

CITY OF LONG BEACH
OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY TO
THE REDEVELOPMENT
AGENCY OF THE CITY OF
LONG BEACH MINUTES

MONDAY, AUGUST 3, 2015
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 9:00 AM

Jane Netherton, Chair
Eloy Ortiz Oakley, Vice Chair
Carol R. Meyer, Member
Richard R. Powers, Member



Christopher Steinhauser, Member
Teer L. Strickland, Member
Ellie Tolentino, Member

FINISHED AGENDA & DRAFT MINUTES

REGULAR MEETING

CALL TO ORDER (9:04 AM)

At 9:04 AM, Chair Netherton called the meeting to order.

ROLL CALL (9:05 AM)

Boardmembers Netherton, Steinhauser, Oakley, Powers and Tolentino

Present:

Boardmembers Meyer and Strickland

Absent:

Also present: Amy Bodek, Director of Development Services; Michael Conway, Director of Economic and Property Development; Richard Anthony, Deputy City Attorney; Carolyn Hill, City Clerk Specialist.

FLAG SALUTE (9:05 AM)

Vice Chair Oakley led the flag salute.

SUCCESSOR AGENCY STAFF COMMENTS (9:06 AM)

There were no Successor Agency staff comments.

REGULAR MEETING (9:06 AM)

1. 15-024OB Recommendation to approve the minutes for the Oversight Board of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach Regular Meeting held Monday, July 6, 2015.

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

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

2. 15-025OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 4th Street and Elm Avenue, Assessor Parcel Number 7281-007-064 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Ravinder Singh and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$233,000; and accept Categorical Exemption CE 15-093.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Vice Chair Oakley spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A motion was made by Boardmember Powers, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 15-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 15-2015

3. 15-026OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 325 Daisy Avenue, Assessor Parcel Number 7278-022-900 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Urban Pacific Multi-Housing, LLC and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$90,000; and accept Categorical Exemption CE 15-077.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Steinhauser, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 16-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 16-2015

4. 15-027OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 605 West 4th Street, Assessor Parcel Number 7278-025-905 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including

the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Loren L. Sextro and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$30,000; and accept Categorical Exemption CE 15-075.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Vice Chair Oakley spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A motion was made by Boardmember Tolentino, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 17-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 17-2015

5. 15-028OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 1478 Cota Avenue, Assessor Parcel Number 7432-005-902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Ifrancisca Partners LP (Buyer), for the sale of the Subject Property in the amount of \$260,000; and accept Categorical Exemption CE 15-076.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Vice Chair Oakley, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 18-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 18-2015

6. 15-029OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 101 North Long Beach Boulevard/243 East 1st Street, Assessor Parcel Numbers 7280-028-905 and -906 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Yogesh Patel and Minal Patel (Buyer), for the sale of the Subject Property in the amount of \$1,300,000; and accept Categorical Exemption CE 15-090.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Steinhauser, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 19-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 19-2015

7. 15-030OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 306 East Home Street, Assessor Parcel Number 7131-036-900 (Subject Property) as surplus; authorize City

Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Cherry South, LLC and MYK Properties, LLC, and/or an affiliated assignee (Buyer), for the sale of the Subject Property in the amount of \$198,500; and accept Categorical Exemption CE 15-087.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Powers, seconded by Boardmember Tolentino, to approve recommendation and adopt Resolution No. O.B. 20-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 20-2015

8. 15-0310B

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5365 Long Beach Boulevard, Assessor Parcel Number 7132-008-901 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Brett and Mary Walker and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$225,000; and accept Categorical Exemption CE 15-079.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Vice Chair Oakley spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Vice Chair Oakley spoke.

Rich Anthony, Deputy City Attorney, spoke.

Boardmember Tolentino spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A dialogue ensued between Chair Netherton and Michael Conway,
Director of Economic and Property Development.

Amy Bodek, Director of Development Services, spoke.

Chair Netherton spoke.

Amy Bodek, Director of Development Services, spoke.

A motion was made by Vice Chair Oakley, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 21-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 21-2015

9. 15-032OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5368-5372 Long Beach Boulevard, Assessor Parcel Numbers 7131-001-901 and -903 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Robert J. Younger, dba The Younger Law Firm (Buyer), for the sale of the Subject Property in the amount of \$280,000; and accept

Categorical Exemption CE 15-081.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Tolentino, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 22-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 22-2015

10. 15-033OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5371 Long Beach Boulevard, Assessor Parcel Number 7132-008-902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Brett and Mary Walker and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$175,000; and accept Categorical Exemption CE 15-080.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Vice Chair Oakley, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 23-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 23-2015

11. 15-034OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5564 Atlantic Avenue, Assessor Parcel Numbers 7127-009-900 and -901 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$220,000; and accept Categorical Exemption CE 15-089.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Chair Netherton spoke.

A motion was made by Vice Chair Oakley, seconded by Boardmember Tolentino, to approve recommendation and adopt Resolution No. O.B. 24-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 24-2015

12. 15-035OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5616-5618 Atlantic Avenue, Assessor Parcel Number 7127-006-910 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$313,200; and accept Categorical Exemption CE 15-091.

Michael Conway, Director of Economic and Property Development,

presented the staff report.

A motion was made by Vice Chair Oakley, seconded by Boardmember Tolentino, to approve recommendation and adopt Resolution No. O.B. 25-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 25-2015

13. 15-036OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5641-5643 Atlantic Avenue, Assessor Parcel Number 7127-007-902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$385,200; and accept Categorical Exemption CE 15-086.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Steinhauser, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 26-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 26-2015

14. 15-037OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5645 Atlantic Avenue, Assessor Parcel Number

7127-007-905 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$368,800; and accept Categorical Exemption CE 15-085.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Powers, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 27-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 27-2015

15. 15-038OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5647-5649 Atlantic Avenue, Assessor Parcel Number 7127-007-904 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$363,000; and accept Categorical Exemption CE 15-088.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Vice Chair Oakley spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A motion was made by Vice Chair Oakley, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 28-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 28-2015

16. 15-039OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5661 Atlantic Avenue, Assessor Parcel Number 7127-007-906 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$397,300; and accept Categorical Exemption CE 15-084.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Vice Chair Oakley, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 29-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 29-2015

17. 15-040OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5701 Atlantic Avenue, Assessor Parcel Number 7127-007-907 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including

the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$238,200; and accept Categorical Exemption CE 15-082.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Tolentino, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 30-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 30-2015

18. 15-0410B

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5708-5710 Atlantic Avenue, Assessor Parcel Number 7127-006-908 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$234,800; and accept Categorical Exemption CE 15-092.

Michael Conway, Director of Economic and Property Development, presented the staff report.

A motion was made by Boardmember Powers, seconded by Vice Chair Oakley, to approve recommendation and adopt Resolution No. O.B. 31-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 31-2015

19. 15-042OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 5640-5648 Atlantic Avenue, Assessor Parcel Numbers 7127-006-901, -904 and -909 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$287,700; and accept Categorical Exemption CE 15-083.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Boardmember Tolentino spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A motion was made by Vice Chair Oakley, seconded by Boardmember Tolentino, to approve recommendation and adopt Resolution No. O.B. 32-2015. The motion carried by the following vote:

Yes: 5 - Netherton, Steinhauser, Oakley, Powers and Tolentino

Absent: 2 - Meyer and Strickland

Enactment No: O.B. 32-2015

COMMENTS FROM OVERSIGHT BOARDMEMBERS (9:37 AM)

Boardmember Steinhauser spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

ADJOURNMENT (9:39 AM)

At 9:39 AM, there being no objection, Chair Netherton declared the meeting adjourned.

ch