

William Baker, Chair  
Diane L. Arnold, Vice Chair  
John Cross, Member  
Julie Heggeness, Member



Teer L. Strickland, Member  
John Thomas, Member  
Vivian Tobias, Member

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## **FINISHED AGENDA & DRAFT MINUTES**

[see media](#)

### **RECEPTION - 7:30 A.M. (CITY COUNCIL LOUNGE)**

[see media](#)

### **STUDY SESSION - 8:00 A.M. (CITY COUNCIL LOUNGE)**

[see media](#)

### **SPECIAL MEETING - 8:30 A.M. (CITY COUNCIL LOUNGE)**

[see media](#)

### **EXECUTIVE SESSION**

[see media](#)

[see media](#)

[10-087R](#)

- A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Southwest Corner of Atlantic Avenue and Vernon Street).

APN: 7208-006-920, -908, -912 through -917, -919

Property Address: 2535 Atlantic Ave., 2515 Atlantic Ave.,  
560 E. Vernon St., 550 E. Vernon, St.,  
566 E. Vernon St., 572 E. Vernon St.,  
2545 Atlantic Ave., 2525 Atlantic Ave.

Agency Negotiator: Amy J. Bodek, Executive Director

Negotiating Parties: Redevelopment Agency, City of Long Beach  
and DIDM Development Corporation

Under Negotiation: Price and Terms of Acquisition

### **REGULAR MEETING - 9:00 A.M.**

[see media](#)

### **ROLL CALL**

[see media](#)

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

ALSO PRESENT: Amy Bodek, Executive Director; Lisa Fall, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Erika Martin, Administrative Analyst; Seyed Jalali, Redevelopment Project Officer; Tony Foster, Redevelopment Project Officer; Thelinjoris Roberts, Clerk Typist III and Laura Amezcua, Clerk Typist III.

## FLAG SALUTE

[see media](#)

Boardmember Thomas led in the flag salute.

[see media](#)

[10-086R](#)

Recommendation to receive and file a Notice of Adjournment of the July 5, 2010 Regular Meeting of the City of Long Beach Redevelopment Agency.

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

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

[10-085R](#)

Recommendation to approve the Minutes for the Regular Meeting of June 21, 2010.

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

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

**Abstain:** 2 - Julie F. Heggeness and Teer L. Strickland

## PROJECT AREA COMMITTEE REPORTS

[see media](#)

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Jane Kelleher, Vice Chair, West Redevelopment Project Area Committee (WPAC), spoke.

### **EXECUTIVE DIRECTOR'S REPORT**

[see media](#)

Amy Bodek, Executive Director, provided the Executive Director's report.

### **PUBLIC PARTICIPATION:**

There was no public participation.

### **WELCOME JULIE HEGGENESS - NEW REDEVELOPMENT AGENCY BOARD MEMBER**

[see media](#)

Chair Baker spoke.

Boardmember Heggeness spoke.

### **CONDUCT ELECTIONS FOR CHAIR AND VICE CHAIR OF THE REDEVELOPMENT AGENCY BOARD**

[see media](#)

Chair

Chair Baker opened the nominations for Chair.

Motion: Nominate William Baker for Chair.

Moved by Boardmember Thomas, seconded by Boardmember Strickland.

There being no objection, Chair Baker declared that the nominations for the chair position be closed. Carried by unanimous vote.

Chair Baker was re-elected as Chair by unanimous acclamation.

Vice Chair

Chair Baker opened the nominations for Vice Chair.

Motion: Nominate Diane Arnold for Vice Chair.

There being no objection, Chair Baker declared that the nomination for the Vice Chair position be closed. Carried by unanimous vote.

Vice Chair Arnold was re-elected to Vice Chair by unanimous acclamation.

### CONSENT CALENDAR (1)

[see media](#)

[see media](#)

1. [10-078R](#) Recommendation to approve and authorize the Executive Director to enter into a Memorandum of Understanding with Long Beach Public Transportation Company for Installation of TranSmart electronic message signs as part of the streetscape improvements on Long Beach Boulevard from Del Amo Boulevard to 56th Street. (North - District 8)

Amy Bodek, Executive Director, spoke.

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

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

### REGULAR AGENDA (2-6)

[see media](#)

[see media](#)

2. [10-080R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt a resolution finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approve the sale of property to Lester Box, Inc.; and authorize the Executive Director to execute an Owner Participation Agreement with Lester Box, Inc., for the development of 1463 Cota Avenue. (West Long Beach Industrial - District 1)

Lisa Fall, Assistant Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who provided the staff report.

