

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



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

FINISHED AGENDA & MINUTES

ROLL CALL (9:11 AM)

Also Present: Craig A. Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Jamilla Vollmann, Development Project Manager; Aldo Schindler, West Redevelopment Project Officer; David White, Central Redevelopment Project Officer; Daisy Gomez, City Clerk Analyst; Carolyn Harris, City Clerk Specialist.

Craig A. Beck, Assistant Executive Director, requested a moment of silence in honor of Lisa Jacobs, a local artist, who passed away.

Commissioners Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields

Present: and John Thomas

Commissioners Vivian Marie Tobias

Absent:

FLAG SALUTE

Boardmember Cross led in the flag salute.

SECOND ROLL CALL

Commissioners Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John

Present: Cross, Thomas T. Fields and John Thomas

[07-150R](#)

**APPROVAL OF MINUTES FOR THE MEETINGS OF OCTOBER 1,
2007 AND OCTOBER 15, 2007.**

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

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

PROJECT AREA COMMITTEE REPORTS

There were no project area committee reports.

EXECUTIVE DIRECTOR'S REPORT

Craig A. Beck, Assistant Executive Director, advised regarding the scheduled November 10, 2007 Veteran's Day Parade; and that the North Long Beach Redevelopment Project Area's Artesia Boulevard and Atlantic Avenue site development Request for Proposals were released and negotiations were progressing for site acquisition.

PUBLIC PARTICIPATION

There was no public participation.

CONSENT CALENDAR (1-3)

Heather Mahood, Chief Assistant City Attorney, requested that Item No. 2 be tabled for discussion later in the meeting.

Passed The Consent Calendar

A motion was made by Boardmember Tobias, seconded by Boardmember Arnold, to approve Consent Calendar Items Nos. 1-3, except for Item No. 2; and adopt Resolution No. 25-2007 for Item No. 1. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

1. [07-151R](#) Approve the Relocation Plan; and, adopt a Resolution approving the Replacement Housing Plan for the Broadway Block Project.
(Downtown - District 2)

A motion was made to approve recommendation and adopt Resolution No. R.A. 25-2007 on the Consent Calendar.

Enactment No: R.A. 25-2007

2. [07-152R](#) Approve the Relocation Plan for the Shoreline Gateway Project Phase II. (Central - District 2)

Jamilla Vollmann, Development Project Manager, presented the staff report.

Amberlynn K. Deaton, lawyer representing 615 E. Ocean Blvd., spoke.

Pat Berghdahl, representing the Central Redevelopment Project Area Committee, spoke in support.

LeRoy Misuraca, President International Tower Owners Association, spoke.

Kraig Kojian, President and CEO, Downtown Long Beach Associates, spoke in support.

The motion for Agenda Item Nos. 2 and 6 were combined.

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation for Item No. 2 to approve the Shoreline Gateway Project Relocation Plan; and

Item No. 6 to receive the supporting documentation into the record, and adopt the Redevelopment Agency of the City of Long Beach Resolution No. 26-2007 certifying that the Final Supplemental Environmental Impact Report for the Shoreline Gateway Redevelopment Project (SCH No. 2005121066) has been completed in accordance with the provisions of the California Environmental Quality Act and state and local guidelines, making certain findings and determinations relative thereto; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring Reporting Program; and adopt Resolution No. 27-2007 making certain findings and approve and authorize the Executive Director to execute an Owner Participation Agreement with Shoreline Gateway, LLC; authorize the Executive Director to execute a loan guarantee in an amount not to exceed \$6,000,000 for pre-development costs secured by developer-owned property at 635 East Ocean Boulevard; and approve Stage III design review plans for the Shoreline Gateway Project with conditions.

The motion carried by the following vote:

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

Abstain: 1 - John Thomas

- 3. [07-154R](#)** Approve and authorize the Executive Director to enter into a Commercial Facade Improvement Grant with Angkerkath Lor in an amount not to exceed \$15,000 for improvements to the Phnom Pich Center located at 1000 East Anaheim Street. (Central - District 6)

A motion was made to approve recommendation on the Consent Calendar.

REGULAR AGENDA (4-8)

4. [07-153R](#) Approve and authorize the Executive Director to execute an amendment to the agreement with Rutan & Tucker, LLP for legal services in connection with redevelopment activities related to all redevelopment project areas. (All Project Areas - Citywide)

Craig A. Beck, Assistant Executive Director, presented the staff report, advising that the annual limit amount be increased.

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

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

5. [07-155R](#) Approve and authorize the Executive Director to execute the transfer of fee title for Redevelopment Agency-owned parcels commonly known as Admiral Kidd Park, North Library parking lot and Mark Twain Library to the City of Long Beach. (Central and North - Districts 6, 7 and 8)

Craig A. Beck, Assistant Executive Director, presented the staff report.

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: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Agenda Item No. 2 was considered with Agenda Item No. 6.

