETE	06/01/2020	
SI-COMPLETE	03/09/2020	
REGISTRATION	03/01/2019	

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code section 2114 for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to Name Availability.

- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

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ARTICLES of INCORPORATION of
CULVER CITY FORWARD

FILED
 SECRETARY OF STATE
 STATE OF CALIFORNIA

I.

The name of this corporation is Culver City Forward.

MAR - 1 2019

II.

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes. The specific purpose of this corporation shall be to maintain and enhance the quality of life for those who live, work or visit the City of Culver City, California, by lessening the burdens of government primarily in the areas of improving transportation and mobility, increasing housing diversity and equity, local job creation, open space and parkland expansion, and community arts and culture integration, and to carry on other charitable activities as allowed by law.

III.

The name in the State of California of this corporation's initial agent for service of process is C T Corporation System.

IV.

The initial street address of this corporation is 11111 Santa Monica Blvd., Suite 1100, Los Angeles, CA 90025.

V.

- (a) This corporation is organized and operated exclusively for the charitable purposes set forth in Article II hereof within the meaning of section 501(c)(3) of the Internal Revenue Code.
- (b) Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code.
- (c) No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

VI.

- (a) The property of this corporation is irrevocably dedicated to the charitable purposes set forth in Article II hereof meeting the requirements for exemption provided by section 214 of the Revenue and Taxation Code. No part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.
- (b) On the dissolution or winding up of the corporation, after paying or adequately providing for the debts, obligations and liabilities of the corporation, the remaining assets of this corporation shall be distributed to such organization (or organizations) that are organized and operated exclusively for charitable purposes and that has established its tax exempt status under section 501(c)(3) of the Internal Revenue Code and satisfies the requirements of Revenue and Taxation Code section 214.

Date: 3/1/19


 Brent Iloulian, Incorporator



State of California Secretary of State

N

Statement of Information

(Domestic Nonprofit, Credit Union and General Cooperative Corporations)

G675356

FILED

In the office of the Secretary of State
of the State of California

MAY-24 2019

Filing Fee: \$20.00. If this is an amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. CORPORATE NAME

CULVER CITY FORWARD

2. CALIFORNIA CORPORATE NUMBER

C4250077

This Space for Filing Use Only

Complete Principal Office Address (Do not abbreviate the name of the city. Item 3 cannot be a P.O. Box.)

3. STREET ADDRESS OF PRINCIPAL OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
11111 SANTA MONICA BLVD. #1100, LOS ANGELES, CA 90025			

4. MAILING ADDRESS OF THE CORPORATION	CITY	STATE	ZIP CODE

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
MICHAEL HACKMAN	11111 SANTA MONICA BLVD. #1100, LOS ANGELES, CA 90025			

6. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
BRENT ILOULIAN	11111 SANTA MONICA BLVD. #1100, LOS ANGELES, CA 90025			

7. CHIEF FINANCIAL OFFICER/	ADDRESS	CITY	STATE	ZIP CODE
KRIS ANDERSON	11111 SANTA MONICA BLVD. #1100, LOS ANGELES, CA 90025			

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 9 must be left blank.

8. NAME OF AGENT FOR SERVICE OF PROCESS [Note: The person designated as the corporation's agent MUST have agreed to act in that capacity prior to the designation.]

C T CORPORATION SYSTEM

9. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE

Common Interest Developments

10. Check here if the corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act, (California Civil Code section 4000, et seq.) or under the Commercial and Industrial Common Interest Development Act, (California Civil Code section 6500, et seq.). The corporation must file a Statement by Common Interest Development Association (Form SI-CID) as required by California Civil Code sections 5405(a) and 6760(a). Please see instructions on the reverse side of this form.

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

05/24/2019

JESSICA MOLLOY

POA

DATE

TYPE/PRINT NAME OF PERSON COMPLETING FORM

TITLE

SIGNATURE

Culver City Forward in Culver City, California

[Home \(//eintaxid.com/\)](https://eintaxid.com/) / [Companies with 'C' \(//eintaxid.com/companies/c/\)](https://eintaxid.com/companies/c/) / [Culver City Forward](#)

Organization Profile

Culver City Forward is a tax-exempt organization located in Culver City, California. The Employer Identification Number (EIN) for Culver City Forward is **834433775**. EIN is also referred to as FEIN (Federal Employer Identification Number) or FTIN (Federal Tax Identification Number).

The organization type for Culver City Forward is Corporation and its contribution deductibility status is Contributions are deductible. Culver City Forward is exempted by IRS under the category of Educational Organization. The organization is an independent organization or an independent auxiliary.

Basic Profile

Organization Name	Culver City Forward
EIN (Taxpayer Id)	83-4433775

Contact Address:

Care of Name	% Brent Iloulian
Address Line	8611 Washington Blvd
City	Culver City
State	California
Zip	90232-7441

Tax Exemption Details for Culver City Forward

Category under which organization may be exempt	Educational Organization
Ruling Date	May, 2020
Deductibility	Contributions are deductible
Foundation Type	Organization which receives a substantial part of its support from a governmental unit or the general public 170(b)(1)(A)(vi)

Organization	Corporation
Exempt Organization Status	Unconditional Exemption
<u>Accounting Details for Culver City Forward</u>	
Asset	0
Income	0
Filing Requirement	990 (all other) or 990EZ return
PF Filing Requirement	No 990-PF return
Accounting Period	December
Income Amount	(USD)
Revenue Amount	(USD)
NTEE Classification	Alliances & Advocacy

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Search EIN

Similar Tax-Exempt Organizations

Providing For Kids Foundation (/company/010937725-providing-for-kids-foundation/)

EIN Number: 01-0937725

Address: Po Box 5413, Culver City, California, 90231-5413

Joy Of All Who Sorrow Orthodox Church (/company/020630456-joy-of-all-who-sorrow-orthodox-church/)

EIN Number: 02-0630456

Address: 4145 Sepulveda Blvd, Culver City, California, 90230-4706

Festival Of New American Musical Theater Foundation (/company/141915493-festival-of-new-american-musical-theater-foundation/)**EIN Number:** 14-1915493**Address:** 4638 Maytime Ln, Culver City, California, 90230-5062**The Wende Museum Of The Cold War Inc (/company/160470118-the-wende-museum-of-the-cold-war-inc/)****EIN Number:** 16-0470118**Address:** 10808 Culver Blvd, Culver City, California, 90230-3738**Bridge Building Foundation (/company/200067768-bridge-building-foundation/)****EIN Number:** 20-0067768**Address:** 5700 Hannum Ave, Culver City, California, 90230-6552**What is a EIN Number?**

The Employer Identification Number (EIN), also known as the Federal Employer Identification Number (FEIN) or the Taxpayer Identification Number (TIN), is a unique nine-digit number assigned by the Internal Revenue Service (IRS) (format: XX-XXXXXXXX) to business entities operating in the United States for the purposes of identification and employment tax reporting.

What are tax-exempt Organizations?

A company or non-profit which are not liable to pay taxes to IRS are known as tax-exempt organizations. Various organizations such as non-profits, charitable, churches & religious groups, political parties etc. may be tax-exempted by IRS.

Employer Identification Number (EIN): The Employer Identification Number (EIN), also known as the Federal Employer Identification Number (FEIN) or the Federal Tax Identification Number (FTIN), is a unique nine-digit number assigned by the Internal Revenue Service (IRS) (format: XX-XXXXXXXX) to business entities operating in the United States for the purposes of identification and employment tax reporting. Other commonly used terms for EIN are Taxpayer Id, IRS Number, Tax Id, Taxpayer Identification Number (TIN) etc.

A business needs an EIN in order to pay employees and to file business tax returns. To be considered a Partnership, LLC, Corporation, S Corporation, Non-profit, etc. a business must obtain an EIN. Also, financial institutions such as banks, credit unions, and brokerage houses will not open an account for a corporation without an EIN. Since all corporations - including ones with no income - must file at least a federal income tax return, a corporation operating or incorporated in the United States generally must obtain an EIN anyway either before or after being issued its charter.

What is eintaxid.com?: Our website eintaxid.com is a free resource to find the ein number for various business entities. We

have a database of over 4.5M entities which can be searched to find the ein number of business entities. We harvest our data from various publically available data sources such as edgar database (SEC), form 5500 dataset (IRS), form 990 datasets (tax-exempt organizations) etc.

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

August 26, 2019
5:30 p.m.

Call to Order & Roll Call

Mayor Sahli-Wells called the regular meeting of the City Council to order at 5:30 p.m. in the Mike Balkman Chambers at City Hall.

Present: Meghan Sahli-Wells, Mayor
Göran Eriksson, Vice Mayor
Alex Fisch, Council Member
Daniel Lee, Council Member
Thomas Small, Council Member

Note: The City Council also sits as Members of the Governing Board(s) convened as part of the meeting.

o0o

Closed Session

At 5:30 p.m. the City Council recessed to Closed Session to consider the following items:

CS-1 CC - Conference with Legal Counsel - Existing Litigation
Re: David Christensen v. City of Culver City
LASC Case No. BC659873
Pursuant to Government Code Section 54956.9(d)(1)

CS-2 CC - Conference with Real Property Negotiators
Re: Remnant Parcel (Assessor Parcel No. 4215-001-020) on Machado Lane Adjacent to 11111 Jefferson Blvd, 5350 & 5380 Sepulveda Blvd.
City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager Murray Kane, City Special Counsel
Other Parties Negotiators: Dominic Adducci, John Buck Company
Under Negotiation: Price, terms of payment or both, including

use restrictions, development obligations and other monetary related considerations

Pursuant to Government Code Section 54956.8

o0o

Reconvene

Mayor Sahli-Wells reconvened the meeting of the City Council at 6:34 p.m. with all Members present.

o0o

Recognition Presentations

Item R-2
(Out of Sequence)

CC - A Proclamation to Sister City Lethbridge, Canada, in Celebration of 30 Years of Friendship with the City of Culver City

Mayor Sahli-Wells presented the Proclamation.

