

William E. Baker, Chair
Diane L. Arnold, Vice Chair
John Cross, Member
Teer L. Strickland, Member



John W. Thomas, Member
Vivian M. Tobias, Member
Vacant, Member

DRAFT FINISHED AGENDA & MINUTES

ROLL CALL

[see media](#)

Boardmembers William E. Baker, Diane L. Arnold, John Thomas, John Cross,
Present: Teer L. Strickland and Vivian Marie Tobias

ALSO PRESENT: Craig Beck, Executive Director; Amy Bodek, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; David White, Redevelopment Project Officer; Victor Grgas, Property Services Bureau Manager; Erika Martin, Development Analyst; Seyed Jalali, Redevelopment Project Officer; Lisa Fall, Redevelopment Administrator; Tim Hou, Development Analyst; and Thelinjoris Roberts, Clerk Typist III.

FLAG SALUTE

[see media](#)

Boardmember Thomas led in the flag salute.

[see media](#)

[09-085R](#)

Recommendation to approve the Minutes for the Regular Meeting of August 3, 2009.

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

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

PROJECT AREA COMMITTEE REPORTS

[see media](#)

Jane Kelleher, Vice Chair, West Long Beach Redevelopment Project Area Committee, spoke.

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

EXECUTIVE DIRECTOR'S REPORT

[see media](#)

Craig Beck, Executive Director, provided the Executive Director's report.

Amy Bodek, Assistant Executive Director, recognized Public Works Department for their partnership in the East Village Lighting Project.

David White, Redevelopment Project Officer, spoke.

Craig Beck, Executive Director, spoke.

Chair Baker spoke.

PUBLIC PARTICIPATION

[see media](#)

There was no public participation.

RECOGNITION OF PUBLIC WORKS DEPARTMENT FOR THEIR PARTNERSHIP IN THE EAST VILLAGE LIGHTING PROJECT

REGULAR AGENDA (1-7)

[see media](#)

[see media](#)

1. [09-084R](#) Recommendation to receive a presentation and approve the adoption of the Long Beach Design District Implementation Plan.
(Central - District 4)

Amy Bodek, Assistant Executive Director, introduced Erika Martin, Development Analyst, who presented the staff report.

Frank Fuller, Principal, Field Paoli, presented a PowerPoint presentation of the Long Beach Design District Implementation Plan.

Boardmember Cross spoke.

Frank Fuller, Principal, Field Paoli, spoke.

Boardmember Thomas spoke.

Ken Buck, property owner, spoke.

Chair Baker spoke.

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

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

[see media](#)

2. [09-086R](#)

Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt a resolution making certain findings regarding the construction of certain public improvements with redevelopment funds (State Courthouse Project);

Authorize the Executive Director to execute a Property Exchange Agreement with the Judicial Council of California for the development of a regional courthouse in downtown Long Beach; and

Adopt a resolution finding that the consideration for the sale of certain real property in the Central Long Beach Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approving the sale of property to the State of California; approving the agreement for the exchange of real property pertaining thereto; and authorizing the execution of the agreement for the exchange of real property.
(Central, Downtown and West Beach - Districts 1, 2)

Amy Bodek, Assistant Executive Director, provided background information on the Courthouse Project.

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

Kimbal Wassick, Senior Director, Cushman & Wakefield of California, Inc., spoke.

Chair Baker spoke.

Boardmember Tobias spoke.

Boardmember Thomas spoke.

Amy Bodek, Assistant Executive Director, spoke.

A dialogue ensued between Boardmember Thomas and Amy Bodek, Assistant Executive Director.

Boardmember Cross spoke.

Amy Bodek, Assistant Executive Director, spoke.

Vice Chair Arnold spoke.

Amy Bodek, Assistant Executive Director, spoke.

