

Thomas Fields, Chair  
William Baker, Vice Chair  
Diane Arnold, Member



John Cross, Member  
Vivian Tobias, Member  
John W. Thomas, Member

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## FINISHED AGENDA & MINUTES

### ROLL CALL

ALSO PRESENT: Craig Beck, Executive Director; David White, Assistant Executive Director; Michael Mais, Assistant City Attorney; Aldo Schindler, Redevelopment Project Officer; Timothy Hou, Administrative Analyst; Barbi Clark, Development Project Manager; Jamilla Vollmann, Development Project Manager; Jerryl Soriano, Redevelopment Clerk; and Carolyn Harris, City Clerk Specialist.

**Commissioners** Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields  
**Present:** and John Thomas

**Commissioners** Vivian Marie Tobias  
**Absent:**

### FLAG SALUTE

David White, Assistant Executive Director, led in the flag salute.

[08-032R](#) Recommendation to approve the Minutes for the meeting of March 3, 2008.

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

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

### PROJECT AREA COMMITTEE REPORTS

Pat Paris, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

#### **EXECUTIVE DIRECTOR'S REPORT**

Craig Beck, Executive Director, referred Boardmembers to a Press-Telegram article displaying the demolition of an apartment building in the Central Project Area next to Seaside Park, stating that this was to establish a new park in partnership with Parks, Recreation and Marine and the City of Long Beach; and announced a City of Long Beach partnership kick-off event for a park on Orizaba.

#### **PUBLIC PARTICIPATION**

There was no public participation.

#### **DEVELOPER PRESENTATIONS: 5060 - 5098 LONG BEACH BOULEVARD**

David White, Assistant Executive Director, introduced Aldo Schindler, Redevelopment Project Officer, who presented the staff report; John Reekstin, Senior Vice President of Development, The Olson Company; and Denise Ashton, Principal, William Hezmalhalch Architects, who made presentations and responded to questions.

Denise Ashton, Principal, William Hezmalhalch Architects, continued with the design concept of the presentation; and responded to questions.

Boardmember Baker spoke.

Chair Fields spoke.

Boardmember Cross spoke.

The following persons spoke on behalf of Urban Pacific Group, Inc.:

Scott Choppin, CEO, Urban Pacific Group, Inc., and introduced Alan Burks, President ENVIRON Architects;

Byron Schweigert, PharmD, Chief Education and Government Affairs Officer, Long Beach MemorialCare;

Mo Tidemanis, Director of Real Estate, California State University Long Beach Foundation; and

Aaron Wooler, Vice President, Century Housing.

Boardmember Baker spoke.

Boardmember Thomas spoke.

Aldo Schindler, Redevelopment Project Officer, introduced Pablo Leon, Golden Pacific Partners, a subsidiary of The Golden Boy Partners Company, who made a presentation.

Boardmember Thomas spoke.

Craig Beck, Executive Director, responded to questions and thanked the developers for their presentations.

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

Boardmember Cross spoke.

Craig Beck, Executive Director, spoke.

Chair Fields spoke.

Alan Burks, ENVIRON Architects, spoke.

Denise Ashton, Principal, William Hezmalhalch Architects, spoke.

E. Thor Carlson, NPAC, spoke.

[08-046R](#)

PRESENTATION: DOWNTOWN PARKING STRATEGIC PLAN

Craig Beck, Executive Director, made a presentation; introduced Kraig Kojian, President and CEO, Downtown Long Beach Associates; and responded to questions.

Chair Fields spoke.

Kraig Kojian, President and CEO, Downtown Long Beach Associates, continued with the presentation; and responded to questions.

Boardmember Thomas spoke.

**A motion was made by Boardmember Thomas, seconded by Boardmember Baker, to receive and file; and refer the Downtown Parking Strategic Plan to City Council. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

**REGULAR AGENDA (1-4)**

1. [08-033R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the acquisition of 620 San Francisco Avenue for the Drake/Chavez Greenbelt Project, and to execute the transfer of fee title of the property to the City of Long Beach. (Central - District 1)

David White, Assistant Executive Director, presented the staff report; and responded to questions.

Dennis Eschen, Manager, Planning and Development, Parks, Recreation and Marine, spoke, and responded to questions.

Chair Fields spoke.

Boardmember Cross spoke.

Pat Paris, Chair, CPAC, spoke.

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

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

2. [08-034R](#) Approve and authorize the Executive Director to enter into agreements with design firms for architectural and commercial facade design services. (All Project Areas - Citywide)

David White, Assistant Executive Director, introduced Timothy Hou, Administrative Analyst, who presented the staff report.

E. Thor Carlson, NPAC, President, Bixby Knolls Business Improvement Association, and Cultural Heritage Commissioner, spoke.

Chair Fields spoke.

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

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

3. [08-035R](#)

Approve and authorize the Executive Director to execute an agreement with CelPlan Technologies, Inc. to purchase components and install video camera systems in three phases, in an amount not to exceed \$770,000; and enter into an agreement with City Light and Power, Inc. to install electrical connections in an amount not to exceed \$87,000. (Downtown - Districts 1, 2)

David White, Assistant Executive Director, introduced Barbi Clark, Development Project Manager, who presented the staff report; and responded to questions.

Craig Beck, Executive Director, spoke; and responded to questions.

Chair Fields spoke.

Boardmember Cross spoke.

Boardmember Baker spoke.

A dialogue ensued between Boardmember Baker and Craig Beck, Executive Director.

Chair Fields spoke.

Boardmember Thomas spoke.

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

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

4. [08-036R](#)

Approve and authorize the Executive Director to enter into an Exclusive Negotiating Agreement with the Judicial Council of California for the development of a regional courthouse. (Central - District 1)

David White, Assistant Executive Director, introduced Jamilla Vollmann, Development Project Manager, who presented a staff report; and responded to questions.

Boardmember Cross spoke.

Craig Beck, Executive Director, responded to questions.

Boardmember Thomas spoke.

Boardmember Baker spoke.

Chair Fields spoke.

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

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

**EXECUTIVE SESSION**

[08-037R](#)

A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Redbarn Pet Products - 2110 W. Cowles Street).

APN: 7429-018-900  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director

Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-901  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-902  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-903  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-905  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-908  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7429-018-909  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

- B. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Urban Growth Long Beach, LLC).

APN: 7280-028-903



Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-021  
Property Address: 119 Long Beach Boulevard  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Urban Growth Long  
Beach, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-023  
Property Address: 115 Long Beach Boulevard  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-024  
Property Address: 237 E. First Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-025  
Property Address: 229 E. First Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-026  
Property Address: 225 E. First Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Trust  
Under Negotiation: Price and Terms of Acquisition

It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the

Redevelopment Agency Real Property Negotiator, Craig Beck, Executive Director, and various negotiating parties regarding the prices and terms of acquisition of Redbarn Pet Products, 2110 West Cowles Street and Urban Growth Long Beach, LLC.

**A motion was made by Boardmember Baker, seconded by Boardmember Fields, to receive and file. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Absent:** 1 - Vivian Marie Tobias

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

Boardmember Thomas commended staff for involving the historical communities and non-profit organizations in the demolition event/expansion of Seaside Park.

#### **ADJOURNMENT**

Motion: Adjourn to the Executive Session.

Moved by William Baker, Vice Chair, seconded by Thomas Fields, Chair.

Vote: Adjourn to the Executive Session.

(Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian M. Tobias.

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Thomas Fields, Chair

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Craig Beck, Executive Director