Robert Tarleck, Former Mayor/His Worship, Lethbridge thanked the City; discussed services for senior citizens in Lethbridge and in Culver City; he presented Mayor Sahli-Wells with gifts from their City; and he noted the importance of taking a long term view of the partnership between the two cities.

Jozelle Smith provided background on the origin of the twinning of Lethbridge with Culver City.

Michael Bennett, Lethbridge Twining Society Director for Culver City Relations thanked Culver City for their assistance; discussed touring Culver City; celebrating the relationship between the two cities; and he presented gifts to Mayor Sahli-Wells.

Mayor Sahli-Wells presented books about the history of Culver City to the visitors.

o0o

Item R-1

CC - Presentation of Commendations to Former Commissioners, Board Members, and Committee Members in Recognition of Their

Service to the Culver City Community

Council Member Fisch presented a Commendation to Vicki Daly Redholtz for her tenure on the Civil Service Commission and on the Parks, Recreation and Community Services Commission.

Vicki Daly Redholtz thanked the City for the honor and for the opportunity to serve.

Vice Mayor Eriksson presented a Commendation to Susan Osborne for her service on the Disability Advisory Committee.

Susan Osborne thanked the City Council for the honor and indicated that she would continue her work to support individuals with disabilities.

Council Member Small presented a Commendation to Kenneth Rothschild for his work on the Landlord Tenant Mediation Board.

Kenneth Rothschild thanked the City for the opportunity to serve; discussed rent control; the current Board; and he thanked Alan Corlin for his support in being appointed to the Board.

Council Member Lee presented a Commendation to Elizabeth Voncannon for her service on the Landlord Tenant Mediation Board.

Elizabeth Voncannon thanked the City for the opportunity to serve.

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Regular Session

Mayor Sahli-Wells convened the meeting of the Culver City Housing Authority Board and the Successor Agency to the Culver City Redevelopment Agency Board at 7:00 p.m. with all Members present.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Hope Parrish.

o0o

Closed Session Report

Mayor Sahli-Wells indicated nothing to report out of Closed Session.

o0o

Community Announcements by City Council Members/Information Items from Staff

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF DR. SARAH CARPENTER.

Council Member Lee reported attending the party for the visitors from Lethbridge, and he congratulated staff and volunteers from Fiesta La Ballona.

Mayor Small echoed kudos to staff and volunteers for Fiesta La Ballona.

Vice Mayor Eriksson discussed Fiesta La Ballona; announced a meeting sponsored by the Chamber of Commerce on September 11 for property owners who want to learn how to upgrade their buildings for earthquake security at the Four Points Sheraton; and he noted that August 26 would have been Steve Rose's 75th birthday.

Council Member Fisch discussed Fiesta La Ballona and announced the General Plan Update Process Kickoff meeting on September 3 with an Open House at the Wende Museum on September 4.

Mayor Sahli-Wells reported that, in response to concerns raised by the community, Item C-10 had been pulled from the agenda for discussion at a special City Council meeting and she noted that audience members were free to leave comments and contact information to be alerted to the date of the special meeting.

Council Member Lee announced a meeting on the proposed development at 11111 Jefferson Boulevard scheduled for August 29 at Temple Akiba.

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Presentations to City Council

Item P-1

CC - Presentation by the Los Angeles County Registrar-Recorder/County Clerk's Office Regarding the Vote Center Placement Project (VCP) and How Voting Will Change in 2020

Jeff Klein provided a presentation on Voting Solutions for All People (VSAP), discussed changes happening for the elections starting in March 2020; changing how LA county voters vote; partnerships with cities and community organizations to get the word out; same day voter registration; the transition to an electronic poll book; vote by mail ballots; interactive sample ballots; accessibility; languages; mobile vote centers; adding flexibility; extended hours; consolidation of materials; cost savings; reduced numbers of provisional ballots; location and size of vote centers; the voting process; period of time voting is open; internet requirements; outreach events; demo centers; full implementation; the March 2020 election; partnerships; and he provided contact information.

Jeremy Green, City Clerk, indicated that the Patacchia Room had been identified as a small location for a mock election.

Discussion ensued between Mr. Klein, staff and Council Members regarding the internet issue; hacking; organizations interested in outreach and collaboration; email contact information for the voting centers; City events; tabling at the Farmers Market; receipts for voting; the non-partisan role of the organization; battery powered devices and generators; the ability to revert to a paper system; backup systems; security; paper ballots; auditing; the air gap in the tally room; staffing; poll workers; improving service to voters; training; and City Council consensus was achieved to agendaize a discussion of voting centers in Culver City.

o0o

Joint Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

The following members of the audience addressed the City Council:

Meg Sullivan discussed section 2j of the Temporary Rent Freeze Ordinance; felt that the language should be clarified similarly to the way it is noted in the Rent Stabilization Ordinance in the City of Los Angeles; she stated that details collected on rent applications were necessary to pursue tenants who do not pay rent; noted the importance of opportunities to screen the background of prospective tenants for safety reasons; and the need for sustained, detailed input from housing providers.

Mayor Sahli-Wells expressed appreciation for the input and indicated that staff would be releasing a timeline and would follow up with Ms. Sullivan.

Dr. Janet Hoult noted the anniversary of the Women's Equality Act and the 19th amendment to the constitution allowing women the right to vote; discussed Fiesta La Ballona; the Artist Laureate Program; the Culver Arts Foundation and the Cultural Affairs Commission; and she read a poem regarding Fiesta La Ballona.

Hope Parrish, Culver City Historical Society, invited everyone to the Founders' Day Picnic on September 16 at the Veterans Memorial Picnic area and she indicated that flyers were available at the back of Council Chambers.

Hillary Sherman discussed Item CS-2; concerns with safety; construction; traffic and congestion; the scope and the scale of the project; and she expressed hope that residents would be able to have a voice in the process.

Margot Bennett, Women Against Gun Violence, provided background on the organization; discussed an earlier request of the City Council to agendize a safe gun storage ordinance similar to that in Los Angeles; noted that the majority of K-12 school shootings are committed by minors with guns from home; expressed support for the agenda item to fly flags at half-staff; noted that local government can work to prevent gun violence; and she asked that the City Council agendize a discussion of safe gun storage.

Mayor Sahli-Wells received clarification that the City Council had agreed to put the issue on an agenda, and staff agreed to provide information.

Jim Shanman, Safe Routes to School Coordinator, distributed a calendar and buttons to Council Members to promote safety and alternative forms of transportation; provided a presentation on the Safe Routes to School program; discussed making a commitment to improve health and safety in the community; upcoming events; and statistics from the survey.

Council Member Lee encouraged Mr. Shanman to meet with the new Director of Transportation.

Mirna Berny expressed frustration with traffic on Glencoe; requested turning restrictions or a barrier; discussed landscaped buffering; and she felt the response she had received from City Hall was inadequate.

Mayor Sahli-Wells asked that the City Manager's Office follow up with Ms. Berny.

Eric Shabsis, Bright Horizons, asked that an item be placed on the next agenda regarding initiation of a zoning text amendment to conditionally allow healthcare facilities in the IL zone which no longer houses intensive uses.

Mayor Sahli-Wells received City Council consensus to place an item on the agenda for the next City Council meeting.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, indicated that one email had been received for Items Not on the Agenda; nine emails were received for Item C-5, five for C-6, 23 were received for A-2, and one was received for Item A-3.

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

o0o

Order of the Agenda

Mayor Sahli-Wells noted that Item PH-1 would be started and then put on hold while the ballots were counted and other agenda items were heard; she reiterated that Item C-10 had been pulled

from the agenda for consideration at a special meeting; and Item A-2 was moved before the Public Hearing.

Jeremy Green, City Clerk, reported that speaker cards had been received from Mark Lipman and Howard Cogan who would be notified when the item is considered again, and that speaker cards had been received for Items C-5, C-6 and C-15.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE CONSENT CALENDAR ITEMS C-1, C-2, C-3, C-8, C-9, C-11, C-12, AND C-14.

Item C-1

CC:HA:SA - Approval of Cash Disbursements for August 3, 2019 to August 16, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY BOARD, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE CASH DISBURSEMENTS FOR AUGUST 3, 2019 TO AUGUST 16, 2019.

o0o

Item C-2

CC:HA:SA - Approval of Minutes for the Regular Consolidated City Council Meeting on August 12, 2019

THAT THE CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY BOARD: APPROVE MINUTES FOR THE REGULAR CONSOLIDATED CITY COUNCIL MEETING ON AUGUST 12, 2019.

o0o

Item C-3

CC - (1) Approval of an Agreement with Community Partners (dba

Sustainable Works) to Continue the Citywide Sustainable Business Certification Program for a One-Year Term, with an Optional Second Year, in an Aggregate Amount Not-to-Exceed \$186,000 (\$176,000 Base Amount and \$10,000 in Contingency Authority)

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH COMMUNITY PARTNERS (DBA SUSTAINABLE WORKS) TO ADMINISTER A CITYWIDE SUSTAINABLE BUSINESS CERTIFICATION PROGRAM FOR A ONE-YEAR TERM, WITH AN OPTIONAL SECOND YEAR, IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$186,000 (\$176,000 BASE AMOUNT AND \$10,000 IN CONTINGENCY AUTHORITY); AND,

3. IF COMMUNITY PARTNERS IS ABLE TO CERTIFY A MINIMUM OF 10 BUSINESSES THE FIRST YEAR AND PROVIDED FUNDS ARE ALLOCATED IN THE FY 2020/21 BUDGET, AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE AN AMENDMENT TO THE AGREEMENT FOR A SECOND YEAR; AND,

4. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE AMENDMENT(S) TO THE AGREEMENT WHEN DEEMED NECESSARY IN AN AMOUNT NOT-TO-EXCEED AN AGGREGATE AMOUNT OF \$10,000 AS A CONTINGENCY OVER THE POTENTIAL TWO-YEAR PERIOD; AND

5. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

6. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

o0o

Item C-8
(Out of Sequence)

CC - Adoption of a Resolution Approving Extension of Time, P2019-0148-ET, to Allow a One-Year Extension of Tentative Tract Map No. 74021, P2016-0041-TTM, for a Five-Unit Condominium Project at 3961 Tilden Avenue

THAT THE CITY COUNCIL: ADOPT A RESOLUTION APPROVING EXTENSION OF TIME, P2019-0148-ET, ALLOWING A ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP NO. 74021, P2016-0041-TTM, SUBJECT TO ALL PREVIOUSLY APPROVED CONDITIONS OF APPROVAL AS STATED IN PLANNING COMMISSION RESOLUTION NO. 2016-P005.

