

From: [Troy, Adam](#)
To: [Glauber, Diane](#)
Subject: Fw: Is Jubilo Village also over-budget?
Date: Tuesday, May 26, 2026 7:44:25 AM
Attachments: [Image.png](#)

GM!

Fyi....this will likely hit your desk at some point soon. Start familiarizing yourself....talk soon

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From: Troy, Adam <adam.troy@culvercity.gov>
Sent: Tuesday, May 26, 2026 6:43 AM
To: Jones, Odis <odis.jones@culvercity.gov>; Eriksen, Lea <lea.eriksen@culvercity.gov>
Subject: Re: Is Jubilo Village also over-budget?

Agreed

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From: Jones, Odis <odis.jones@culvercity.gov>
Sent: Tuesday, May 26, 2026 6:17:59 AM
To: Troy, Adam <adam.troy@culvercity.gov>; Eriksen, Lea <lea.eriksen@culvercity.gov>
Subject: Fw: Is Jubilo Village also over-budget?

FYI

The Planning and Development department has been leading this project... we should discuss project management and execution

Odis Jones

City Manager/CEO

Odis.Jones@culvercity.org | (310)-253-6000

City of Culver City | 9770 Culver Blvd., Culver City, CA. 90232

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From: [REDACTED] <[REDACTED]>

Sent: Tuesday, May 26, 2026 6:11:00 AM

To: O'Brien, Dan <dan.obrien@culvercity.org>; McMorris, Yasmine <yasmine-imani.mcmorris@culvercity.org>; Fish, Bubba <bubba.fish@culvercity.org>; Puza, Freddy <freddy.puza@culvercity.org>; Vera, Albert <albert.vera@culvercity.org>; Jones, Odis <odis.jones@culvercity.gov>

Subject: Is Jubilo Village also over-budget?

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All:

Please see this article about a CCSM project in Santa Monica:

https://www.surfsantamonica.com/ssm_site/the_lookout/news/News-2026/May-2026/05_26_2026_Housing_Provider_Over_Budget_Rehab_Project%20.html

I would like to formally request an audit of the Jubilo project, particularly with regard to (a) the city's resources committed to the project, and (b) CCSM's adherence to their promise to keep the church construction completely segregated from the housing project and the funds provided by or guaranteed by the city. And as a reminder, CCSM made representations on multiple occasions that they would need NO MORE money from the city to complete this project. I hope that this is still the case, but frankly, I'd also be surprised if it was.

[REDACTED]

From: [Muenzer, Mark](#)
To: [Jones, Odis](#); [Soghor, Lisa](#)
Cc: [Baker, Heather](#)
Subject: FW: Jubilo Village Permit Issuance
Date: Thursday, March 19, 2026 4:47:49 PM

FYI – Final JV building permit issued today (for apartment building). Planning informed they may be submitting a new modification application for church building.

MM

Mark E. Muenzer | Planning and Development Director/Interim Housing and Human Services
Director | City of Culver City
310.253.5702 | mark.muenzer@culvercity.org

[Learn How to Utilize the Culver City Online Permits Portal](#)

From: Koutsouros, Tim <Tim.Koutsouros@culvercity.org>
Sent: Thursday, March 19, 2026 3:56 PM
To: Muenzer, Mark <Mark.Muenzer@culvercity.org>

Hi Mark,

The following permits are now issued for the project:

B24-0710: New multi-family building and garage

B24-0687: Shoring for new multi-family building and subterranean parking.

B24-0706: New church building

B24-0707: New admin building

Tim Koutsouros | Building Safety Division Building Official | City of Culver City
310.253.5802 | tim.koutsouros@culvercity.org

[Learn How to Utilize the Culver City Online Permits Portal](#)

From: [Jones, Odis](#)
To: [Tara Barauskas](#); [Muenzer, Mark](#); [Soghor, Lisa](#); [Prieto, Janee](#)
Cc: [Andrew Yick](#)
Subject: RE: [EXTERNAL] RE: Congressional district funding requests
Date: Friday, March 13, 2026 2:53:00 PM
Attachments: [image001.png](#)

Janee

Please schedule sometime for Lisa us to meet here in my office

Odis Jones

City Manager/CEO

Odis.Jones@culvercity.gov | (310)-253-6000

City of Culver City | 9770 Culver Blvd., Culver City, CA. 90232

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From: Tara Barauskas <tbarauskas@communitycorp.org>
Sent: Thursday, March 12, 2026 9:32 AM
To: Muenzer, Mark <Mark.muenzer@culvercity.org>; Jones, Odis <odis.jones@culvercity.gov>
Cc: Andrew Yick <ayick@communitycorp.org>
Subject: RE: [EXTERNAL] RE: Congressional district funding requests

