

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: (9:06 AM)

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

Also Present: Craig Beck, Executive Director; David White, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Victoria Ballesteros, Communications Officer; Lee Mayfield, Redevelopment Project Officer; Aldo Schindler, Redevelopment Project Officer; Carl Morgan, Redevelopment Project Officer; and Jerry Soriano, Redevelopment Clerk.

FLAG SALUTE

Vivian Tobias, Boardmember, led in the flag salute.

[08-047R](#)

Recommendation to approve the Minutes for the meeting of April 7, 2008.

A motion was made by Boardmember Thomas, 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

PROJECT AREA COMMITTEE REPORTS

There were no Project Area Committee reports.

EXECUTIVE DIRECTOR'S REPORT

Craig Beck, Executive Director, thanked the board members for attending the April 17, 2008, Retail Networking Reception; advised that Grand Prix weekend was successful and provided a showcase of the City's assets to commercial interests; and that he attended a Grand Prix event on the rooftop of Landmark Square.

Chair Fields spoke regarding the Retail Networking Reception.

Craig Beck, Executive Director, announced an Avalon Motel demolition event on April 23, 2008 at 1:00 P.M. in the West Long Beach Industrial Project Area.

PUBLIC PARTICIPATION: Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

Phillip Smith, Acres of Books, thanked staff for their professionalism.

PRESENTATION: NEW REDEVELOPMENT AGENCY WEBSITE

Craig Beck, Executive Director, introduced Victoria Ballesteros, Communications Officer.

Victoria Ballesteros, Communications Officer, presented the slide show.

Boardmember Thomas spoke.

Craig Beck, Executive Director, responded to questions.

Boardmember Tobias spoke.

Victoria Ballesteros, Communications Officer, responded to questions.

Chair Fields spoke.

Craig Beck, Executive Director, responded to questions.

Boardmember Cross spoke.

Victoria Ballesteros, Communications Officer, responded to questions.

Vice Chair Baker spoke.

REGULAR AGENDA (1-5)

1. [08-048R](#) Recommendation to adopt the attached resolution authorizing the Executive Director or designee to accept and consent to deeds or grants conveying any interest in real estate to the Redevelopment Agency of the City of Long Beach.

Heather Mahood, Chief Assistant City Attorney, presented the staff report.

Motion to approve recommendation and adopt Resolution No. R.A. 05-2008. Moved by Boardmember Baker, seconded by Boardmember Tobias, 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. 05-2008

2. [08-049R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5640 Atlantic Avenue for \$345,000 plus closing costs. (North - District 8)

Aldo Schindler, Redevelopment Project Officer, presented the staff report.

A motion was made by Boardmember Baker, seconded by Boardmember Tobias, 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

3. [08-050R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1328-1340 Canal Avenue for \$1,050,000 plus closing and relocation costs.
(West Industrial - District 1)

Aldo Schindler, Redevelopment Project Officer, presented the staff report.

Boardmember Thomas spoke.

Aldo Schindler, Redevelopment Project Officer, responded to questions.

A motion was made by Boardmember Thomas, seconded by Boardmember Cross, 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

4. [08-051R](#)

Recommendation to approve Stage III design for a new retail and façade project in the Bixby Knolls Shopping Center; and approve and authorize the Executive Director to execute an Owner Participation Agreement with GGF, LLC. (North - District 8)

Lee Mayfield, Redevelopment Project Officer, spoke.

Boardmember Cross spoke.

Lee Mayfield, Redevelopment Project Officer, responded to questions.

Boardmember Thomas spoke.

Chair Fields spoke.

Lee Mayfield, Redevelopment Project Officer, responded to questions.

Vice Chair Baker spoke.

Chair Fields spoke.

Lee Mayfield, Redevelopment Project Officer, responded to questions.

Boardmember Cross spoke.

Boardmember Arnold spoke.

Boardmember Thomas spoke.

Boardmember Cross spoke.

E. Thor Carlson, Bixby Knolls Business Association, spoke.

Chair Fields spoke.

Motion: Tentatively approve the financial aspects of the project and request that the architect come back to address the possibility of changes.

Moved by Vice Chair, William Baker, no second required.

Craig Beck, Executive Director, spoke.

Chair Fields spoke.

Boardmember Thomas spoke.

Amended motion to approve that the item be continued to a future date. Moved by Boardmember Thomas, seconded by Boardmember Cross, 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. [08-053R](#)

Recommendation to approve and authorize the Executive Director to enter into an all-inclusive settlement agreement and all other related documents for the acquisition of property at 240 Long Beach Boulevard for \$2,854,000 plus closing costs. (Downtown - District 2)

Carl Morgan, Redevelopment Project Officer, presented the staff report.

Vice Chair Baker spoke.

Boardmember Thomas spoke.

Chair Fields spoke.

A motion was made by Boardmember Baker, seconded by Boardmember Cross, 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

Craig Beck, Executive Director, thanked Phillip Smith, Acres of Books, for attending the meeting.

David White, announced that Pear Utrapiromsuk, Administrative Intern, and Erika Martin, Administrative Intern, were awarded the California Redevelopment Association's, William A. Carlson Fellowship; that Pear Utrapiromsuk was promoted to Administrative Analyst in the Downtown Project Area; and introduced Planners: Derek Burnham, Scott Kinsey, Steve Valdez and Jaime Ustin.

Chair Fields announced that he will recuse himself from closed session.

08-052R

EXECUTIVE SESSION

- A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Archstone Apartments in City Place).

APN: 7280-005-062
Property Address: 330 Pine Avenue
Agency Negotiator: Craig Beck, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach and ASN City Place, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7280-005-055
Property Address: 490 Pine Avenue
Agency Negotiator: Craig Beck, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach and ASN City Place, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7280-005-057
Property Address: 155 E. 4th Street
Agency Negotiator: Craig Beck, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach and ASN City Place, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7280-005-053

Property Address: 508 Pine Avenue
Agency Negotiator: Craig Beck, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
and ASN City Place, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7280-005-059
Property Address: 50 E. 4th Street
Agency Negotiator: Craig Beck, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
and ASN City Place, LLC
Under Negotiation: Price and Terms of Acquisition

- B. Closed Session pursuant to Section 54956.9(c) of the California Government Code regarding the possibility of initiation of litigation - one matter.

A. It was unanimously agreed to adjourn to an Executive Session pursuant to Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties of Archstone Apartments in City Place.

B. It was unanimously agreed to adjourn to an Executive Session pursuant to California Government Code §54956.9(c) for the purpose of conference regarding the possibility of initiation of litigation - one matter.

This item was received and filed.

ADJOURNMENT: (9:56 AM)

Thomas Fields, Chair

Craig Beck, Executive Director

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