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Item C-9

CC - Approval of an Amendment to the Existing Professional Services Agreement with Advantec Consulting Engineers in an Additional Amount Not-to-Exceed \$111,000 for Traffic Engineering Support Services for the Adaptive Traffic Control System (ATCS) Project, PL-005

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH ADVANTEC CONSULTING ENGINEERS IN AN AMOUNT OF \$111,000 FOR TRAFFIC ENGINEERING SUPPORT SERVICES THE ADAPTIVE TRAFFIC CONTROL SYSTEM (ATCS) PROJECT, PL-005; AND
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.

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Item C-10

CC - (1) Approval of a Purchase Order with Lenco Industries for one Lenco BearCat Rescue Vehicle in an Amount Not-to-Exceed \$450,000; and (2) FOUR-FIFTHS VOTE REQUIREMENT: Approval of a Related Budget Amendment

This item was pulled and removed from the agenda for consideration at a special meeting.

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Item C-11

CC - Adoption of Resolution Declaring its Intention to Issue Tax-Exempt Obligations and Approving the Reimbursement of City Funds Expended on Sewer Capital Improvement Projects from Bond Proceeds, If Issued

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION DECLARING ITS INTENTION TO ISSUE TAX-EXEMPT OBLIGATIONS AND APPROVING THE REIMBURSEMENT OF CITY FUNDS

EXPENDED ON SEWER CAPITAL IMPROVEMENT PROJECTS FROM BOND PROCEEDS, IF ISSUED;

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE THE DOCUMENTS ON BEHALF OF THE CITY.

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Item C-12

CC - Receive and File the Measure Y Sales Tax Status Report as Approved by the Finance Advisory Committee

THAT THE CITY COUNCIL: RECEIVE AND FILE THE MEASURE Y SALES TAX STATUS REPORT.

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Item C-14

CC - Ratification of Amendment to an Existing Professional Services Agreement with AON Risk Insurance Services West, Inc. to Continue Providing Broker Services for the City's Insurance Programs through June 30, 2020

THAT THE CITY COUNCIL: RATIFY THE AMENDMENT TO AN EXISTING PROFESSIONAL SERVICES AGREEMENT WITH AON RISK INSURANCE SERVICES WEST, INC TO CONTINUE PROVIDING BROKER SERVICES FOR THE CITY'S INSURANCE PROGRAMS THROUGH JUNE 30, 2020.

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Item C-4
(Out of Sequence)

CC - Approval of an Amendment to the Existing CivicSpark Fellowship Program Agreement in the Amount of \$51,000 for Fiscal Year 2019/2020

Mayor Sahli-Wells reported serving on the board of the Local Government Commission that is helping with the Ballona Creek revitalization but noted there are no financial conflicts.

THAT THE CULVER CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING CIVICSPARK FELLOWSHIP AGREEMENT IN THE AMOUNT OF \$51,000 FOR FISCAL YEAR (FYI) 2019/2020; AND
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.

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Item C-5

CC - Approval of a Temporary Use Permit (P2019-0155-TUP) for The Culver Studios to Allow Expanded Construction Hours Related to the Finishing of Heavy Daytime Concrete Pouring Associated with the Construction of a Parking Structure Located at 9336 Washington Boulevard

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Ray indicated living adjacent to the Culver Studios parking lot and he expressed opposition to extending construction hours.

Discussion ensued between staff and Council Members regarding the process to grant expanded construction hours; finishing work related to concrete pouring; the limited scope of work; the requested technical studies; regulatory maximums; lighting and noise; Conditions of Approval; and recourse for residents if there is an issue.

Jim Sur, Hackman Capital, acknowledged that they are conducting a major construction project in the middle of a neighborhood and thanked the neighbors for their patience; discussed what has been accomplished so far; the process; timing; the need to complete the finishing work; allowing extra time for any difficulties that could arise; he asserted that the ten, single day concrete pours would be individually noticed to the neighbors and spaced out over six months; discussed the finishing process; lighting; completion of the necessary technical studies which found no significant impact by the proposed activities; the truck route; construction impacts and

other aspects that have been problematic for the neighbors; the steel frame; mitigation; the timeline for completion; outreach to the neighbors; the recent community meeting; and contact information.

Discussion ensued between the developers, staff and Council Members regarding clarification that if the study is not commensurate with lived experience, residents can contact the Studio, or the City with concerns; ensuring that promises are delivered on; acknowledgement of the length of the major project; accelerating the construction period; the possibility that, for ten nights, the process could extend until 10 p.m.; trade-offs; notifications in advance of the ten concrete pours; and the ability of the permit to be revoked if there are issues with any of the concrete pours

Amanda Nepomuseno discussed the already excessive construction hours; noise and lack of privacy during the process; she noted that she had not been aware there was any recourse to address issues; discussed concrete pours; the constant noise and vibration; and she felt that the only people aware of what is going on are the people on Van Buren.

Mayor Sahli-Wells discussed dissemination of contact information to residents, and she reported that she lives near the project but has been advised by the City Attorney that there is no conflict of interest in voting on the item.

THAT THE CITY COUNCIL:

1. APPROVE A TUP FOR THE CULVER STUDIOS TO ALLOW EXTENDED HOURS FOR THE FINISHING OF CONCRETE POURING ASSOCIATED WITH THE CONSTRUCTION OF A PARKING STRUCTURE LOCATED AT 9336 WASHINGTON BOULEVARD BEGINNING THE EFFECTIVE DATE OF THE TUP DECISION LETTER, SUBJECT TO THE CONDITIONS OF APPROVAL HEREIN AND FINDINGS SET FORTH IN THE STAFF REPORT; AND
2. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND ISSUE THE TUP ON BEHALF OF THE CITY.

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Item C-6

CC - (1) Adoption of a Resolution Establishing Wireless Encroachment Permit Fees in the Public Right-of-Way Pursuant to Culver City Municipal Code Section 11.20.065.F.4; and (2)

Adoption of a Resolution Establishing Design and Development Standards for the Installation of Small Cell Sites in the Public Right-of-Way Pursuant to Culver City Municipal Code Section 11.20.065.E.4; and (3) Approval of the General Terms and Conditions Agreement and the Light Pole Facility Addendum Related Thereto

Joe Susca, Senior Management Analyst, reported changes made to Section 4.1 a in the General Terms and Conditions regarding Culver Connect Network in response to feedback: "If a user represents an addendum in order to use the Culver Connect Network, user represents that, with respect to its use of the Culver Connect Network, is not currently party to, and agrees that it will not in the future enter into, any contractual, physical, or legal restriction or other type of restriction that would restrain competition in the use or operation of the Culver Connect Network."

Mayor Sahli-Wells invited public input.

The following members of the audience addressed the City Council:

Diana Rojas, Verizon Wireless, discussed the draft resolutions; the wireless encroachment permit fees; pole costs; the FCC order regarding removing barriers to broadband deployment; safe harbors; non-recurring fees; colocation; the need for a cost study from the City; the need for the City to provide proper evidence of cost incurred; and providing an updated cost study to justify higher rates than set by the FCC.

Michael Cintron, Crown Castle, provided background on the company; discussed the need for additional discussion to resolve disagreements; the new clause added by the City; terms of access for right of way; he asked that the City Council continue the item to allow for further discussion in relation to the light pole attachment agreement; terms of access to the right of way; City infrastructure; establishment of fees; and the request for a cost study to justify fees.

Corey Autrey, AT&T, discussed the General Terms and Conditions and Light Pole Addendum documents, and he asked that the item be deferred pending further discussion.

Ursula Moran, AT&T, discussed parts of the Light Pole agreement that need additional discussion and she acknowledged that it would not make sense to create an agreement for each individual

carrier, but she instead requested an industry meeting to talk through points within the agreement.

Peggy Fisher discussed the dangers of 5G; negative affects to health; other cities that have taken a stand; she asked the City Council to take a stand; and she provided information to Council Members on the issue.

Gary Silbiger asserted that the City Council's hands were not tied; he discussed federal regulations; California law; rights of cities; the obligation of the City Council to protect the health and safety of residents; he expressed concern with insufficient noticing; discussed research; scientific reports; and he felt the item should be agendized as an action item with additional notice given to the community.

Daisy Uy Kimpang, Verizon, discussed the resolution establishing design and development standards for wireless facilities, and she thanked staff for the opportunities to work and collaborate on the standards.

Discussion ensued between staff and Council Members regarding the process; costs; the consultant; outreach; health concerns; City discretion; timeframe to act; and deadlines.

Dale Koresh, BBK Law, discussed health concerns; limitations to using the public right of way; court cases and decisions; design standards; safety issues; limitations in state and federal law; limitations of RF emissions; established safety standards; and requiring that the applicant meet established standards.

Additional discussion ensued between the consultant, staff and Council Members regarding keeping RF antennas as far asway as possible; the standard conditions of approval; the required study after the installation of small cell equipment; FCC orders that impose shot clocks; colocation; supporting documentation; necessary findings to justify fees; cost recovery; efforts to gain more power in the process; the ability of cities to control their own infrastructure; the FCC veto; regulations that protect public health and comply with FCC requirements; non-negotiable facts; and support for implementation.