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Hi Mark and Odis,

After speaking with Bubba, I understand that it's a non-starter for the city to offset Community Corp's losses with the \$850K and that it must be applied to the city loan balance. This is understandable. Andrew, in terms of documenting it, should it just be a direct paydown and the city just memorializes the paydown for our records and amends our outstanding loan balance? Is there a new Housing manager that we should work with on this?

We still have a serious issue that is the burden of Community Corp. due to the demand to give up

our resident parking for the Y (to the tune of \$1.7 million for parking and another \$2.4 due to construction term parking). I would welcome any ideas either of you have that could free our parking back up for our residents, where it belongs. Some ideas could be designating street parking on Sepulveda for the Y, a signalized crosswalk across Sepulveda, city helping the Y find another parking lot nearby to use, etc. We are open to any ideas that could help make this right for both the low-income residents as well as Community Corp.

Tara Barauskas, LEED AP

Executive Director

Community Corporation of Santa Monica

1410 2nd Street, Suite 200

Santa Monica, CA 90401

(310) 394-8487 ext. 133

tbarauskas@communitycorp.org

www.communitycorp.org

I acknowledge with respect and gratitude the Tongva, Kizh, and Chumash Peoples on whose traditional territory I live and work.



From: Tara Barauskas <tbarauskas@communitycorp.org>

Sent: Friday, March 6, 2026 8:28 AM

To: 'Muenzer, Mark' <Mark.muenzer@culvercity.org>; 'Jones, Odis' <odis.jones@culvercity.gov>

Subject: RE: [EXTERNAL] RE: Congressional district funding requests

That's fantastic news!! Hooray to the Congresswoman!!

I do agree that in principal it could go to the City to offset your contribution to the project. I also just wanted to share, that due to issues with the YMCA (some of which I mentioned to each of you), there is now an additional funding gap of between \$1.7-4 million. I just want to throw that out there. I mentioned this issue to Odis yesterday, and happy to explain further, in case the City may want to use that money to help remedy the situation created by the Y; there could be a variety of solutions. If you're free Monday we could jump on a call.

Tara Barauskas, LEED AP

Executive Director

Community Corporation of Santa Monica

1410 2nd Street, Suite 200

From: [Andrew Yick](#)
To: [Tara Barauskas](#); [Muenzer, Mark](#); [Jones, Odis](#)
Subject: RE: [EXTERNAL] RE: Congressional district funding requests
Date: Thursday, March 12, 2026 10:51:38 AM

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Hi, Tara.

Yes, I think it should be a direct paydown with an amendment to the loan agreement in order to memorialize all of this. I'll confirm with our legal counsel.

Andrew

Andrew Yick

Project Manager, Development
Community Corporation of Santa Monica
1410 2nd Street, Suite 200
Santa Monica, CA 90401
Mobile: (213) 503-5587
ayick@communitycorp.org

From: Tara Barauskas <tbarauskas@communitycorp.org>
Sent: Thursday, March 12, 2026 9:32 AM
To: Muenzer, Mark <Mark.muenzer@culvercity.org>; Jones, Odis <odis.jones@culvercity.gov>
Cc: Andrew Yick <ayick@communitycorp.org>
Subject: RE: [EXTERNAL] RE: Congressional district funding requests

Hi Mark and Odis,

After speaking with Bubba, I understand that it's a non-starter for the city to offset Community Corp's losses with the \$850K and that it must be applied to the city loan balance. This is understandable. Andrew, in terms of documenting it, should it just be a direct paydown and the city just memorializes the paydown for our records and amends our outstanding loan balance? Is there a new Housing manager that we should work with on this?

We still have a serious issue that is the burden of Community Corp. due to the demand to give up our resident parking for the Y (to the tune of \$1.7 million for parking and another \$2.4 due to construction term parking). I would welcome any ideas either of you have that could free our parking back up for our residents, where it belongs. Some ideas could be designating street parking on Sepulveda for the Y, a signalized crosswalk across Sepulveda, city helping the Y find another parking lot nearby to use, etc. We are open to any ideas that could help make this right for both the low-income residents as well as Community Corp.

