



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

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

## FINISHED AGENDA & MINUTES

### ROLL CALL (9:35 AM)

#### Roll Call

Present: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb; Rick Meghiddo; Thomas Fields, Chair.

Absent/Excused: Vivian Tobias.

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Aldo Schindler, Redevelopment Project Officer; Meggan Mensinger, Development Project Manager; Janet Davey, City Clerk Specialist.

### FLAG SALUTE

Boardmember Meghiddo led in the flag salute.

(07-002R) Recommendation to receive and file Notice of Adjournment of the January 1, 2007 and January 15, 2007 regular meetings of the City of Long Beach Redevelopment Agency.

No action was taken on the item.

### (07-003R) Recommendation to approve minutes for the meeting of December 4, 2006. (9:36 AM)

Chair Fields noted that he was absent from the meeting of December 4, 2006, and should not be shown as voting for Item No. 9; and requested the minutes be corrected.

**Motion:** Approve minutes with correction.

Moved by Neil McCrabb, seconded by Diane Arnold.

**Vote:** Approve minutes with correction. (Carried 5-0)

Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, and Rick Meghiddo.

Absent: Vivian Tobias.

Abstained: Thomas Fields, Chair.

## **PROJECT AREA COMMITTEE REPORTS (9:38 AM)**

There were no project area committee reports.

## **EXECUTIVE DIRECTOR'S REPORT (9:39 AM)**

There was no Executive Director's Report given.

## **PUBLIC PARTICIPATION (9:41 AM)**

No one from the public addressed the Board.

## **REGULAR AGENDA (1-5) (9:39 AM)**

### **1. (07-001R) Recommendation to approve the Relocation Plan for 1565 Santa Fe Avenue. (West Industrial - District 1) (9:39 AM)**

Craig Beck, Assistant Executive Director, advised that Agenda Item Nos. 1 and 2 were related.

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

**Motion:** Approve recommendation.

Moved by Neil McCrabb, seconded by Diane Arnold.

**Vote:** Approve recommendation.(Carried 6-0)

Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Rick Meghiddo, and Thomas Fields, Chair.

Absent: Vivian Tobias.

### **2. (07-004R) Recommendation to adopt a Resolution for a Replacement Housing Plan for 1565 Santa Fe Avenue. (West Industrial - District 1) (9:41 AM)**

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

**Motion:** Approve recommendation and adopt Resolution No. R.A. 01-2007 for 1565 Santa Fe Avenue property.

Moved by Neil McCrabb, seconded by William Baker.

**Vote:** Approve recommendation and adopt Resolution No. R.A. 01-2007 for 1565 Santa Fe Avenue property.(Carried 6-0)

Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Rick Meghiddo, and Thomas Fields, Chair.

Absent: Vivian Tobias.

### **3. (07-005R) Recommendation to approve the Relocation Plan for the proposed Central Housing Action Plan Project. (Central - Districts 1,6) (9:43 AM)**

Craig Beck, Assistant Executive Director, advised that Agenda Item Nos. 3 and 4 are similar; and responded to Boardmember McCrabb questions.

Meggan Mensinger, Development Project Manager, presented the staff report.

**Motion:** Approve recommendation.  
Moved by William Baker, seconded by Diane Arnold.

**Vote:** Approve recommendation.(Carried 6-0)  
Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Rick Meghiddo, and Thomas Fields, Chair.  
Absent: Vivian Tobias.

4. **(07-006R) Recommendation to adopt a Resolution for a Replacement Housing Plan for the proposed Washington School and Central Housing Action Plan Project. (Central - Districts 1, 6) (9:48 AM)**

**Motion:** Approve recommendation and adopt Resolution No. R.A. 02-2007 for the proposed Washington School and Central Housing Action Plan Project.  
Moved by William Baker, seconded by Diane Arnold.

**Vote:** Approve recommendation and adopt Resolution No. R.A. 02-2007 for the proposed Washington School and Central Housing Action Plan Project. (Carried 6-0)  
Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Rick Meghiddo, and Thomas Fields, Chair.  
Absent: Vivian Tobias.

5. **(07-007R) Recommendation to authorize the Executive Director to execute a Recognition and Attornment Agreement by and between the Redevelopment Agency, Polos Wrigley, LLC and Wachovia Bank, National Association, related to Wrigley Marketplace located at Long Beach Boulevard and Willow Street. (Central - District 6) (9:49 AM)**

Craig Beck, Executive Director, presented the staff report, and responded to questions.

**Motion:** Approve recommendation.  
Moved by Terry Jensen, seconded by William Baker.

**Vote:** Approve recommendation.(Carried 6-0)  
Yes: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Rick Meghiddo, and Thomas Fields, Chair.  
Absent: Vivian Tobias.

Boardmember Meghiddo announced his resignation from the Board: and excused himself from the meeting.

The Boardmembers commented regarding Boardmember Meghiddo's service to the Board.

Patrick H. West, Executive Director, introduced two new employees to the Redevelopment Agency; Angela Head, Community Development Analyst, and Avater Winborne, Community Development Analyst.

## **PRESENTATION OF PROPOSALS FOR NORTH VILLAGE CENTER (9:52 AM)**

Craig Beck, Assistant Executive Director, advised that three developers would make presentation for the North Village Project, in the following order: Uptown Long Beach, Civic Enterprise Development, and Gerding Edlen Development.