THAT THE CITY COUNCIL:

1. ADOPT A RESOLUTION ESTABLISHING ENCROACHMENT PERMIT FEES FOR WIRELESS FACILITIES IN THE PUBLIC RIGHT-OF-WAY PURSUANT TO CCMC SECTION 11.20.065.F.4; AND,

2. ADOPT A RESOLUTION ESTABLISHING DESIGN AND DEVELOPMENT STANDARDS FOR THE INSTALLATION OF SMALL CELL SITES IN THE PUBLIC RIGHT-OF-WAY PURSUANT TO CCMC SECTION 11.20.065.E.4; AND,

3. APPROVE THE GENERAL TERMS AND CONDITIONS AGREEMENT AND ITS LIGHT POLE FACILITY ADDENDUM FOR THE INSTALLATION OF SMALL CELL SITES UPON CITY-OWNED FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO EXECUTE SUCH AGREEMENTS WITH WIRELESS CARRIERS ON BEHALF OF THE CITY; AND,

4. ADOPT AN EXEMPTION RELATED TO THE RESOLUTION ESTABLISHING DESIGN AND DEVELOPMENT STANDARDS, AND THE GTCS AND ADDENDUM, PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) AND DIRECT STAFF TO PREPARE AND FILE A NOTICE OF EXEMPTION ACCORDINGLY; AND,

5. CONFIRM THE PUBLIC WORKS DIRECTOR/CITY ENGINEER'S AUTHORITY TO ADMINISTRATIVELY MODIFY THE DESIGN AND DEVELOPMENT STANDARDS FROM TIME TO TIME PURSUANT TO CCMC SECTION 11.20.065.D; AND,

6. DIRECT THE PUBLIC WORKS DIRECTOR/CITY ENGINEER, WHEN CHANGES TO THE DESIGN AND DEVELOPMENT STANDARDS ARE DEEMED SUBSTANTIVE IN NATURE, TO OBTAIN INPUT FROM THE SMART CITY INFRASTRUCTURE GUIDELINES SUBCOMMITTEE PRIOR TO IMPLEMENTATION OF SUCH CHANGES; AND,

7. DIRECT THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO RETURN TO THE CITY COUNCIL FOR REVIEW AND APPROVAL OF THE DESIGN AND DEVELOPMENT STANDARDS AS NEEDED.

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Item C-7

CC - Approval of Temporary Use Permit No. P2019-0077-TUP to Allow Extended Construction Hours Related to the Installation of Solar Panel Equipment at 10820 Jefferson Boulevard

Mayor Sahli-Wells wanted to ensure real accountability for the Temporary Use Permit to go beyond regular construction hours; and she discussed providing contact information to residents and respectful behavior by the construction workers.

Brock Halterman, Sun Power, indicated that they were requesting four hours on one night to safely tie in the system to Target; he discussed the need to shut down power; length of the process;

and the noise study.

Discussion ensued between Mr. Halterman and Mayor Sahli-Wells regarding contact information for the neighbors; a recent project; and support for the installation of solar panels.

THAT THE CITY COUNCIL:

1. APPROVE TEMPORARY USE PERMIT P2019-0077-TUP FOR SUNPOWER TO CONDUCT CONSTRUCTION ACTIVITIES BETWEEN 10:00 PM AND 2:00 AM ON A WEEKDAY TO BE DETERMINED, IN CONNECTION WITH THE SOLAR PANEL SYSTEM LOCATED AT 10820 JEFFERSON BOULEVARD, SUBJECT TO THE CONDITIONS OF APPROVAL HEREIN, BEGINNING THE EFFECTIVE DATE OF THE TUP, BASED ON THE FINDINGS SET FORTH IN THE STAFF REPORT; AND,
2. AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND ISSUE THE TEMPORARY USE PERMIT ON BEHALF OF THE CITY.

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Item C-13
(Out of Sequence)

CC - (1) Approval of and (if Desired) Direction Related to the Finance Advisory Committee Work Plan; and (2) Receive and File Quarterly Report of the Finance Advisory Committee

Council Member Fisch wanted to ensure that the top priority is modernization of the business license fee; he discussed the need to place the item on the 2020 ballot; assessment of costs associated with different portions of the interim rent increase moratorium; evaluation of costs for the long term program; and establishing the role of the FAC in the process.

Discussion ensued between staff and Council Members regarding input from the City Council on the workplan; feedback; efficiency; zoning changes in commercial areas; adding value to property owners; whether the City could share in some of the value increase; alternatives to tax increases; releasing value to the market; monetizing changes and generating revenue for the City; technical advisory committees and economic analysis;

innovative parking strategies; the General Plan Consulting Team; Transit Oriented Development (TOD); ensuring that business tax remains a priority; the General Plan consultant; tapping into expertise; the value capture concept; a suggestion to ensure that the topic is discussed at the special meeting of the General Plan Update; the request of the FAC to start tackling the idea of the rent freeze; and staff agreed to report back to the FAC on work done.

THAT THE CITY COUNCIL:

1. APPROVE THE FAC REVISED WORK PLAN; AND,
2. PROVIDE DIRECTION TO THE FAC AS DEEMED APPROPRIATE; AND,
3. RECEIVE AND FILE THE 2ND FAC QUARTERLY REPORT.

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Item C-15
(Out of Sequence)

CC - Authorization of Award of \$89,000 in Grants and Designation of 23 Events as City Sponsored through the FY 2019/2020 Special Event Grant Program as Recommended by the Special Event Grant Program City Council Ad Hoc Subcommittee; (2) Authorize Up to \$10,000 in Additional Soft Costs for Special Event Administration; and (3) Authorize the City Manager to Administratively Approve Applicable City Permits and Licenses Needed to Conduct the Events

Mayor Sahli-Wells invited public input.

The following member of the audience addressed the City Council:

Nahtahna Cabanes, LA Works, thanked the City Council for their support; discussed the Impact Report; feedback from attendees; and the date for the event next year.

Ken Mand invited everyone to attend the Second Annual Art Walk

and Roll Festival on October 12, and he thanked staff and the City Council for their support noting that additional information was available at www.culvercityartwalk.com.

Janiece Russell, Culver City Arts District Business Improvement District, thanked the City for their support and invited everyone to the Art Walk and Roll Festival on October 12.

Mayor Sahli-Wells thanked staff and the subcommittee for their work on the item.

THAT THE CITY COUNCIL:

1. AUTHORIZE AWARD OF \$89,000 IN GRANTS AND DESIGNATE 23 EVENTS AS CITY SPONSORED THROUGH THE FY 2019/2020 SPECIAL EVENT GRANT PROGRAM;
2. AUTHORIZE UP TO \$10,000 IN ADDITIONAL SOFT COSTS FOR SPECIAL EVENT ADMINISTRATION; AND
3. AUTHORIZE THE CITY MANAGER TO ADMINISTRATIVELY APPROVE APPLICABLE CITY PERMITS AND LICENSES NEEDED TO CONDUCT THE EVENTS, PROVIDED SUCH PERMITS AND LICENSES ARE CONSISTENT WITH THE SCOPE OF THE EVENT AS SET FORTH IN THE GRANT APPLICATION (SUCH AUTHORITY SHALL NOT APPLY TO THE REQUIRED SPECIAL EVENTS PERMIT, WHICH SHALL CONTINUE TO BE ISSUED BY THE COMMITTEE ON PERMITS AND LICENSES).

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-4, C-5, C-6, C-7, C-13 AND C-15.

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Mayor Sahli-Wells moved Item A-2 to be heard before the Public Hearing.

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Action Items

Item A-2
(Out of Sequence)

CC - Introduction of an Ordinance Amending Certain Provisions of Chapter 11.15, Tobacco Retailer Licensing of the Culver City

Municipal Code to Prohibit the Sale of Flavored Tobacco Products, Including Menthol

Mayor Sahli-Wells invited public input and invited students to speak first.

The following members of the audience addressed the City Council:

Ashley Guerra, Culver City Youth First Tobacco Coalition, expressed concern with the teen vaping epidemic; normalization of flavored tobacco use; negative health effects of flavored tobacco products; and she felt that prohibition of the sale of flavored tobacco products would be more effective than prohibiting youth access.

Katherine Guerra, Culver City Youth First Tobacco Coalition, discussed her efforts collecting public opinion data; strong support by residents for strengthening the regulation of local retailers; youth access; concern with the extensive use by students at school; and she expressed support for protecting the health of the community by restricting access to flavored tobacco products.

Marcos Rodriguez, Culver City Youth First Tobacco Coalition, discussed his efforts; vaping occurring at the Middle School and the High School; collection of survey data; and support for a law to prohibit the sale of flavored tobacco products to protect the community and the health of the youth.

Michael Jung, Culver City Youth First Tobacco Coalition, discussed a 19 year old family member who died from cancer due to tobacco use, and he asked that the City pass the motion to restrict the sale of tobacco products to improve health and equity.

Rica Blanks, Culver City Youth First Tobacco Coalition, expressed concern with e-cigarettes and flavored tobacco products; noted the rate at which youth are becoming addicted to tobacco products; discussed flavors targeted to youth; and she asked that the City Council protect their residents and pass the flavored tobacco ban ordinance.

Sarah Lee discussed the e-cigarette epidemic; the need for better policies; being the target of the e-cigarette and flavored tobacco market; she asked the City Council to protect Culver City youth; and she trusted the City to be a place where

youth can grow up and live healthy lives.

Katerine Alegria discussed concerns with the health of youth in the community; impacts of usage on future generations; the negative ripple effect for years to come; and she asked the City to support a ban on flavored tobacco products.

Isaac Hong, Culver City Youth First Tobacco Coalition, discussed figures from the Centers for Disease Control and Prevention (CDC) regarding increased tobacco use among high school students; flavoring as the leading reason for use; the first death caused by vaping; the investigation by the CDC on the mystery lung disease related to vaping; he asserted that making flavored tobacco products less accessible would prevent many from starting to smoke; and he felt that people should not profit from or take advantage of the youth by selling the products.

Hanna Yi, Culver City Youth First Tobacco Coalition, urged the City Council to vote yes on the ban; she cited articles on lung disease related to vaping; and she felt that the safety of the community should not be put at risk to support private business.

Evelyn Balderas, Culver City Youth First Tobacco Coalition, discussed her work providing education on drugs, tobacco and alcohol at Los Angeles Unified School District (LAUSD) schools; stories shared by students about the negative consequences of tobacco products; questions on why drugs are legal if people are harmed; justification as to why flavored tobacco products should be accessible; and she asked that the City enact a ban.