From: [Tara Barauskas](#)
To: [Fish, Bubba](#)
Subject: FW: Jubilo Village - final settlement statement - \$1.7M holdback
Date: Tuesday, March 10, 2026 10:15:40 AM
Attachments: [26.02.23 JUBILO Settlement Statement \(wet closing - final\).pdf](#)

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The \$1.7 holdback represents funding that we were not repaid at closing (that we are owed), in essence keeping that money for the project, due to the loss of parking for our residents.

Tara Barauskas, LEED AP

Executive Director

Community Corporation of Santa Monica

1410 2nd Street, Suite 200

Santa Monica, CA 90401

(310) 394-8487 ext. 133

tbarauskas@communitycorp.org

www.communitycorp.org

I acknowledge with respect and gratitude the Tongva, Kizh, and Chumash Peoples on whose traditional territory I live and work.



From: Andrew Yick <ayick@communitycorp.org>
Sent: Thursday, March 5, 2026 1:58 PM
To: Tara Barauskas <tbarauskas@communitycorp.org>
Subject: Jubilo Village - final settlement statement - \$1.7M holdback

See attached

Andrew Yick

Project Manager, Development

Community Corporation of Santa Monica

1410 2nd Street, Suite 200

Santa Monica, CA 90401

Mobile: (213) 503-5587

ayick@communitycorp.org

From: [Muenzer, Mark](#)
To: [Jones, Odis](#)
Cc: [Nachbar, John](#)
Subject: FW: D24-0021
Date: Wednesday, December 17, 2025 5:46:23 PM

FYI.

MM

From: Stadnicki, Emily <Emily.Stadnicki@culvercity.org>
Sent: Wednesday, December 17, 2025 5:33 PM
To: Baker, Heather <heather.baker@culvercity.org>; Burrows, Christina <Christina.Burrows@culvercity.org>; Soghor, Lisa <Lisa.Soghor@culvercity.org>; Barnes, Tevis <tevis.barnes@culvercity.org>; Cobden, Michael <Michael.Cobden@culvercity.org>
Cc: Muenzer, Mark <Mark.Muenzer@culvercity.org>; Koutsouros, Tim <Tim.Koutsouros@culvercity.org>
Subject: Fw: D24-0021

Jubilo Village ("Jubilo") and YMCA (Y) met on 12/15/2025; case planner Andrea Fleck was in attendance.

Key takeaways

- A Construction Mitigation Agreement (CMA) is being drafted, separate from the Construction Management Plan (CMP), which will be negotiated directly between Jubilo and the Y. The CMP will fulfill City requirements, while the CMA will include more stringent measures that the parties may elect to implement by mutual agreement.
- Progress was made in negotiations between Jubilo and the Y, with the 2 parties agreeing on various terms (e.g., construction notification procedures, survey and periodic monitoring of construction impacts on the YMCA pool, CMA enforcement procedures, etc.)
- Some outstanding items are still in on-going negotiation for the draft Amended and Re-stated Maintenance and Openways (ARM&O, i.e., shared driveway agreement) agreement and/or CMA (e.g., financial or other compensation to the YMCA, daily hours of driveway lane closure, etc.) Our understanding is that the ARM&O will include language about compliance with the CMA.
- Jubilo is aiming to close on construction financing on December 23.

UPDATE: We have since heard that YMCA Metro is now having concerns and the negotiations aren't progressing as expected.

For your reference:

Permit Status

- Residential and Church building permit plans are approved by all departments.
- Demo plans and CMP pending Building Safety approval.
- Execution of the following is required prior to permit issuance:
 - Covenant for Conditions of Approval (provided to applicant, not yet recorded)
 - Prevailing Wage Certification (provided to applicant, not yet executed)
 - Affordability Covenant (provided to applicant, not yet recorded)
 - Housing Management Plan (drafted by Applicant, not yet executed as far as we know)
 - Amended and Re-stated Maintenance and Openways Agreement (draft in progress)

From: Muenzer, Mark <Mark.Muenzer@culvercity.org>

Sent: Tuesday, December 16, 2025 12:03 PM

To: Stadnicki, Emily <Emily.Stadnicki@culvercity.org>

Cc: Koutsouros, Tim <Tim.Koutsouros@culvercity.org>

Subject: FW: D24-0021

Emily – Please send a brief update on what we discussed today (on new pending CCSM/Y agreement) – Noting main points of agreement and still outstanding financial contribution – And cc Tim. Thanks.

MM