

CITY OF LONG BEACH  
REDEVELOPMENT AGENCY BOARD  
MINUTES

MONDAY, OCTOBER 4, 2010  
COUNCIL CHAMBER  
PLAZA LEVEL - CITY HALL  
333 W. OCEAN BLVD., 9:00 AM

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 & MINUTES**

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

**ROLL CALL**

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

**Boardmembers** Vivian Marie Tobias  
**Excused:**

ALSO PRESENT: Amy Bodek, Executive Director; Heather Mahood, Chief Assistant City Attorney; Erika Martin, Administrative Analyst; Ashley Atkinson, Administrative Analyst; and Thelinjoris Roberts, Clerk Typist III.

**FLAG SALUTE**

Boardmember Strickland led in the flag salute.

**PROJECT AREA COMMITTEE REPORTS**

There were no Project Area Committee Reports.

**EXECUTIVE DIRECTOR'S REPORT**

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

Chair Baker spoke.

**PUBLIC PARTICIPATION:**

There was no public participation.

**INTRODUCTION OF JAMES JOHNSON, COUNCILMEMBER, 7TH DISTRICT**

Chair Baker introduced Councilmember James Johnson, 7th District.

Councilmember James Johnson, 7th District, spoke.

Boardmember Thomas spoke.

Councilmember James Johnson, 7th District, spoke.

Chair Baker spoke.

Councilmember James Johnson, 7th District, spoke.

Chair Baker spoke.

**PRESENTATION: DOWNTOWN LONG BEACH ASSOCIATES QUARTERLY UPDATE**

Amy Bodek, Executive Director, introduced Kraig Kojian, President & CEO, Downtown Long Beach Associates (DLBA).

Kraig Kojian spoke.

Amy Bodek, Executive Director, spoke.

Kraig Kojian, President & CEO, DLBA, provided the Downtown Long Beach Associates Quarterly Update.

Chair Baker spoke.

Boardmember Heggeness spoke.

Kraig Kojian spoke.

Chris Larson, Vice President, Downtown Long Beach Associates (DLBA), spoke.

Boardmember Cross spoke.

Kraig Kojian, President & CEO, DLBA, spoke.

Boardmember Thomas spoke.

Amy Bodek, Executive Director, spoke.

Boardmember Thomas spoke.

**PRESENTATION: BIXBY KNOLLS BUSINESS IMPROVEMENT AREA QUARTERLY UPDATE**

Amy Bodek, Executive Director, introduced Blair Cohen, Executive Director, Bixby Knolls Business Improvement Area (BKBIA).

Blair Cohen, Executive Director, Bixby Knolls Business Improvement Area (BKBIA), provided the BKBIA Quarterly Update.

Amy Bodek, Executive Director, spoke.

Blair Cohen, Executive Director, BKBIA, spoke.

Boardmember Heggeness spoke.

Blair Cohen, Executive Director, BKBIA, spoke.

A dialogue ensued between Boardmember Heggeness and Blair Cohen, Executive Director, BKBIA.

Chair Baker spoke.

Amy Bodek, Executive Director, spoke.

Boardmember Thomas spoke.

**CONSENT CALENDAR (1-3)**

1. 10-110R            Recommendation to approve the Minutes for the Regular Meeting of September 20, 2010.  
  
                          **A motion was made by Boardmember Thomas, seconded by Boardmember Cross, to approve the recommendation. The motion carried by the following vote:**  
  
                          **Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland  
  
                          **Excused:** 1 - Vivian Marie Tobias
  
2. 10-111R            Recommendation to approve and authorize the Executive Director to execute a first amendment to the contracts with David Volz Design; Hirsch & Associates, Inc.; Katherine Spitz Associates, Inc.; Melendrez.; and RJM Design Group, Inc., to extend the terms for three years.  
                          (All Project Areas - Citywide)

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 1 - Vivian Marie Tobias

3. 10-112R Recommendation to approve and authorize the Executive Director to execute an Agreement for Funding with the West Long Beach Industrial Redevelopment Project Area Committee for the period from October 1, 2010 through September 30, 2011.  
(West Long Beach Industrial - District 1)

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 1 - Vivian Marie Tobias

#### REGULAR AGENDA (4-6)

4. 10-113R Recommendation to approve and authorize the Executive Director to enter into a contract with Mackone Development, Inc. in an amount not to exceed \$1,409,900 for the construction of the Orizaba Park Expansion Project. (Central - District 4)

Amy Bodek, Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

Chair Baker spoke.

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 1 - Vivian Marie Tobias

5. 10-114R Recommendation to approve and authorize an amendment to Resolution No. RA 21-95 to reflect the amended termination date of the Downtown Redevelopment Project Area. (Downtown - Districts 1,2)

Amy Bodek, Executive Director, introduced Ashley Atkinson, Administrative Analyst, who provided the staff report.

Chair Baker spoke.

**A motion was made by Boardmember Strickland, seconded by Vice Chair Arnold, to approve the recommendation and adopt Resolution No. 16-2010 amending Resolution No. RA 21-95 to reflect the amended termination date of the Downtown Redevelopment Project Area. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 1 - Vivian Marie Tobias

6. 10-115R Recommendation to authorize the Executive Director to repay \$1,000,000 of the Downtown Redevelopment Project Area debt owed to the City of Long Beach. (Downtown - Districts 1,2)

Amy Bodek, Executive Director, introduced Ashley Atkinson, Administrative Analyst, who provided the staff report.

Boardmember Cross spoke.

Amy Bodek, Executive Director, spoke.

Boardmember Strickland spoke.

Amy Bodek, Executive Director, spoke.

Chair Baker spoke.

Amy Bodek, Executive Director, spoke.

Chair Baker spoke.

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

**Excused:** 1 - Vivian Marie Tobias

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**COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**



APN: 7280-020-908  
Property Address: 239 The Promenade North  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, Brooks Street,  
City Ventures and Forest City  
Development  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-909  
Property Address: 225 The Promenade North  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, Brooks Street,  
City Ventures and Forest City  
Development  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-910  
Property Address: Not Available  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, Brooks Street,  
City Ventures and Forest City  
Development  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-912  
Property Address: Not Available  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, Brooks Street,  
City Ventures and Forest City  
Development  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-913  
Property Address: Not Available  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, Brooks Street,  
City Ventures and Forest City  
Development  
Under Negotiation: Price and Terms of Acquisition

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William Baker, Chair

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Amy J. Bodek, Executive Director