Mazen Alshekh expressed support for his father's smoke shop; discussed students requesting the passage of an ordinance to protect them from "big tobacco"; he reported that he grew up around a smoke shop with his brothers, yet they do not smoke; he noted that he was taught not to smoke as it is bad for him; expressed concern with negative affects to small business owners; asked the City Council to vote no on the ordinance; and suggested the imposition of penalties for underage tobacco possession that are similar to those for underage alcohol possession.

Heather Baker, Assistant City Attorney, reported direction from the City Council at the May 28, 2019 meeting that staff return with an ordinance for a complete ban with a 90 day implementation to allow existing businesses to sell their remaining stock on hand and she read an addition to indicate: "This section,

Section 11.15.015 d 4 shall become effective on December 8, 2019."

Mayor Sahli-Wells discussed procedures for public speaking.

Jeremy Green, City Clerk, discussed procedures for ceding time.

Yvette McDowell, Law Enforcement Action Partnership, provided background on herself and the organization; expressed concern with unintended consequences if the flavor ban includes menthol cigarettes; discussed unnecessary interactions between law enforcement and communities of color; higher rates of menthol cigarettes smoked by people of color; concern with insensitivity; enforcement; long-term negative effects while not stopping kids from smoking; arrests and prosecutions for minor offenses; and concern with discriminatory impacts on people of color.

Pastor William Smart, Southern Christian Leadership Conference of Southern California, noted the difficulty of the issue; discussed youth programs; unintended consequences; and development of a plan to protect young people but not banning menthol cigarettes.

Cheryl Dorsey, Law Enforcement Action Partnership, provided background on herself; expressed concern with the criminalization of menthol tobacco which would disproportionately affect people of color; opportunities for exacerbation of contentious relationships between the police and people of color; the increased number of traffic stops for people of color since 2015 in Los Angeles; evidence of abuses; unnecessary use of force; she expressed concern with the potential for abuse; and expressed opposition to the ban.

Terry Blevins, Law Enforcement Action Partnership, provided background on himself; applauded the intention but did not feel it would eliminate the market for menthol cigarettes; expressed concern that resources would be taken away from other duties and antagonism would be increased between police and the community; discussed effectiveness; and negative impacts to already strained relationships with people of color.

Jody Armour provided background on himself; felt that e-cigarettes should be addressed in a different way and that it is a mistake to frame the issue as youth health vs. profits of "big tobacco"; expressed concern with causing more harm than is prevented and the potential for disproportionate enforcement;

implicit bias; and Eric Garner and "broken windows policing".

Rev. K. W. Tulloss, Baptist Ministries Conference of Los Angeles, discussed unintended consequences; the need for education rather than laws; Eric Garner; and he expressed opposition to the ban.

Morris Pouldar provided background on himself; discussed the negative impacts of the proposal to his business; responsible, adult customers; convenience; reduced sales tax generated for the City; kids obtaining tobacco illegally through the internet; he asserted that retailers were not the issue; and he expressed support for other options to penalize retailers for selling to minors instead of an outright ban.

Linda Becker thanked those Council Members who responded to her efforts to contact them; provided background on herself; expressed opposition to a ban; asserted that prohibitions were not effective; discussed political motivation rather than scientific data; and she asserted that she did not appreciate having the government tell her what she can do with her body.

Primo Castro, American Society Cancer Action Network, applauded the City for the strong ordinance; stated that Culver City was not the only City enacting a prohibition on flavored tobacco; discussed the history of menthol; protecting youth; negative effects of the industry; battles with the tobacco industry for 100 years; work to protect people; the need to send the right message for the overall health of people; and concern with youth speaking in favor of tobacco.

Khin Khin Gyi provided background on herself; commended the City Council for the vaping ordinance; noted the seriousness of the issue; discussed the national outbreak of severe lung illnesses from vaping; and the allure of banned items.

Ihab Alshekh provided background on himself; expressed concern with impacts to his business and to the City; discussed the potential for the creation of a black market; the allure of banned items; he requested exemptions for age restricted establishments like his; he felt that stores should be compensated for lost business; noted the need for a unique solution to protect the kids but to allow choices for adults; and he presented signatures from residents opposed to a ban.

Andrew Mikhail, Blow Hookah, provided background on himself; felt that ban was not the correct solution and would negatively

affect his business which he felt should be exempted; he asked to be grandfathered in or subcategorized; and he discussed the actions of other cities.

Muz Gammay felt that a ban on flavored tobacco products was ridiculous as kids can just get it somewhere else; discussed responsible stores; and penalties for selling to minors.

Bobby Habibi discussed his restaurant; taxes paid; Persian culture; SB38; exemptions for cultural pastimes; hookah vs. vaping; and he expressed concern with negative effects of tobacco to youth and negative effects to his business.

George Jonson provided background on himself and his business; discussed nicotine concentration for pipe tobacco; he did not want to be lumped in with vaping; noted that all tobacco is not the same; he agreed upon the core issue of keeping products out of the hands of minors; discussed the exemption in SB38; penalties; concern with disproportionate effects to the immigrant community; and he expressed concern that an illicit market would be created with a ban.

Rima Khoury, Fumari, provided background on herself; presented a hookah; discussed history of the hookah; Federal Drug Administration (FDA) regulation; demographics for hookah users; she asked for education, regulation and enforcement; and she asked for a cultural exemption if a flavor ban is enacted.

Rebecca Chu discussed social activities in different cultures; concern with the effects of a ban on flavored tobacco; and she expressed opposition to a ban, but support for regulation.

Mary Danaciyán discussed her business; agreement that age restricted items should not end up in the hands of minors; third-party ID check systems; traditional culture; and she asked that non-electronic hookahs be exempted from a flavored tobacco ban.

John Naddour discussed his business; support for keeping products out of the hands of minors; vaping flavored tobacco vs. the use of hookah tobacco; and he asked that hookahs be separated from the vaping industry.

Ashley Hansen discussed differences between tobacco products; effectiveness of Culver City businesses in not selling tobaccos products to youth; concern with pushing people to an unregulated and unlicensed market; the importance of gatekeepers; e-

commerce; support for local business owners; allowing adults access to products; and ensuring the regulation of high nicotine products.

Johnny Touma provided background on himself; noted that online sales and parents that buy products for their children were the problem; and he encouraged the City Council to make an educated decision.

Anthony Elias provided background on himself; felt that parents and the youth who are vaping should bear responsibility; he discussed enforcement; and fines.

Dr. Kelly Kent, provided background on herself; expressed support for a ban; discussed the significant increase in student vaping; county services to educate parents and youth; noted that 21% of retailers in Culver City were willing to sell tobacco products to underage customers; flavored tobacco is marketed to youth and that is how they start; and she discussed the susceptibility of youth to addiction and helping youth avoid risk-taking choices.

Jennifer Martinez asserted that the shop where they work did not sell tobacco to minors; she expressed concern with the rise of a black market that would sell unsafe products to adults and children; felt the City was acting out of fear; discussed laws to stop sales to minors; felt that school staff and parents should be held accountable for underage use; and she urged the City to reject a ban.

Christopher Taulaki felt the ban would be redundant as laws already prohibit the sale of tobacco to minors; he reported parents coming in to buy tobacco products for their underage children; he stated that he refused to sell tobacco to minors; and he acknowledged concerns but noted that prohibiting things just meant people would find a different way to get them.

Yaneth Rodriguez, USC Institute of Prevention Research, shared studies of transient tobacco use over time; discussed youth initiating with e-cigarettes; flavoring; the likelihood of transitioning to combustible cigarettes; marketing to vulnerable populations; predatory marketing by the tobacco industry; menthol flavoring; hookah smoking; enforcement; and the potential to reduce youth use of tobacco products with an ordinance.

Lydia Lising, Youth First Tobacco Coalition, discussed the sale

of tobacco to minors by Culver City retailers; resident support for a ban; survey results; the history of the tobacco industry organizing lobbyists and retailers to oppose restrictions on the sale of their products; misleading narratives put forth; the actions of other cities; hookah as a public health issue; and schools needing help from cities.

Hilicia Guerra, Culver City Youth First Tobacco Coalition, provided statistics regarding smoking related diseases and illnesses; increased usage by minors and their underestimation of addictiveness and negative effects; difficulty of quitting; current trends; advertising; availability; and concern with the view of tobacco as just another consumer product rather than as an addictive product that kills its consumers.

Gelsey Padilla, Culver City Youth First Tobacco Coalition, discussed menthol cigarettes; disproportionate affects to minority, LGBT and youth groups; and she noted that the issue needed to be addressed.

Dr. Tony Kuo, Los Angeles County Department of Public Health, discussed preventing youth from nicotine addiction and the unintended health consequences of usage; new statistics; marketing to youth; and results of a recent CDC Study.

Amanda Staples, American Heart Association, expressed support for eliminating the sale of flavored tobacco; discussed the agenda of "big tobacco"; first time usage; experimentation by adolescents; the importance of targeting youth and hooking them early; established use; use of flavors to make starting easier; concern that if tobacco is used as intended, it results in illness and death; education; and FDA removal of flavors from combustible cigarettes with the exception of menthol in 2009.

Nicolla Ross, American Heart Association, expressed concern with the increase in e-cigarette usage among young people and studies that show that users transition to combustible cigarettes, and she asked Culver City to join other cities that have enacted a ban on the sale of flavored tobacco in their cities.

Dr. Tomas Torices, American Academy of Pediatrics in Southern California, noted that flavors are the enemy from a public health perspective; expressed support for a ban; concern with the vaping epidemic; he asserted that the flavors are the hook to vaping; discussed escalation since 2017; product availability and strategic advertising; and the recent CDC investigation of a death due to vaping.