It was unanimously agreed that the meeting be recessed for a break.

The meeting reconvened.

### **SECOND ROLL CALL**

Present: Diane Arnold, William Baker, Terry Jensen, Neil McCrabb, Vice Chair, and Thomas Fields, Chair.

Absent/Excused: Vivian Tobias.

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Janet Davey, City Clerk Specialist.

### UPTOWN LONG BEACH

Richard Hollingsworth, President and CEO, Gateway Cities Partnership, Inc., Paramount, CA, noted that Gateway Cities Partnership, Inc. was comprised of three entities Gateway Cities, CVC; BK Homes (the builder); and Genesis LA (the partner and development primary funder); and described the groups general business experience, their North Long Beach community meetings, and the vision for this area.

Paige Cutkomp, Associate Partner/Senior Designer, Newman Garrison Gilmour Partners, presented a slide presentation regarding the project's architectural concepts, and the site plan; and submitted a communication entitled "Uptown Long Beach Inspirational Imagery," a copy of which was received and made a part of the permanent record.

Mo Tidemanis, Director of Real Estate, California State University Long Beach Foundation on behalf of Alexander King, President, California State University, Long Beach, spoke in favor of the "Uptown Long Beach" project.

### CIVIC ENTERPRISE DEVELOPMENT

Mott Smith, Principal, Civic Enterprise Development Company, Los Angeles, spoke regarding their concept and background, and submitted a copy of the Power Point presentation and the "North Village Center RFP," copies of which were received and made a part of the permanent record.

Jay Stark, Principal and Managing Director, Phoenix Reality Group, LLC, spoke regarding his firm, noting that the firm's focus was exclusively for workforce housing and revitalization.

Douglas Sherman, Principal, Sherman/Farrage Architects LLC, AIA, Culver City, CA, spoke regarding their project concept.

Kevin Daly, Architect, Daly Genik Architects, Santa Monica, CA, commented in regards to how the companies would work together, and with the location's architecture.

### GERDING EDLEN DEVELOPMENT

Thomas Cody, Principal, Gerding Edlen Development, Portland, OR, introduced the team and made a presentation.

Abe K. Farkas, Director of Development Services, ECONorthwest, presented the proposal concept, and commented regarding the company.

Kurt K. Schultz, Principal, Sera Architects Inc., Portland, OR, presented the project's design concept, a copy of which was received and made a part of the permanent record.

Brent Gaulke, Gerding Edlen Development, spoke regarding financing and project uses.

Chair Fields and Craig Beck, Assistant Executive Director, announced that this was the time for Boardmembers, and then the public to address the development teams in the order of their presentations.

A question and answer session ensued regarding the "Uptown Long Beach" proposal between the Boardmembers and Richard Hollingsworth, President and CEO, Gateway Cities Partnership, Inc.

A question and answer session ensued regarding the "Civic Enterprise Development" proposal between Boardmembers, Mott Smith, Principal, Civil Enterprise Development Company, and Roger Sherman, Principal, Sherman/Farrage Architects, LLC.

A question and answer session ensued regarding the "Gerding Edlen Development" proposal between Boardmembers, Thomas Cody, Principal, Gerding Edlen Development, and Kurt K. Schultz, Principal, Sera Architects Inc.

Matt Kaplan, Senior Director Technology and Development, California State University Long Beach, spoke in favor of the "Uptown Long Beach" project and submitted a communication entitled "The Long Beach Community Media Center, A Preliminary Plan," a copy of which was received and made a part of the permanent record.

Bryon R. Schweigert, PharmD, Chief Education and Government Affairs Officer, MemorialCare, indicated that the affordable housing component would be beneficial to employees and businesses.

Martha Thunte, Chair, North Long Beach Redevelopment Project Area (NPAC), requested that when a developer was selected that a presentation be made to the North Long Beach residents.

Laurie Angel, Vice Chair, NPAC, expressed concern regarding a number of the project's aspects.

Phil Saumur, NPAC, expressed interest regarding various project aspects.

Jan Pressberg, NPAC, had several questions regarding the developers long-term commitment to the project area.

Alan Burkes, 235 E. Broadway, indicated that the Long Beach Design Firm would offer its services to help select a developer.

Chair Fields spoke.

**COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS (12:03 PM)**

In response to Boardmember Baker, Alan Burkes, 235 E. Broadway, advised that they were working with the Second District to review proposed downtown projects.

Boardmember Jensen requested that the proposed North Village Center project not be politicized.


**(07-011R) EXECUTIVE SESSION**

A. It was unanimously agreed that when the meeting adjourns, it be adjourned to an executive 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, and DCO Pine Avenue, regarding the price and terms of acquisition of a condo conversion at 6th Street and Pine Avenue.

B. It was unanimously agreed that when the meeting adjourns, it be adjourned to an executive 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, and various negotiating parties, regarding the price and terms of acquisition of properties for the North Village Center.

**ADJOURNMENT**

At 12:08 P.M., there being no objection, Chair Fields declared the meeting adjourned to Executive Session.

  
Thomas Fields, Chair

  
Patrick H. West, Executive Director