

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



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

AGENDA NO. 986

ROLL CALL (5:07 PM)

Commissioners Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb,

Present: Rick Meghiddo and Thomas T. Fields

Commissioners Vivian Marie Tobias

Absent:

Also Present: Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Jae Von Klug, Redevelopment Project Officer; David White, Redevelopment Project Officer; Jan Pittman, City Clerk Specialist; Jan Davey, City Clerk Specialist

FLAG SALUTE

Barbara A. Kaiser, Assistant Executive Director

Boardmember Meghiddo entered.

Chair Fields noted that Ms. Kaiser had accepted a position in San Diego, CA.

Reginald I. Harrison, Deputy City Manager, spoke and presented a plaque regarding Ms. Kaiser's years of service.

Barbara Kaiser, Assistant Executive Director, commented regarding her City of Long Beach career and thanked the Redevelopment staff for their support throughout the years.

The Boardmembers expressed appreciation to Ms. Kaiser for her contribution to the

Redevelopment Agency.

Martha Thunte, Chair North Long Beach Redevelopment Project Area Committee, (NPAC) spoke of Ms. Kaiser's service.

RECEIVE AND FILE NOTICE OF ADJOURNMENT OF THE APRIL 10, 2006 REGULAR MEETING OF THE CITY OF LONG BEACH REDEVELOPMENT AGENCY.

There being no objection, Chair Fields declared that the Notice of Adjournment of the April 10, 2006 Regular Meeting be received and filed.

07-131R

Approval of Minutes for the Meeting of March 27, 2006.

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

Yes: 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

PROJECT AREA COMMITTEE REPORTS

Martha Thunte, Chair North Long Beach Redevelopment Project Area (NPAC), advised that NPAC was working to establish their budget priorities.

Lee Adams, Westside Redevelopment Project Area Committee Coordinator (WPAC), advised that the WPAC steering committee was finalizing their 2006-2007 goals.

Alan Tolkoff, Central Long Beach Redevelopment Project Area Committee (CPAC), advised of the CPAC's upcoming meeting; and thanked Barbara Kaiser, Assistant Executive Director, for her years of service.

PUBLIC PARTICIPATION

John Eastman, Attorney for the Filipino Baptist Fellowship, 2155 Atlantic Avenue, spoke and presented for the record a letter from Heather A. Mahood, Assistant City

Attorney, and a response to Robert E. Shannon, City Attorney, relative to the eminent domain action regarding the church property, copies of which were received and made a part of the permanent record.

Nancy Risch, spoke and presented a flyer regarding the annual Los Angeles River cleanup, a copy of which was received and made a part of the permanent record.

Dr. Wiley S. Drake, Pastor, First Southern Baptist Church of Buena Park, praised the Board for not proceeding with the Filipino Baptist Fellowship eminent domain action.

CONSENT CALENDAR (1-6)

Motion to Approve Consent Calendar Items No. 1 - 6, except Item No. 6. Moved by Diane Arnold, seconded by William Baker.

Passed The Consent Calendar

Martha Thuente, Chair NPAC and Boardmember Jensen, requested that Agenda Item No.6, be pulled for discussion.

A motion was made by Boardmember Arnold, seconded by Boardmember Baker, to approve Consent Calendar Items 1-6, except for Item No. 6. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

1. [06-063R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5866 Linden Avenue for a purchase price of \$455,000 plus closing costs. (North - District 9)

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

2. [06-064R](#) Recommendation to approve and authorize the Executive Director to

execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 2929 East 14th Street for a purchase price of \$1,700,000 plus closing costs.
(Central - District 4)

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

3. [06-065R](#) Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with Jimmy and Angela Contos for the development of 602 E. Anaheim Street.
(Central - District 6)

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

4. [06-066R](#) Recommendation to approve and adopt the new Travel and Reimbursement Policy in accordance with California Government Code Section 53232. (Citywide)

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

5. [06-067R](#) Recommendation to authorize the Executive Director to execute a First Amendment to the Parking Agreement with Fusion Nutrition, Inc., the owner of Wasabi Japanese Restaurant located at 200 Pine Avenue, Suite C, to provide two (2) parking spaces under the Downtown Parking Management Plan. (Downtown - District 2)

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

6. [06-068R](#) Recommendation to approve and authorize the Executive Director to enter into a contract with Studio One Eleven in an amount not to exceed \$200,000 for three-dimensional computer modeling. (All Project Areas - Citywide)

Jae Von Klug, Redevelopment Project Officer, presented the staff report.

A discussion ensued.

Staff responded to questions.

Laurie Angel, North Long Beach, spoke.

A motion was made by Boardmember Jensen, seconded by Vice Chair McCrabb, to approve and authorize the Executive Director to enter into a contract with Studio One Eleven in an amount not to exceed \$200,000 for three-dimensional computer modeling; and that any expenditures exceeding \$100,00 must be approved by the Board. The motion carried by the following vote:

Yes: 5 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb and Thomas T. Fields

No: 1 - Rick Meghiddo

Absent: 1 - Vivian Marie Tobias

REGULAR AGENDA (7 - 10)

7. [06-069R](#) Recommendation to approve Stage III Design Review Plans for the Menorah Senior Housing Project. (Central - District 6)

Item No. 7 was pulled.

This RDA-Agenda Item was withdrawn.

8. [06-071R](#) Recommendation to approve and authorize the Executive Director to execute an Owner Participation Agreement with Willow Landmark, LLC for façade and on-site improvements to the commercial center located at 1500 West Willow Street. (Central - District 7)

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

Boardmember Jensen spoke.