Jane Steinberg, USC Keck School of Medicine, expressed support for a ban on the sale of flavored cigarettes; she discussed a recent California Healthy Kids survey; access; cases of lung disease related to vaping; exposure to substances whose affects are unknown; CDC warnings; lack of regulation by the FDA; insufficient research on chemicals being inhaled; and she asked Culver City to join other cities in California to prohibit the sale of flavored tobacco products in the City.

Bobby Palliteri took issue with previous statements comparing cigarettes and hookah; acknowledged concerns with vaping but expressed discomfort with wording in the broad proposal; discussed the cultural tradition of hookahs noting that there were no issues with it until vaping came along; differences in nicotine content and chemicals; product packaging of vaping and e-cigarettes targeting children; strict 21 and over attendance for hookah lounges; concern with unregulated production outside of FDA oversight; he asked that current laws be enforced with hookahs exempted; and expressed concern with damage to small business owners.

Josefina Diaz discussed the well-documented consequences and health issues of tobacco use; targeting the youth market; leading by example; responsibility to the youth of the City; concern with tearing down the truth of the costs to health; and she encouraged Culver City to join the other 25 cities that have enacted bans on the sale of flavored tobacco products.

Yasmine-Imani McMorris, USC, Culver City Community of Color Collective, provided background on herself; discussed studies that show disproportionate harm to youth populations and to people of color; marketing tactics of the tobacco industry; impacts; data; and she expressed support for the adoption of the ordinance to ban the sale of flavored tobacco products in Culver City.

Jenni Kuida provided background on herself; expressed concern with ease of access and the perception among Culver City youth regarding health effects; and she read comments from Disa Lindgren in support of the position of the Culver City Youth First Tobacco Committee of a complete prohibition on the sale of flavored tobacco products in Culver City with no exemptions for menthol.

Jaime Rojas, National Association of Tobacco Outlets, thanked those Council Members who were able to meet with the retailers;

reported that 97% of retailers were compliant; discussed marijuana use vs. tobacco use; alcohol, marijuana and mental health issues; he urged the City Council to consider facts rather than emotional ploys; discussed money spent from outside sources; advocacy; and the process.

Jeremy Green, City Clerk, read written comments submitted by:

Fawad Ursani
Amil Ari
Manny from 711
Maryjane Paller
Allison Bubar

Jeremy Green, City Clerk, indicated that a comment from Valerie Sattazahn would be added into the record for an item previously considered.

Mayor Sahli-Wells noted that Leah Pressman's comments on behalf of Disa Lindgren had been previously read by Jenni Kuida.

Discussion ensued between staff and Council Members regarding clarification that the ordinance would not criminalize use of the product, but rather the sale of it; enforcement; penalties; concern with the use of Eric Garner to justify not banning the sale of menthol cigarettes; hookah concerns; staff research regarding onsite hookah use; underage use; off-site consumption; dangers associated with hookah use; cultural impacts; exceptions for the sale and consumption of flavored tobacco onsite at adult only establishments; pursuing a public health approach; business owners whose primary business is the sale of flavored tobacco; differences between tobacco addiction and opioid use or alcohol; concern with normalizing flavored tobacco use by youth; responsible retailers; overall effects to tobacco sales; the EU tobacco ban as a threat to overall sales; the goal to reduce the consumption of tobacco overall; providing people a chance to adapt their businesses; products that encourage adolescent usage; availability of tobacco from other sources; concern with enacting an ordinance as an empty gesture; education; enforcement; availability; unnecessary exposure of youth to drugs; concern that a ban is not a solution; concern with hurting small businesses and pushing businesses across the street; carveouts; smokeless tobacco; increased penalties for those who sell to minors; the plastic bag ban; reducing availability; design of the Juuls so that they are easy to hide; building momentum for a statewide ban; funded opposition; the expansion of hookah shops in Culver City; feedback from health

professionals; staff agreement to return with information on a hookah carveout, reported complaints, statistics on the number of hookah shops in the City and how they have been operating along with health information from the technical advisors from the county; exploring a phase out provision for shops with the sale of flavored tobacco as a significant portion of their business; concern with bankrupting small businesses in town with a 90 day phase out period; commitments made by the businesses; not allowing new businesses; dedicated smoke shops rather than businesses with multiple purposes; the cultural exemption; tobacco only retailers; clarifying concepts; wordsmithing; providing a longer phase out period for retailers that only sell tobacco and have a 21 year old age limit on who gets into the store; ensuring that Juuls are eliminated as quickly as possible; the importance of flexibility; coordination with the timeframe of Los Angeles County; fairness to existing legal operations; providing fair notice and phasing out over time; the number of affected businesses in the City; protecting the health of adults too; whether Culver City should wait for neighboring cities; leadership; unique things about Culver City; taking a practical approach; businesses that sell a product that is creating an epidemic in schools; concern with the health and safety of the community; contingency plans; means to diversify; actions of other cities; written comments that suggested a six month phase out period; the need for more research; dependency of businesses on a relatively new product; compromising by extending the phase out period to six months; business experience with regulatory change; and finding a balance between changing business models and saving lives.

Majority consensus was achieved by the City Council to pursue a flavor ban including menthol as proposed in the staff report with phase out for retail that is tobacco only, 21 years and over only access, and direction to staff to research health effects, complaints and issues surrounding on site hookah consumption.

Additional discussion ensued between staff and Council Members regarding timing; whether to incorporate the discussion of banning e-cigarettes in multi-family units; medical marijuana users; enforcement; the need for significant outreach; medical research around e-cigarettes and second-hand smoke; staff time; priorities; letting scientists and public officials do the research; pressing nuisance factors; Phase 2; and staff agreement to return with additional information.

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Public Hearings Items

Item PH-1

CC - PUBLIC HEARING: Declare the Results of the Assessment Ballot Tabulation for West Washington Benefit Assessment District No. 3 and, if there is no Majority Protest, Adopt a Resolution Ordering the Improvements, Services and Annual Levy

Mayor Sahli-Wells noted that the Public Hearing had been opened on August 12, 2019 and continued to August 26, 2019.

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

Jeremy Green, City Clerk, reported that 30 ballots had been received by the City Clerk's Office as of August 26, 2019 and would be opened and tabulated by Elaine Warner and the consultant while the next item was considered.

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Action Items

Item A-1

CC - (1) Consideration of Forfeiture of Local Business Representative Seat Number 6; and (2) Appointments to Fill One, or [if Desired] Two Unscheduled Vacancies on the Finance Advisory Committee

Onyx Jones, Chief Financial Officer, provided a summary of the material of record.

MOVED BY VICE MAYOR ERIKSSON, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE FORFEITURE OF SEAT NO. 6 - LOCAL BUSINESS REPRESENTATIVE.

Mayor Sahli-Wells invited public comment.

The following member of the audience addressed the City Council:

Andrew Lachman provided background on himself; thanked Crystal Alexander for her support of his candidacy; indicated interest in the business license tax update; and he agreed to be present for the Finance Advisory Committee meetings.

MOVED BY MAYOR SAHLI-WELLS, SECONDED BY VICE MAYOR ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPOINT ANDREW LACHMAN TO SEAT NO. 6 - LOCAL BUSINESS REPRESENTATIVE ON THE FINANCE ADVISORY COMMITTEE FOR A FULL TERM ENDING JUNE 30, 2022.

Keith Jones declined the opportunity to speak as he was engaged in ballot tabulation for Item PH-1.

Discussion ensued between staff and Council Members regarding previous applications by Randall Lentz and background on his business and depth of experience, and the value of the perspective of Mr. Jones as a resident and a member of the Chamber of Commerce in the business license tax update.

MOVED BY VICE MAYOR ERIKSSON AND SECONDED BY COUNCIL MEMBER SMALL THAT THE CITY COUNCIL APPOINT KEITH JONES TO SEAT NO. 4 - LOCAL BUSINESS REPRESENTATIVE ON THE FINANCE ADVISORY COMMITTEE FOR A PARTIAL TERM ENDING JUNE 30, 2020.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ERIKSSON, FISCH, SMALL
NOES: LEE, SAHLI-WELLS

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Item A-3

CC - 1. Consider a Request to Fly the Flag on City Flag Poles at Half-Staff until Congress Takes Action on Gun Safety Legislation; and/or 2. Provide Direction to the City Manager Deemed Appropriate

Shelly Wolfberg, City Manager's Office, provided a summary of the material of record.

Mayor Sahli-Wells invited public input.

No speakers came forward and no cards were received.

Discussion ensued between staff and Council Members regarding the policy from 1999; actions of other cities; symbolism; alternatives; the number of flag poles at City facilities; ensuring that the American flag flies on top; presidential proclamations to lower the flag; the goal of the movement to maintain the focus on change; whether Congress will take any action; making a bold gesture; follow up; raising the flag once safe gun storage is addressed; lowering the flag one day for each victim after incidents; symbolism combined with action; the Federal Assault Weapons Ban passed 25 years ago; designating a specific flag pole with a sign explaining the reason for flying the flag at half-mast; placing a new flag pole at Coombs Park that is flown at half-mast until action is taken; flying flags at quarter mast; outreach to promote any action taken; potential consequences of any choice; and City Council consensus was achieved to direct the Policy Subcommittee to update the old policy and make a recommendation.

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Item PH-1
(Continued)

CC - PUBLIC HEARING: Declare the Results of the Assessment Ballot Tabulation for West Washington Benefit Assessment District No. 3 and, if there is no Majority Protest, Adopt a Resolution Ordering the Improvements, Services and Annual Levy

Elaine Gerety-Warner, Community Development Department, reported results of the ballot tabulation noting that no majority protest existed.

Discussion ensued between staff and Council Members regarding the request in the staff report for the City to absorb the square footage that is part of the assessment which results in an additional \$300 on top of the general benefit assessment for a total of \$3,000 for the City; the public/private partnership for ongoing maintenance; and concern with the additional expense.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT A RESOLUTION ORDERING THE IMPROVEMENTS, SERVICES AND ANNUAL LEVY FOR WEST WASHINGTON BENEFIT ASSESSMENT DISTRICT NO. 3.