A motion was made by Boardmember Thomas, seconded by Vice Chair Arnold, to approve recommendation and adopt Resolution No. R. A. 23-2009, making certain findings regarding the construction of certain public improvements with redevelopment funds. The motion carried by the following vote:

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

A motion was made by Boardmember Cross, seconded by Boardmember Strickland, to approve recommendation and adopt Resolution No. R. A. 24-2009 regarding real property in the Central Long Beach Redevelopment Project Area; approve the sale of property to the State of California; and approve the agreement for the exchange of real property pertaining thereto. The motion carried by the following vote:

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

[see media](#)

3. [09-087R](#)

Recommendation to receive supporting documentation into the record, conduct a public hearing on the Resolution of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 1501 East Pacific Coast Highway, Assessor Parcel Number 7210-035-005, including land, improvements, and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property (if required written requests to be heard have been received);

Certify Mitigated Negative Declaration ND 01-09; and

Adopt the Resolution of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the Central Long Beach Redevelopment Project Area. (Central - District 6)

Amy Bodek, Assistant Executive Director, spoke.

David White, Redevelopment Project Officer, and Victor Grgas, Property Services Bureau Manager, presented the staff report.

David White, Redevelopment Project Officer, spoke.

Chair Baker spoke.

Victor Grgas, Property Services Bureau Manager, spoke.

Chair Baker spoke.

Boardmember Tobias spoke.

Craig Beck, Executive Director, spoke.

Boardmember Cross spoke.

David White, Redevelopment Project Officer, spoke.

Craig Beck, Executive Director, spoke.

Mark Taylor, Director of Community & Governmental Relations, Long Beach City College, spoke.

Boardmember Strickland spoke.

Amy Bodek, Assistant Executive Director, spoke.

Chair Baker spoke.

A motion was made by Boardmember Tobias, seconded by Boardmember Thomas, to approve recommendation and adopt Resolution No. R. A. 25-2009. The motion carried by the following vote:

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

[see media](#)

4. [09-088R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt the attached revised resolution making certain findings; and

Re-authorize the Executive Director to execute an Owner Participation Agreement with Cowelco Properties, Inc., for the development of 1328-1340 Canal Avenue. (West Industrial - District 1)

Amy Bodek, Assistant Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who presented the staff report.

Boardmember Thomas spoke.

Seyed Jalali, Redevelopment Project Officer, spoke.

Chair Baker spoke.

Boardmember Thomas spoke.

A motion was made by Vice Chair Arnold, seconded by Boardmember Thomas, to approve recommendation and adopt Resolution No. R. A. 26-2009. The motion carried by the following vote:

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

[see media](#)

5. [09-089R](#)

Recommendation to approve and authorize the Executive Director to execute any and all documents related to the Property Management Agreement with McGann Asset Management, Inc., for the provision of property management services at Renaissance Square in an amount not to exceed \$80,000. (Central - District 6)

Amy Bodek, Assistant Executive Director, introduced Lisa Fall, Redevelopment Administrator, who presented the staff report.

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

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

[see media](#)

6. [09-091R](#)

Recommendation to approve and authorize the Executive Director to execute a First Amendment to the Owner Participation Agreement with GGF, LLC, for a new retail and façade project. (North - District 8)

Amy Bodek, Assistant Executive Director, introduced Tim Hou, Development Analyst, who presented the staff report.

Boardmember Strickland spoke.

Chair Baker spoke.

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

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

[see media](#)

7. [09-092R](#) Recommendation to approve and authorize the Executive Director to execute a First Amendment to the Loan Agreement with Shoreline Gateway, LLC for the development of the Shoreline Gateway Project. (Central - District 2)

Amy Bodek, Assistant Executive Director, introduced David White, Redevelopment Project Officer, who presented the staff report.

Chair Baker spoke.

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

Yes: 5 - William E. Baker, Diane L. Arnold, John Cross, Teer L. Strickland and Vivian Marie Tobias

Abstain: 1 - John Thomas

COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS

[see media](#)

Amy Bodek, Assistant Executive Director, spoke.

Boardmember Tobias spoke.

Amy Bodek, Assistant Executive Director, spoke.

David White, Redevelopment Project Officer, spoke.

Boardmember Tobias spoke.

A dialogue ensued between Boardmember Tobias and David White, Redevelopment Project Officer.

Amy Bodek, Assistant Executive Director, spoke.

Craig Beck, Executive Director, spoke.

ADJOURNMENT

[see media](#)

At 10:35 A.M., there being no objection, Chair Baker declared the meeting adjourned.

William Baker, Chair

Craig Beck, Executive Director