

William Baker, Chair  
Diane L. Arnold, Vice Chair  
John Cross, Member  
Julie Heggeness, Member



Teer L. Strickland, Member  
John Thomas, Member  
Vivian Tobias, Member

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## FINISHED AGENDA & MINUTES

### REGULAR MEETING - 9:00 A.M.

#### ROLL CALL

**Boardmembers Present:** Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Boardmembers Excused:** William E. Baker and Vivian Marie Tobias

ALSO PRESENT: Amy J. Bodek, Executive Director; Robert Zur Schmiede, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Jamilla Vollmann, Development Project Manager; Tim Kelly, Administrative Analyst I; Tony Foster, Redevelopment Project Officer; Elvia Delgadillo, Development Project Manager; Rebecca Wood, Development Project Manager; Erika Martin, Administrative Analyst; Pear Utrapiromsuk, Administrative Analyst; David White, Redevelopment Project Officer; Laura Amezcua, Clerk Typist III; and Thelinjoris Roberts, Clerk Typist III.

#### FLAG SALUTE

Boardmember Heggeness led in the flag salute.

#### PROJECT AREA COMMITTEE REPORTS

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Vice Chair Arnold spoke.

#### EXECUTIVE DIRECTOR'S REPORT

Amy Bodek, Executive Director, provided the Executive Director's Report.

**PUBLIC PARTICIPATION:**

There was no public participation.

**PRESENTATION: ARTS COUNCIL FOR LONG BEACH SEMI-ANNUAL REPORT**

Jamilla Vollmann, introduced Leslie Markle, Public Art Director, Arts Council of Long Beach, who presented the Arts Council for Long Beach Semi-Annual Report.

**CONSENT CALENDAR (1-3)**

Passed The Consent Calendar

**A motion was made by Boardmember Thomas, seconded by Boardmember Cross, to approve the Consent Calendar Items. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

1. 11-020R Recommendation to receive and file a Notice of Adjournment of the February 21, 2011 regular meeting of the City of Long Beach Redevelopment Agency.  
**A motion was made to approve the recommendation on the Consent Calendar.**
2. 11-021R Recommendation to approve the Minutes for the regular meeting of the City of Long Beach Redevelopment Agency on February 7, 2011.  
**A motion was made to approve the recommendation on the Consent Calendar.**
3. 11-031R Recommendation to approve and authorize the Executive Director to amend the Loan Agreement with Jesse Dean for an amount not to exceed \$40,000 for building improvements to 1330 Gladys Avenue. (Central - District 4)  
**A motion was made to approve the recommendation on the Consent Calendar.**

**REGULAR AGENDA (4-13)**

4. 11-022R Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with LBTEC for the development of the southwest corner of 3rd Street and Elm Avenue. (Downtown - District 2)

Robert Zur Schmiede, Assistant Executive Director, introduced Tim Kelly, Administrative Analyst I, who provided the staff report.

Vice Chair Arnold spoke.

Boardmember Thomas spoke.

**A motion was made by Boardmember Heggeness, seconded by Boardmember Thomas, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

5. 11-023R Approve and authorize the Executive Director to enter into a contract with the Cal Poly Corporation in an amount not to exceed \$40,000 to conduct planning studios focused on the Long Beach Design District and Atlantic Avenue from 56th Street to 59th Street. (Central and North - Districts 1,6,9)

Robert Zur Schmiede, Assistant Executive Director, introduced Tim Kelly, Administrative Analyst I, who provided the staff report.

Boardmember Thomas spoke.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

6. 11-024R      Approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with Fresh & Easy Neighborhood Markets, Inc. and Rich Development Company for the development of the northeast and northwest corners of Atlantic Avenue and South Street. (North - District 9)

Robert Zur Schmiede, Assistant Executive Director, introduced Tony Foster, Redevelopment Project Officer, who provided the staff report.

Vice Chair Arnold spoke.

Laurie Angel, Chair, North Long Beach Project Area Committee (NPAC), spoke.

Mike Jenson, Pacific Retail Partners, spoke.

Boardmember Cross spoke.

Mike Jenson, Pacific Retail Partners, spoke.

A dialogue ensued between Boardmember Cross and Mike Jenson, Pacific Retail Partners.

Vice Chair Arnold spoke.

**A motion was made by Boardmember Thomas, seconded by Boardmember Strickland, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

7. 11-025R      Approve and authorize the Executive Director to extend the Exclusive Negotiating Agreement for six months and an optional six-month extension with Golden Pacific Partners, LLC, for the development of a site at the northeast corner of Home Street and Long Beach Boulevard. (North - District 8)

Robert Zur Schmiede, Assistant Executive Director, introduced Elvia Delgadillo, Development Project Manager, who provided the staff report.

Boardmember Cross spoke.

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Elvia Delgadillo, Development Project Manager, spoke.

Vice Chair Arnold spoke.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Mike Murchison, Consultant on behalf of Golden Pacific Partners, LLC, spoke.

