

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



Terry Jensen, Member  
Rick Meghiddo, Member  
Vivian M. Tobias, Member

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**AGENDA NO. 985**

ROLL CALL (5:07 PM)

Also Present: Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Michael Conway, Property Services Bureau Manager; Jan Pittman, City Clerk Specialist; Jan Davey, City Clerk Specialist; Jerryl Soriano, City Clerk Specialist.

Chair Fields presiding.

**FLAG SALUTE**

Boardmember Jensen.

[07-130R](#)

Approve of Minutes of March 13, 2006 meeting.

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**PROJECT AREA COMMITTEE REPORTS**

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), distributed and read into the record, a memo entitled "North Long Beach Project Area Goals for Fiscal Year 2006-2007," a copy of which was received and

made a part of the permanent record.

**PUBLIC PARTICIPATION**

There was no public participation.

**CONSENT CALENDAR (1 - 2)**

**Motion to Approve Consent Calendar Items 1 - 2. Moved by Neil McCrabb, Vice Chair, seconded by Terry Jensen.**

Passed The Consent Calendar

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Jensen, that this matter be passed the consent calendar. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

1. [06-053R](#) Recommendation to approve additional funding for the Commercial Facade Improvement Project at 3821 Atlantic Avenue in the amount of \$42,500. (North - District 8)

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

2. [06-054R](#) Recommendation to approve and authorize the Executive Director to execute the Purchase and Sale Agreement and all related documents for the acquisition of property at 2085 Atlantic Avenue for \$90,000 plus closing costs. (Central - District 6)

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

**REGULAR AGENDA (3 - 8)**

3. [06-055R](#) Recommendation to receive and file a presentation regarding the need for California State University, Long Beach Faculty Housing.  
*(Mo Tidemanis and Elena Macias)*

Chair Fields presented background regarding the item.

Mo Tidemanis, Director of Real Estate, California State University, Long Beach (CSULB), spoke regarding becoming a North Long Beach Village Center stake holder to build affordable faculty and staff housing.

Dee Abramhamse, Provost, CSULB, spoke and distributed an information packet regarding CSULB programs, a copy of which was received and made a part of the permanent record.

Several California State University, Long Beach personnel spoke in support of affordable faculty and staff housing and providing community programs.

The Boardmembers expressed support for collaboration to provide affordable faculty and staff housing, and the potential programs.

Councilmember Val Lerch, Ninth District, spoke regarding the partnership aspect and that the collaboration be a regional concept.

The following people spoke in support:

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC).

Phil Saumur, NPAC.

Laurie Angel, Vice President NPAC.

Councilwoman Rae Gabelich, Eighth District.

Tom Boellstorff, 1425 E. 8th St., Assistant Professor, University of California, Irvine.

**This RDA-Agenda Item was received and filed.**

4. [06-056R](#) Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 500-526 East South Street, APN 7127-007-001; including land, improvements, fixtures and equipment. (North - Districts 8,9)

Chair Fields opened the hearing.

Boardmember Jensen retired.

Michael Conway, presented the staff report.

**Motion to Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 500-526 East South Street, APN 7127-007-001, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 26-2006. Moved by William Baker, seconded by Rick Meghiddo.**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Enactment No:** R.A. 26-2006

- 06-212R Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5866 Linden Avenue, APN 7125-033-005, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 27-2006.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Baker, to approve recommendation and adopt Resolution No. R.A. 27-2006. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Enactment No:** R.A. 27-2006

[06-213R](#)

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5823-5825 Atlantic Avenue, APN 7125-033-025, including land, improvements, fixtures and equipment; adopt Resolution No. R.A. 28-2006.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 28-2006. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Enactment No:** R.A. 28-2006

[06-214R](#)

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5827-5829 Atlantic Avenue, APN 7125-033-024, including land, improvements, fixtures and equipment; and adopt Resolution R.A. 29-2006.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 29-2006. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Enactment No:** R.A. 29-2006

5. [06-057R](#)

Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with the Archdiocese of Los Angeles for the acquisition of property at 425-433 East 20th Street and the development of a new church facility at the southeast corner of Willow Street and Pacific Avenue. (Central - District 6)

David White, Redevelopment Project Officer, presented the staff report.

Boardmember Jensen entered.

Barbara Knight, presented a Faith Based Organizations report, a copy of which was received and made a part of the permanent record.

Boardmember Jensen went on record to commend staff's performance in dealing with the Filipino Baptist Church matter.

**Motion to Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement and a Memorandum of Understanding with the Archdiocese of Los Angeles for the acquisition of property at 425-433 East 20th Street and the development of a new church facility at the southeast corner of Willow Street and Pacific Avenue. (Central - District 6) Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

6. [06-060R](#)

Recommendation for relocation of Julian Ship Supplies located at 505 W. Broadway. (Downtown - District 1)

Jae Von Klug, presented the staff report.

Staff responded to questions from the Boardmembers and advised that the item was agendaized to obtain Boardmembers feedback.