Steve Amato, President, Lester Box, Inc., spoke.

Chair Baker spoke.

A dialogue ensued between Chair Baker and Steve Amato, President, Lestor Box, Inc.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve recommendation and adopt Resolution No. R. A. 14-2010 finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approve the sale of property to Lester Box, Inc.; and authorize the Executive Director to execute an Owner Participation Agreement with Lester Box, Inc., for the development of 1463 Cota Avenue. (West Long Beach Industrial - District 1). The motion carried by the following vote:**

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

3. [10-081R](#)

Recommendation to approve and authorize the Executive Director to enter into a contract with Sully-Miller Contracting Company in an amount not to exceed \$1,509,050 for Phase II of the Magnolia Industrial District Street Enhancement Project on Daisy Avenue between Anaheim Street and Pacific Coast Highway. (Central - District 1)

Lisa Fall, Assistant Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

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

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

4. [10-082R](#)

Recommendation to approve and authorize the Executive Director to enter into a contract with Belaire-West Landscape, Incorporated in an amount not to exceed \$193,200 for the construction of the Poly Gateway landscaping improvements at 998 East Pacific Coast Highway. (Poly High - District 6)

Lisa Fall, Assistant Executive Director, introduced Erika Martin,

Administrative Analyst, who provided the staff report.

Boardmember Tobias spoke.

Erika Martin, Administrative Analyst, spoke.

Boardmember Tobias spoke.

A dialogue ensued between Boardmember Tobias and Erika Martin, Administrative Analyst.

Boardmember Thomas spoke.

Erika Martin, Administrative Analyst, spoke.

Annie Greenfield-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Chair Baker spoke.

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

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

5. [10-083R](#) Recommendation to approve and authorize the Executive Director to enter into a contract with Totum Corp in an amount not to exceed \$171,900 to provide construction management services for the McBride Park Teen Center Project in the Central Long Beach Redevelopment Project Area. (Central - District 6)

Lisa Fall, Assistant Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

Annie Greenfield-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Chair Baker spoke.

Danny Kaye, Principal, Totum Corporation, spoke.

Chair Baker spoke.

Boardmember Tobias spoke.

Erika Martin, Administrative Analyst, spoke.

Boardmember Cross spoke.

A dialogue ensued between Boardmember Cross and Erika Martin, Administrative Analyst.

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

**Yes:** 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

6. [10-084R](#)

Recommendation to approve and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement and an optional six-month extension with ArchiTaller Inc. and United Cerebral Palsy for the development of a site at the southwest corner of Long Beach Boulevard and 49th Street. (North - District 9)

Lisa Fall, Assistant Executive Director, introduced Tony Foster, Redevelopment Project Officer, who provided the staff report.

Ron Cohen, CEO, United Cerebral Palsy (UCP), spoke.

Efrain Olivares, AIA, ArchiTaller, Inc., spoke. (Note: After the meeting the Clerk received the correct spelling of the firm - ArquiTaller, Inc.)

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Chair Baker spoke.

Ron Cohen, CEO, UCP, spoke.

A dialogue ensued between Chair Baker and Ron Cohen, CEO, UCP.

Vice Chair Arnold spoke.

Boardmember Tobias spoke.

Boardmember Thomas spoke.

Tony Foster, Redevelopment Project Officer, spoke.

Boardmember Strickland spoke.

Boardmember Tobias spoke.

Chair Baker spoke.

Amy Bodek, Executive Director, spoke.

Chair Baker spoke.

Amy Bodek, Executive Director, spoke.

Chair Baker spoke.

Jonathan Kraus, Chief of Staff, 8th District, spoke.

Chair Baker spoke.

Vice Chair Arnold spoke.

Efrain Olivares, AIA, ArchiTaller, Inc., spoke. (Note: After the meeting the Clerk received the correct spelling of the firm - ArquiTaller, Inc.)

Chair Baker spoke.

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

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

**No:** 2 - Julie F. Heggeness and Teer L. Strickland

## **COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**

[see media](#)

There were no comments from the Redevelopment Agency Board Members.

## **ADJOURNMENT**

[see media](#)

At 10:17 A.M., there being no objection, Chair Baker declared the meeting adjourned.



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William Baker, Chair

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Amy J. Bodek, Executive Director