**A motion was made by Boardmember Heggeness, seconded by Boardmember Strickland, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

8. 11-027R Recommendation to approve and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement and an optional six-month extension with Base Architecture for the development of a site at 5365-73 Long Beach Boulevard. (North - District 8)

Robert Zur Schmiede, Assistant Executive Director, introduced Tony Foster, Redevelopment Project Officer, who provided the staff report.

Vice Chair Arnold spoke.

Boardmember Strickland spoke.

Tony Foster, Redevelopment Project Officer, spoke.

A dialogue ensued between Boardmember Strickland and Tony Foster, Redevelopment Project Officer.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Val Lerch, Long Beach Resident, spoke.

Vice Chair Arnold spoke.

**A motion was made by Boardmember Heggeness, seconded by Boardmember Cross, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

9. 11-028R Recommendation to approve and authorize the Executive Director to amend the Consultant Agreement with PSOMAS to provide additional funding in an amount not to exceed \$60,000 for construction management services for Bikestation Long Beach. (Downtown - District 2)

Robert Zur Schmiede, Assistant Executive Director, introduced Rebecca Wood, Development Project Manager, who provided the staff report.

Vice Chair Arnold spoke.

**A motion was made by Boardmember Thomas, seconded by Boardmember Strickland, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

10. 11-032R Recommendation to approve and authorize the Executive Director to enter into a contract with Totum Corp in an amount not to exceed \$380,675 to provide construction management services for Craftsman Park, Orizaba Park Community Center and the McBride Park Senior Center in the Central Long Beach Redevelopment Project Area. (Central - Districts 1,4,6)

Robert Zur Schmiede, Assistant Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

Vice Chair Arnold spoke.

Boardmember Thomas spoke.

Erika Martin, Administrative Analyst, spoke.

Boardmember Thomas spoke.

Vice Chair Arnold spoke.

Danny Kaye, Principal, Totum Corp, spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Anna Mendiola, Park Development Officer, Parks Recreation and Marine, spoke.

**A motion was made by Boardmember Strickland, seconded by Boardmember Cross, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

- 11. 11-033R** Recommendation to approve and authorize the Executive Director to execute an extension to the Agreement to Negotiate Exclusively with Urbana Development, LLC, for the adaptive reuse of the American Hotel. (Downtown - District 2)

Robert Zur Schmiede, Assistant Executive Director, introduced Pear Utrapiromsuk, Administrative Analyst, who provided the staff report.

Vice Chair Arnold spoke.

**A motion was made by Boardmember Heggeness, seconded by Boardmember Strickland, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

- 12. 11-034R** Recommendation to approve and authorize the Executive Director to execute a First Amendment to the Owner Participation Agreement with Shoreline Gateway, LLC for the development of the Shoreline Gateway Project that would extend the term for up to two years. (Central - District 2)

Robert Zur Schmiede, Assistant Executive Director, introduced David White, Redevelopment Project Officer, who provided the staff report.

Vice Chair Arnold spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

**A motion was made by Boardmember Heggeness, seconded by Boardmember Strickland, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 4 - Diane L. Arnold, John Cross, Julie F. Heggeness and Teer L. Strickland

**Abstain:** 1 - John Thomas

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

13. 11-030R

Recommendation to authorize the Executive Director to execute any and all documents necessary for the conveyance of the property described in Exhibit "A" to the City of Long Beach from the Redevelopment Agency of the City of Long Beach; and,

Authorize the Executive Director to execute any and all documents necessary for the conveyance of the assets described in Exhibit "B" to the City of Long Beach from the Redevelopment Agency of the City of Long Beach; and,

Authorize the Executive Director to execute any and all documents necessary for the assignment of the agreements described in Exhibit "C" to the City of Long Beach from the Redevelopment Agency of the City of Long Beach. (Citywide)

Amy Bodek, Executive Director, provided the staff report.

Boardmember Cross spoke.

Amy Bodek, Executive Director, spoke.

Vice Chair Arnold spoke.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Val Lerch, Long Beach Resident, spoke.

Amy Bodek, Executive Director, spoke.

Boardmember Thomas spoke.



Heather Mahood, Chief Assistant City Attorney, spoke.

Boardmember Thomas spoke.

Boardmember Cross spoke.

Boardmember Strickland spoke.

Boardmember Heggeness spoke.

Vice Chair Arnold spoke.

Amy Bodek, Executive Director, spoke.

**A motion was made by Boardmember Thomas, seconded by Boardmember Heggeness, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 2 - William E. Baker and Vivian Marie Tobias

## **COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**

Vice Chair Arnold spoke.

Amy Bodek, Executive Director, spoke.

Boardmember Thomas spoke.

Vice Chair Arnold spoke.

Amy Bodek, Executive Director, spoke.

Kraig Kojian, President & CEO, Downtown Long Beach Associates (DLBA), spoke.

Amy Bodek, Executive Director, spoke.

## **ADJOURNMENT**

At 10:43 A.M., there being no objection, Vice Chair Arnold declared the meeting adjourned.

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William Baker, Chair

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Amy J. Bodek, Executive Director