Boardmember Baker spoke.

A motion was made by Boardmember Jensen, seconded by Vice Chair McCrabb, to approve and authorize the Executive Director to execute an Owner Participation Agreement with Willow Landmark, LLC for facade and on-site improvements to the commercial center located at 1500 West Willow Street (Central - District 7). The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

9. [06-070R](#)

Recommendation to authorize the Executive Director to enter into Memorandums of Understanding with Toll Brothers and Urban Growth Long Beach/The Related Companies for the development of the MTA Project Area. (Downtown - District 2)

Jae Von Klug, Redevelopment Project Officer, presented the staff report.

A discussion ensued.

Elina Green, Long Beach Alliance for Children with Asthma, spoke regarding providing affordable housing for asthma sufferers.

The following people spoke regarding affordable housing:

Laura Rodriguez.

Guadalupe Marcus.

Susanne Browne, Legal Aid Foundation.

Oti Neugri, Neighborhood Leadership.

A motion was made by Boardmember Jensen, seconded by Vice Chair McCrabb, to approve and authorize Executive Director to enter into Memorandums of Understanding with Tool Brothers and Urban Growth Long Beach/The related Companies for the development of the MTA Project Area; and that the letter agreement be completed within 30 days, the exclusive negotiation agreement be modified within 90 to 120 days and an affordable housing analysis provided. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

10. [06-060R](#)

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

Jae Von Klug, Redevelopment Project Officer, presented the staff report.

A discussion ensued.

Staff responded to questions and advised they would return to the Cultural Heritage Commission with the Boards concerns.

A motion was made by Boardmember Jensen, seconded by Vice Chair McCrabb, to laid over. The motion carried by the following vote:

Yes: 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

COMMENTS FROM AGENCY BOARD MEMBERS

There were no comments from the Boardmembers.

EXECUTIVE SESSION

A. [06-072R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (55th Way Park Expansion).

APN: 7157-006-005
Property Address: 5550 Paramount Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: 5550 Paramount Boulevard, LLC
Under Negotiation: Price and Terms of Acquisition

A. (06-072R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session with Real Property Negotiator, Patrick H. West, Executive Director, and 5550 Paramount Boulevard, LLC, regarding the price and terms of property acquisition for the 55th Way Park expansion, pursuant to California Government Code §54956.8.

This RDA-Agenda Item was received and filed.

B. [06-073R](#) Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Disposition of Miscellaneous Properties in North Village Center).

APN: 7124-032-029
Property Address: 5800 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Autozone Development Corporation
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-006
Property Address: 5832 - 34 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-001 through 005
Property Address: 5870 - 74 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-009
Property Address: 5895 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-010
Property Address: 5885 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-011
Property Address: 5881 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-012
Property Address: 5873 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-013
Property Address: 5865 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-014
Property Address: 5861 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-015
Property Address: 5853 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-016
Property Address: 5849 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-017
Property Address: 5841 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Terek Saleh
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-018
Property Address: 5837 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Sharon Savoy
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-019
Property Address: 5833 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-020
Property Address: 5821 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-028
Property Address: 635 South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ernest & Katja Jones
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-001
Property Address: 5892 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Rosalina Mouk

Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-002
Property Address: 5886 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-003
Property Address: 5878 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-004
Property Address: 5874 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Enrique and Maria Ortiz
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-005
Property Address: 5866 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Trinidad Mota, Jr.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-006
Property Address: 5860 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Diego Facio
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-007
Property Address: 5852-54 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Alice Bailey and Ruth Pryor
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-008
Property Address: 5850 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Norman and Maria Cease
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-009
Property Address: 5844 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-010
Property Address: 5836 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: City Neighborhood Rental, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-011
Property Address: 5826 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: William R. Wagner
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-012
Property Address: 5822 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Wylfred R. Mata
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-013
Property Address: 501 E. South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-030
Property Address: 5801 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Horowitz Family Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-025

Property Address: 5823-25 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Arthur Noble
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-024
Property Address: 5827-29 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ngoc Le Tran
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-023
Property Address: 5835 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-022
Property Address: 5845 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-021
Property Address: 5855 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-019, 020
Property Address: 5869-75 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Dale B. Kindermann
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-018
Property Address: 5879 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: First Samoan Full Gospel
Pentecostal Church, Inc.

Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-017
Property Address: 5887 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-016
Property Address: 5893 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

B. (06-073R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session with Real Property Negotiator, Patrick H. West, Executive Director, and various property owners, regarding the price and terms of property acquisition for the disposition of miscellaneous properties in North Village Center, pursuant to California Government Code §54956.8.

This RDA-Agenda Item was received and filed.

C. [06-074R](#)

Conference with Real Property Negotiator pursuant to California Government Code 54956.8 (California Recreation Center Expansion).

APN: 7268-022-009
Property Address: 1044 W. 14th Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Esau G. Velasquez & Magnolia Fuentes, Bayron R. Fuentes
Under Negotiation: Price and Terms of Acquisition

C. (06-074R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session with Real Property Negotiator, Patrick H. West, Executive Director, and Esau G. Velasquez and Magnolia Fuentes, Bayron R. Fuentes, regarding the price and terms of property acquisition for the California Recreation

Center expansion, pursuant to California Government Code §54956.8.

This RDA-Agenda Item was received and filed.

ADJOURNMENT

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