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Public Comment - Items Not on the Agenda

Mayor Sahli-Wells invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

Council Member Fisch suggested ensuring that the work on the Reach Codes is consistent with objectives for electrification; committing to no new gas infrastructure after 2020; and examining other local government approaches to zero carbon or all electric buildings.

Discussion ensued between staff and Council Members regarding having staff report back on the process and examples from other cities for electrification of new buildings; establishing a deadline for when all new construction will be required to be all electric; changing the way people think about the need for gas in new development; and City Council consensus was achieved to place an item on a future agenda.

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Council Member Requests to Agendize Future Items

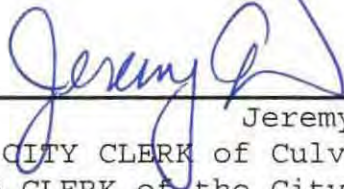
None.

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Adjournment

There being no further business, at 12:31 a.m., Tuesday, August 27, 2019 the City Council, Successor Agency to the Culver City Redevelopment Agency Board, and Culver City Housing Authority Board adjourned in memory of Dr. Sarah Carpenter, to September 3, 2019.

o o o



Jeremy Green

CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency
Board, and Culver City Housing Authority Board
Culver City, California



MEGHAN SAHLI-WELLS

MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board, and
Culver City Housing Authority Board



CAROL A. SCHWAB
City Attorney

OFFICE OF THE CITY ATTORNEY

CITY OF CULVER CITY

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5660
•
FAX (310) 253-5664

September 18, 2020

Via Email Only

Les Greenberg
plgreen@att.net

Re: Public Records Request – August 18, 2020

Dear Mr. Greenberg:

Thank you for your letter dated September 14, 2020. I agree that we are narrowing the issues. However, your most recent letter raises certain points that require a further response and clarification.

First, we disagree that Council Member Thomas Small waived the attorney-client privilege in any way and further disagree with your statement that the City is not contesting this point. The Supplemental Response did not address this issue because it was our conclusion that it was a non-issue. Under Evidence Code Rule 912(a), a privilege for confidential communications is waived by the holder's voluntary disclosure of a significant part of the communication. A disclosure of a significant part of the communication occurs when there is a disclosure sufficient to reveal the specific content of an alleged confidential communication. (*Southern Calif. Gas Co. v. California Pub. Utilities Comm'n* (1990) 50 Cal.3d 31, 46.) If a disclosure does not reveal the actual content or substance of the communications, there is no waiver. (*Mitchell v. Superior Court (Shell Oil Co.)* (1984) 37 Cal.3d 591, 602-603.) Similarly, there is no waiver when a client merely discloses a lawyer's conclusions without revealing the content of the communications. (*Southern Calif. Gas Co. v. California Pub. Utilities Comm'n, supra*, 50 Cal.3d at p. 49.) Here, Council Member Small did not reveal the content of any discussion with a member of the City Attorney's office. He did not reveal the questions asked, the issues discussed, or even the specific recommendations made. Therefore, there was no waiver of the attorney-client privilege, as you contend.

Second, your September 14th letter appears to be based on the assumption, or least the suspicion, that there were communications addressing Council Member Small's potential conflicts of interest related to Michael Hackman and/or Hackman Capital Partners that involved individuals who were outside the attorney-client relationship that exists between the City Attorney's Office, the City's elected officials, and the City's employees. This

assumption is mistaken. As you know, a Public Records Act (“PRA”) request does not require the City to provide substantive answers to factual questions, like an interrogatory, or to admit or deny certain facts, like a request for admission. Rather, as we explained in our prior correspondence, the PRA merely provides for the inspection or copying of existing, identifiable public records. (Gov. Code § 6253(b); *Fredericks v. Superior Court* (2015) 233 Cal.App.4th 209, 227.) However, although the City is not required to provide substantive answers in the context of a PRA response, we will do so in this instance in order to ensure that there is no confusion regarding the following point: neither City Attorney Carol Schwab nor City Manager John Nachbar had communications related to Council Member Small’s potential conflicts of interest with any individual other than a council member, member of the City Attorney’s Office, and member of the City Manager’s Office. In other words, Ms. Schwab’s and Mr. Nachbar’s communications regarding Council Member Small’s potential conflicts of interest took place within the established attorney-client relationship that we identified in our letter dated September 10, 2020.

Third, you requested redacted copies of the privileged calendar entries and e-mails that we deemed responsive to your PRA request. With regard to the calendar entries, we have determined that there is only one entry. We initially thought there was more than one entry, but there were actually multiple copies of the same meeting entry. The City contends that this entry is exempt from disclosure under the deliberative process privilege under Government Code Section 6255, as recognized in *Times Mirror Co. v. Superior Court* (1991) 53 Cal.3d 1325. The City further contends that the calendar entry reflects attorney-client communications and attorney work product. (See *Los Angeles County Board of Supervisors v. Superior Court* (2016) 2 Cal.5th 282, 297 [holding that attorney billing invoices in active legal matters are privileged because they can reveal investigative efforts and strategy].) However, without waiving these objections in the future, the City has elected to provide you with a copy of the calendar entry at issue. A copy of that calendar entry is provided with this letter.

With regard to the e-mails, the City’s position remains unchanged; these documents are confidential communications and are shielded from disclosure under the PRA. As a point of clarification, while our previous letter referred to nine e-mails, there were nine e-mail chains, each consisting of one to nine e-mails. One of these e-mails chains is a duplicate of another. Therefore, there are actually eight separate e-mail chains responsive to your PRA request. The e-mails in these chains are all confidential communications made in the course of the attorney-client relationship for purposes of legal consultation on the issue of potential conflicts of interest and were between members of the City Attorney’s Office (Ms. Schwab, Assistant City Attorney Heather Baker, and Senior Deputy City Attorney Lisa Vidra), members of the City Manager’s Office (Mr. Nachbar, Assistant City Manager Jesse Mays and Assistant to the City Manager Shelly Wolfberg), and Council Member Small. These e-mails all involve legal analysis, assessments, and advice from the City Attorney’s Office or requests for legal analysis, assessments, and advice by

Council Member Small and/or members of the City Manager's Office. No other individuals sent, received, or were copied on these e-mails.

You requested that we provide redacted copies of the e-mails that would show the senders' and recipients' identities and the date of time of each e-mail. Under the circumstances, even providing redacted emails with this information would violate the attorney-client privilege. As the Supreme Court observed in *Costco Wholesale Corp. v. Superior Court* (2009) 47 Cal.4th 725, "when the communication is a confidential one between attorney and client, the entire communication, including its recitation or summary of factual material, is privileged." (*Id.* at p. 736.) Furthermore, by including the names of each sender and recipient *and* the date of each e-mail, it would be possible to surmise the subject matter, if not the content, of the privileged communications. For example, if an e-mail exchange took place in advance of a City Council meeting, a person could connect actions or statements, or the lack thereof, at the meeting with the privileged communication. For this reason, the Supreme Court's analysis in *Los Angeles County Board of Supervisors v. Superior Court* is particularly applicable. In that case, the Court considered whether attorney billing invoices were exempt from disclosure. The Court concluded that invoices in active cases were exempt because the purely factual information regarding the amount of aggregate fees could reveal significant information about a lawyer's advice or strategy. "Midlitigation swings in spending, for example, could reveal an impending filing or outsized concern about a recent event." (*Los Angeles County Bd. of Supervisors v. Superior Court*, *supra*, 2 Cal.5th at p. 297.) This would come close enough to the "heartland" of the attorney-client relationship to "threaten the confidentiality of information directly relevant to the attorney's distinctive professional role." (*Id.*) Likewise, revealing information in this situation about who was discussing potential conflict of interest issues, the number of e-mails that were exchanged, when those discussions were taking place, and the amount of material that was subject to redaction could reveal strategic advice or reflect an "outsized concern about a recent event." (*Id.*) Under these authorities, the City's invocation of the attorney-client privilege as to the e-mails was proper.

The PRA does not require that a city create or produce a "privilege log" or any other type of document or list that identifies the specific records being withheld. (Govt. Code § 6252(e); *Haynie v. Superior Court* (2001) 26 Cal.4th 1061, 1075.) In *Haynie*, the Supreme Court acknowledged that a public agency may demonstrate that a record falls within a claimed statutory exemption and comply with Government Code section 6255 by providing a citation or citations to the specific statutory exemption relied upon and that in doing so a public agency will necessarily provide enough information to the requestor to adequately reveal the general nature of the documents withheld. (*Ibid.*) As set forth in the City's prior responses to your PRA request, the City met this requirement by identifying the exemptions that applied. *Haynie* states, "[W]hat section 6255 does not require, however, is for the agency to go further and describe each of the documents falling within the statutory exemption." (*Ibid.*) Providing the redacted e-mails with only the

Les Greenberg
September 18, 2020
Page 4 of 4

names of the senders and recipients would be akin to providing a privilege log. In any event, we have provided you with the names of all senders and recipients of the responsive e-mails and the purpose and general subject matter of the emails. Under *Haynie*, no further information is required to raise a statutory exemption under the PRA.

Your request presents a unique situation because it expressly seeks records pertaining to discussions involving the City Attorney. Such a request strikes at the “the heartland of the attorney-client privilege.” (*Los Angeles County Bd. of Supervisors v. Superior Court*, supra, 2 Cal.5th at p. 297.) In this letter, we have provided you more information than is typically provided in a PRA request and the information we have provided is more than is required under the PRA to invoke the exemption for confidential attorney-client communications and attorney work product. As demonstrated above, the City is properly invoking the attorney-client privilege and attorney work product doctrine with the regard to the responsive e-mails.

If you have further questions, please feel free to contact me.

Sincerely,



Heather Baker
Assistant City Attorney

cc: City Clerk

Subject: Conflicts Issues
Location: John's Office
Start: Tue 9/24/2019 3:00 PM
End: Tue 9/24/2019 4:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
Organizer: Baker, Heather
Required Attendees: Baker, Heather; Small, Thomas; Nachbar, John; Schwab, Carol
Optional Attendees: Vidra, Lisa

Culver City Council Member Small Talks About Culver City Forward & Feeding a City in Crisis

culvercitycrossroads.com/2020/04/09/culver-city-council-member-small-talks-about-culver-city-forward-feeding-a-city-in-crisis



Today, March 9, 2020, Culver City Council member Thomas Small reached out to *Culver City Crossroads* to highlight programs available to residents impacted by the pandemic, and introduce a new non-profit organization moving behind the scenes to facilitate some of our most important aid – food.