The following people spoke to support saving the historic building at the present site:

Sarah Arnold, 261 Newport Ave.

Richard Ferrer, 261 W. 10th St.

Ruben Verraser, 115 E. 4th St.

Brian Ulaszewski, 762 Toledo Walk, Cultural Heritage Commissioner.

Boardmembers discussed the direction for the Julian Ship Supplies.

Patrick West, Executive Director, advised that at a future meeting staff would detail the relocation cost, including land acquisition.

7. [06-058R](#)

Recommendation for consideration of the continuation of Redevelopment Agency Board night meetings.

Barbara A. Kaiser, Assistant Executive Director, presented the staff report.

In response to the Boardmembers discussion, Patrick H. West, Executive Director, advised staff would address the attendance issue at a future date.

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Laurie Angel, Vice Chair NPAC, spoke regarding continuing the evening meetings and starting them at 5:30 P.M.

Annie Greenfeld-Wisner, spoke in support of evening meetings and with more outreach.

Councilmember Val Lerch, Ninth District, requested the meeting start at 6 P.M.

Agenda Item No. 8 was considered following Public Participation.

**Motion to Recommendation to continue with two more night meetings, increase the outreach; and start the night meetings at 6:00 P.M. Moved by Neil McCrabb, Vice Chair. The motion did not receive a second and was lost.**

**Yes:** 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**No:** 2 - Diane L. Arnold and Vivian Marie Tobias

8. [06-059R](#)

Recommendation for the consideration of actions related to the Filipino Baptist Church located at 2155 Atlantic Avenue. (Central - District 6)

Martin Gugino, Garden Grove, CA, spoke.

John Eastman, Filipino Baptist Church Attorney, commented on concerns as to why the item was agendized.

The meeting reconvened.

Chair Fields presiding.

Also Present: Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Michael Conway, Property Services Bureau Manager; Jan Pittman, City Clerk Specialist; Jan Davey, City Clerk Specialist; Jerry Soriano, City Clerk Specialist



**Motion to Recommendation to recess to a Closed Session pursuant to California Government Code 54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, for consideration of actions related to the Filipino Baptist Church located at 2155 Atlantic Avenue. (06-061R) Moved by Neil McCrabb, Vice Chair, seconded by Terry Jensen.**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**COMMENTS FROM AGENCY BOARD MEMBERS**

There were no comments from the Boardmembers.

**EXECUTIVE SESSION**

- A. [06-061R](#) Conference with Real Property Negotiator pursuant to California Government Code 54956.8 (Filipino Baptist Church).

APN: 7208-030-009  
Property Address: 2155 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Neogtiating Parties: Filipino Baptist Fellowship  
Under Negotiation: Price and Terms of Acquisition

**This RDA-Agenda Item was receive and file.**

- B. [06-062R](#) Conference with Real Property Negotiator pursuant to California Government Code 54956.8 (City Hall East).

APN: 7281-018-912  
Property Address: 100 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-018-015

Property Address: 150 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: First States Investors 5000A LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-900  
Property Address: Northwest corner of Broadway and Elm Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-901  
Property Address: Northwest corner of Broadway and Elm Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-015  
Property Address: 200, 206, 218 220 & 222 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-016  
Property Address: 232 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Maurice M. and Anne H. Greeson  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-011  
Property Address: 240 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Phillipp and Jacqueline Smith/Smith Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-008, -009  
Property Address: 320 E. 3rd St., 318 E. 3rd St.  
and 242 Long Beach Blvd.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Bank of America/Suzanne Weatherly Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-005, -007

Property Address: 338 E. 3rd St., and 330 E. 3rd St.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ernest and Louise Belcher Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-001, 002  
Property Address: 340, 342, 344 and 346 E. 3rd St.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Rita M. Michener Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-003  
Property Address: 348 and 350 E. 3rd St.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Fiedler W. Darrow  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-004, -006  
Property Address: 352 E. 3rd St., 356 E. 3rd St., 237 Elm Ave.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Rita M. Michener Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-010  
Property Address: 227 and 239 Elm Ave.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ramon and Norma T. Lugan/Arron  
and Vanessa Lugan  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-916, -913  
Property Address: 224, 234, 236, 240 and 246 E. Broadway  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-912  
Property Address: 248 E. Broadway  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Long Beach Housing Development Company  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-911  
Property Address: 133, 145 and 147 Long Beach Blvd.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-903  
Property Address: Southwest corner of Long Beach Blvd.  
and Broadway  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-026, -025, -024, -021, -023  
Property Address: 225, 227, 229, 237 and 241 E. 1st St.  
and 119 and 115 Long Beach Blvd.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Steve Albert/Albert Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-905, -906  
Property Address: 107, 111 and 155 Long Beach Blvd.,  
243 E. 1st St., and  
101 Long Beach Blvd.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

B. (06-062R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an execution session pursuant to Section 54956.8 of the California Government Code for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding City Hall East.

**This RDA-Agenda Item was received and filed.**

**ADJOURNMENT (7:52 PM)**

There being no objection, Chair Fields declared the meeting be adjourned.