6. [07-156R](#) Approve and authorize the Executive Director to:
- Hold a Public Hearing;
 - Receive supporting documentation into the record and conclude the Public Hearing;

- Adopt the attached resolution of the Redevelopment Agency of the City of Long Beach certifying that the Final Supplemental Environmental Impact Report for the Shoreline Gateway Redevelopment Project (SCH No. 2005121066) has been completed in accordance with the provisions of the California Environmental Quality Act and state and local guidelines, making certain findings and determinations relative thereto; adopting a Statement of Overriding considerations; and adopting a Mitigation Monitoring Reporting Program;

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendations for Item No. 2 to approve the Shoreline Gateway Project Relocation Plan; and

Item No. 6 to receive the supporting documentation into the record, and adopt the Redevelopment Agency of the City of Long Beach Resolution No. 26-2007 certifying that the Final Supplemental Environmental Impact Report for the Shoreline Gateway Redevelopment Project (SCH No. 2005121066) has been completed in accordance with the provisions of the California Environmental Quality Act and state and local guidelines, making certain findings and determinations relative thereto; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring Reporting Program; and adopt Resolution No. 27-2007 making certain findings and approve and authorize the Executive Director to execute an Owner Participation Agreement with Shoreline Gateway, LLC; authorize the Executive Director to execute a loan guarantee in an amount not to exceed \$6,000,000 for pre-development costs secured by developer-owned property at 635 East Ocean Boulevard; and approve Stage III design review plans for the Shoreline Gateway Project with conditions. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Enactment No: R.A. 26-2007

[07-157R](#)

- Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute an Owner Participation Agreement with Shoreline Gateway, LLC;
- Authorize the Executive Director to execute a loan guarantee in an amount not to exceed \$6,000,000 for pre-development costs secured by developer-owned property at 635 East Ocean Boulevard; and
- Approve Stage III design review plans for the Shoreline Gateway Project with conditions. (Central - District 2)

Craig A. Beck, Assistant Executive Director, and David White, Central Redevelopment Project Officer, presented the staff report regarding Phase I, Stage III Design.

Jim Anderson, Anderson Pacific LLC, spoke.

Michael Bohn, Studio 111, spoke and presented slides.

A discussion ensued.

David White, Central Redevelopment Project Officer, presented the owner participation agreement contract staff report.

Michael Bohn, Studio 111, spoke.

Item No. 2 was presented at this time.

The motion for Agenda Item Nos. 2 and 6 were combined.

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation for Item No. 2 to approve the Shoreline Gateway Project Relocation Plan; and

Item No. 6 to receive the supporting documentation into the record, and adopt the Redevelopment Agency of the City of Long Beach Resolution No. 26-2007 certifying that the Final Supplemental Environmental Impact Report for the Shoreline Gateway Redevelopment Project (SCH No. 2005121066) has been completed in accordance with the provisions of the California Environmental Quality Act and state and local guidelines, making certain findings and determinations relative thereto; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring Reporting Program; and adopt Resolution No. 27-2007 making certain findings and approve and authorize the Executive Director to execute an Owner Participation Agreement with Shoreline Gateway, LLC; authorize the Executive Director to execute a loan guarantee in an amount not to exceed \$6,000,000 for pre-development costs secured by developer-owned property at 635 East Ocean Boulevard; and approve Stage III design review plans for the Shoreline Gateway Project with conditions. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Enactment No: R.A. 27-2007

7. [07-158R](#)

Approve and authorize the Executive Director to:

- Hold a Public Hearing;
- Receive supporting documentation into the record and conclude the Public Hearing;
- Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute a First Amendment to the Disposition and Development Agreement with Everbright Management, LLC, for the development of property at 1515

Judson Avenue. (West Industrial - District 1)

Craig A. Beck, Assistant Executive Director, and Aldo Schindler, West Redevelopment Project Officer, presented the staff report.

A motion was made by Boardmember Tobias, seconded by Boardmember Cross, to approve recommendation and adopt Resolution No. R.A. 28-2007. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Enactment No: R.A. 28-2007

8. [07-160R](#)

Recommendation to approve and authorize the Executive Director to deposit into escrow all associated closing costs related to the acquisition of property supported by the forgivable loan agreement with the Museum of Latin American Art. (Central - District 2)

Craig A. Beck, Assistant Executive Director, presented the staff report.

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

Yes: 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Kraig Kojian, President and CEO, Downtown Long Beach Associates, spoke regarding the Agency's continued collaboration with the downtown stakeholders.

Chair Fields spoke regarding attending the Annual California Downtown Associates Conference.

Boardmember Tobias spoke regarding transportation issues.

Boardmember Thomas spoke regarding the relationship between the Agency and the Long Beach Downtown Associates.

ADJOURNMENT

Motion to Adjournment. Moved by William Baker, Vice Chair, seconded by John Thomas.

Thomas Fields, Chair

Michael P. Conway, Executive Director