The still-forming Culver City Forward will be headed by Small as CEO. “We were planning an announcement, but then we had to pivot, suddenly, in the face of this crisis,” Small stated, “we have details that still need to be attended to, putting together the boundaries of the organization, but clearly we had to get to work right away.”

Working with local entities from the Whole 9 Gallery/Peace Project to the Exchange Club, Culver City Forward is working with three projects now, and has a fourth still in development.

While a complete mission statement was not available, Small offered that “CCF is intended to help the city and the community do more than the city can afford to do on it’s own.” The brainchild of Michael Hackman of Hackman Capital Partners, the organization is funded primarily by Hackman and Culver Studios, along with many other business interests in the city.

When asked about possible conflicts of interest between council duties and the non-profit desk, Small noted that he held “extensive discussions with City Attorney [Carol Schwab] and City Manager [John Nachbar] and we also engaged outside council. How I will deal with the conflict of interest issues,” admitting that they were likely to happen, “would be by recusing myself on certain votes. Of course, if I have to recuse myself all the time, then I won’t be an effective council.” Noting that was a bridge that will need to be crossed later, it was also a topic for another time.

After the original incorporation of Culver City Forward last year, there are still several legal steps that must be completed by September of 2020. “But we couldn’t wait for this crisis to be over before we began; this is the kind of thing we we created to address.”

CCF is supporting the Backpacks for Kids program; originally created to feed homeless students from the Culver City Unified School District over the weekend, the program has expanded to a full grocery giveaway now that students are learning from home while sheltering in place.

Also benefitting from the largesse is Peace Project, led by Lisa Schultz of the Whole 9 Gallery on Main Street. So far there have been two grocery giveaways on Wednesday mornings at the gallery. More will be added to the calendar going forward..

The most ambitious project is the new [FeedCulver.org](https://www.feedculver.org), an idea fostered by Small and Vice Mayor Goran Eriksson, both members of the City’s Economic Development Subcommittee, along with Exchange Club President Jeff Cooper, to keep the restaurants going by feeding the needy.

Inspired by a ‘pay what you can’ restaurant support in the city of Sierra Madre, the Exchange Club is the non-profit through which funds for FeedCulver are being moved via a specific bank account created to help the new program get on it’s feet.

Travis Morgan set up the website for [FeedCulver.org](https://www.feedculver.org), and the donations began to accumulate rapidly. “As soon as the website went live, we had almost \$10,000 in donations.” said Small. Culver City Forward is offering to match the amount.

“We hope that we are starting out with Akasha, and Meet in Paris next Tuesday [April 14, 2020] and we will be distributing meals through Grace Diner [the long running program at the Grace Lutheran Church] to individuals and families.”

Drawing together restaurants, service clubs and non-profits, many of these projects will be helping to take care of Culver City through the course of the crisis.

Judith Martin-Straw

Photo – Jeff Cooper with Thomas Small

Small Stands Down on Council Race – Promises to Complete Current Term

culvercitycrossroads.com/2020/08/07/small-stands-down-on-council-race-promises-to-complete-current-term



After much reflection and thought, I announce today that I will not seek a second term for City Council in Culver City. This has been an extremely difficult decision that my family and I have poured over for weeks, weighing the pros and cons against my personal and professional obligations, as I determine how best to serve Culver City in the near and long term.

This past fall I became the CEO of a new organization called Culver City Forward (CCF).

CCF is a nonprofit, non-partisan, public-private partnership that will engage the community, business, and government stakeholders to address the most urgent challenges of our time.

These issues include mobility, affordable and workforce housing, environmental and sustainability challenges, and the effect of rapid urban growth on infrastructure and economic competitiveness. Now we must add the impact of COVID-19 on Culver City and the resulting economic downturn to this list. By pooling financial resources across Culver City's major corporate stakeholders, CCF is uniquely positioned to address these important issues and make impactful change.

We were making arrangements for a public launch of CCF when the pandemic hit. **CCF was able to quickly pivot to support emergency programs at the beginning of the crisis** with projects such as www.FeedCulver.org, Culver City Shares, Backpacks for Kids, and free Covid-19 testing for vulnerable populations and essential workers. We are now at a critical

point with the organization. Culver City Forward has become more crucial than ever as the crises continue and as our city and community look for a new path when we emerge out of the crises.

As the election approaches, it is time to weigh the importance of being on City Council against getting Culver City Forward off the ground. Three full-time projects at the same time is simply not feasible: leading the city as a Council Member through the current crises, launching Culver City Forward, and running for a 2nd term. I am committed to successfully completing my service on City Council, and to launching CCF as a major force to enhance our community and city, our excellent quality of life and our continuing economic vitality. My family has also sacrificed over these past years, and as my children prepare for High School, I am committed to being more available for them.

Completing my first term on Council does not mean I am ending my commitment to Culver City in November. My commitment to Culver City and the community is stronger than ever. Leaving Council empowers me to continue to serve our community in a different way. With

Culver City Forward I hope to unite our vast array of stakeholders and bring even more resources to our city.

I am beyond proud of the work I've done here in Culver City. From our Transit Oriented District Visioning project in 2017, to spearheading our General Plan Update, to my year as Mayor, I hope that Culver City will view my legacy to Culver City as productive, innovative and thoughtful. I plan to continue this work through Culver City Forward, helping bring our community together as we face these tremendous challenges.

Thank you for supporting me through this extraordinary journey of being a member of the Culver City Council. I look forward to continuing to serve Culver City in this new way.

Thomas Small

Subject: Request to Inspect/Copy Culver City Forward's Records

From: Les Greenberg <plgreen@att.net>

Date: 8/13/2020, 12:40 PM

To: Thomas Small <Thomas.Small@CulverCity.org>

CC: Kelly Kent <KellyAKent@gmail.com>

Dear Mr. Small:

I address this letter to you in your capacity as the Chief Executive Officer of Culver City Forward.

I request that Culver City Forward provide me with a copy of: (1) its exemption application; and (2) each of its annual returns.

According to the IRS, "An exempt organization must make available for public inspection its exemption application. ... In addition, an exempt organization must make available for public inspection and copying its annual return." (Emphasis added.) Penalties may apply to "responsible persons" at tax-exempt organizations that fail to comply.

This request covers Culver City Forward from the date of its inception on March 1, 2019, regardless of the corporation's prior history with Michael D. Hackman and Hackman Capital Partners, LLC.

Please communicate with me if you have any questions.

Thank you in advance for your prompt response.

Les Greenberg

ec: Culver City Forward Corporate Secretary Kelly Kent

Subject: Culver City Forward Document Request
From: Les Greenberg <plgreen@att.net>
Date: 8/14/2020, 6:57 AM
To: Brent Ilouljian <bilouljian@hackmancapital.com>

Dear Mr. Ilouljian,

According to information on www.OrgCouncil.com, one should should communicate with you with regard to Culver City Forward and its receipt of tax-exempt ruling in May 2020.

Please forward to me a copy of Culver City Forward's tax-exemption application and the IRS's ruling thereon.

Thank you in advance for your prompt reply.

Les Greenberg, Esquire

Culver City, CA



California Secretary of State
Electronic Filing

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Secretary of State
State of California

Corporation - Statement of Information

Entity Name: CULVER CITY FORWARD

Entity (File) Number: C4250077
File Date: 03/09/2020
Entity Type: Corporation
Jurisdiction: CALIFORNIA
Document ID: GD91990

Detailed Filing Information

1. Entity Name: CULVER CITY FORWARD

2. Business Addresses:
 - a. Street Address of Principal Office in California: 11111 Santa Monica Blvd, Ste 1100
LOS ANGELES, California 90025
United States of America

 - b. Mailing Address: 11111 Santa Monica Blvd, Ste 1100
LOS ANGELES, California 90025
United States of America

3. Officers:
 - a. Chief Executive Officer: Michael D. Hackman
11111 Santa Monica Blvd, Ste 1100
LOS ANGELES, California 90025
United States of America

 - b. Secretary: Brent Ilouliah
11111 Santa Monica Blvd, Ste 1100
LOS ANGELES, California 90025
United States of America

Document ID: GD91990



California Secretary of State Electronic Filing

Officers (Cont'd):

c. Chief Financial Officer:

Kris Anderson

11111 Santa Monica Blvd, Ste 1100
LOS ANGELES, California 90025
United States of America

4. Agent for Service of Process:

C T CORPORATION SYSTEM
(C0168406)

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: **Jessica Molloy**

Use bizfile.sos.ca.gov for online filings, searches, business records, and resources.

Document Number: GD91990



California Secretary of State
Electronic Filing

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Secretary of State
State of California

Corporation - Statement of Information

Entity Name: CULVER CITY FORWARD

Entity (File) Number: C4250077
File Date: 06/01/2020
Entity Type: Corporation
Jurisdiction: CALIFORNIA
Document ID: GF98030

Detailed Filing Information

1. Entity Name: CULVER CITY FORWARD

2. Business Addresses:
 - a. Street Address of Principal Office in California: 8611 Washington Blvd
Culver City, California 90232-7441
United States of America

 - b. Mailing Address: 8611 Washington Blvd
Culver City, California 90232-7441
United States of America

3. Officers:
 - a. Chief Executive Officer: Thomas A Small
8611 Washington Blvd
Culver City, California 90232-7441
United States of America

 - b. Secretary: Kelly Kent
8611 Washington Blvd
Culver City, California 90232-7441
United States of America

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Officers (Cont'd):

c. Chief Financial Officer:

Janice Pober

8611 Washington Blvd
Culver City, California 90232-7441
United States of America

4. Agent for Service of Process:

C T CORPORATION SYSTEM
(C0168406)

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: **Ranlyn Hill**

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