

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



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

AGENDA NO. 988

ROLL CALL (9:02 AM)

Commissioners Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil

Present: McCrabb and Thomas T. Fields

Commissioners Diane L. Arnold and Rick Meghiddo

Absent:

Also Present: Patrick H. West, Executive Director; Craig Beck, Acting Redevelopment Bureau Manager; Heather Mahood, Chief Assistant City Attorney; Lee Mayfield, Redevelopment Project Officer; Aldo Schindler, Redevelopment Project Officer; Jae Von Klug, Redevelopment Project Officer; Janet Pittman, City Clerk Specialist; Jan Davey, City Clerk Specialist

Chair Fields presiding.

FLAG SALUTE

Boardmember Tobias.

[07-132R](#)

APPROVAL OF MINUTES FOR THE MEETING OF APRIL 24, 2006.

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

Yes: 4 - Terry Jensen, William E. Baker, Neil McCrabb and Thomas T. Fields

Abstain: 1 - Vivian Marie Tobias

Absent: 2 - Diane L. Arnold and Rick Meghiddo

PROJECT AREA COMMITTEE REPORTS

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee, extended an invitation to the May 20, 2006 dedication of the newest North Long Beach park at the corner of Plymouth Street and Elm Avenue.

PUBLIC PARTICIPATION

Eleanore Schmidt, Director of Library Services, distributed and extended a verbal invitation to the new MacArthur Park Neighborhood Library groundbreaking scheduled for May 20, 2006, a copy of which was received and made a part of the permanent record; and thanked the Board for helping to secure the site.

Park Carmen, Director of Planning and Analysis, Long Beach Memorial Medical Center, thanked the Redevelopment staff for their help during the acquisition of the Aloha Motel, 2870 Long Beach Boulevard; and distributed a picture of the structure's demise, a copy of which was received and made a part of the permanent record.

CONSENT CALENDAR (1 - 9)

Item No. 7 was discussed with Item No. 11.

Motion to Approve Consent Calendar Items 1 through 9, except for Items 7 and 9. Moved by William Baker, seconded by Vivian Tobias.

PUBLIC PARTICIPATION

Laurie Angel, North Long Beach, spoke regarding Item No. 1 advising that a total of five individuals participated in the two Community Needs Assessment focus groups for the North Long Beach Redevelopment Project Area.

Passed The Consent Calendar

A motion was made by Boardmember Baker, seconded by Boardmember Tobias, to approve Consent Calendar Items, except for items. The motion carried by the following vote:

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

1. [06-075R](#) Recommendation to receive and file the Community Needs Assessment for the North Long Beach Redevelopment Project Area.
(North - Districts 8,9)

A motion was made to approve recommendation on the Consent Calendar.

2. [06-076R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5837 Lime Avenue for a purchase price of \$450,000 plus closing costs. (North - District 9)

A motion was made to approve recommendation on the Consent Calendar.

3. [06-077R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5709 - 11 Lime Avenue for a purchase price of \$730,000 plus closing costs.
(North - District 8)

A motion was made to approve recommendation on the Consent Calendar.

4. [06-078R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5644 Atlantic Avenue for a purchase price of \$365,000 plus closing costs.
(North - District 8)

A motion was made to approve recommendation on the Consent Calendar.

5. [06-079R](#) Recommendation to approve additional funding for the Commercial Façade Improvement Project at 4121 Long Beach Boulevard in the amount of \$65,000. (North - District 8)

A motion was made to approve recommendation on the Consent Calendar.

6. [06-080R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 1044 E. 16th Street for a purchase price of \$925,000 plus closing costs. (Central - District 6)

A motion was made to approve recommendation on the Consent Calendar.

7. [06-081R](#) Recommendation to approve and authorize the Executive Director to execute an agreement with Mary Nemick for communications and public outreach consulting services in connection with redevelopment activities related to all redevelopment project areas.

Patrick H. West, Executive Director, presented the staff report.

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

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

8. [06-082R](#) Recommendation to approve a revision to Lennar Promenade Stage III Design Review Plans. (Downtown - District 2)

A motion was made to approve recommendation on the Consent Calendar.

9. [06-084R](#) Recommendation to approve a substitution of collateral for a Redevelopment Agency loan from 1930 East McKenzie Street to 1475 West Anaheim Street. (West Industrial - District 1)

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

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

REGULAR AGENDA (10 - 14)

10. [06-083R](#) Recommendation to approve Stage III Design Review Plans for Hotel Esterel with conditions and to use the Percent for Public Art contribution in The Promenade public right-of-way. (Downtown - District 2)

Jae Von Klug, Redevelopment Project Officer, presented staff report.

Alain Sarfatti, developer, spoke and responded to questions.

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

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

11. [06-085R](#) Approve the Redevelopment Agency Communications and Public Outreach Plan (Citywide).

Patrick H. West, Executive Director, introduced the Redevelopment Agency Communications and Public Outreach Plan and spoke regarding the functions performed by Mary Nemick.

Mary Nemick, narrated the slide presentation for the Communications and Public Outreach Plan.

A discussion ensued.

Staff responded to questions.

Laurie Angel, North Long Beach, relayed that the North Long Beach Redevelopment Project Area Committee had staffed booths at public events, and commented regarding the positive outcome from this endeavor.

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

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

12. [06-086R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5500-50 Paramount Boulevard for a purchase price of \$3,850,000 plus closing costs.
(North - District 9)

Lee Mayfield, Redevelopment Project Officer, presented the staff report.

Martha Thuente, NPAC, spoke.

Phil Saumur, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Laurie Angel, North Long Beach spoke.

Michael Conway, Property Services Bureau Manager, spoke.

A discussion ensued.

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

Yes: 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Rick Meghiddo

13. [06-087R](#)

Adopt Plans and Specifications No. R-6688, and approve and authorize the Executive Director to enter into a contract with All American Asphalt in an amount not to exceed \$1,023,288 for the improvement of Long Beach Boulevard between Wardlow Road and San Antonio Drive in the City of Long Beach, California. (North - District 8)

Lee Mayfield, Redevelopment Project Officer; presented the staff report.

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

Yes: 4 - Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Abstain: 1 - Terry Jensen

Absent: 2 - Diane L. Arnold and Rick Meghiddo

14. [06-090R](#)

Receive and file eminent domain legislative update.

Patrick H. West, Executive Director, presented an update regarding eminent domain legislation in the State.

There being no objection, Chair Fields declared that the June 12, 2006 Redevelopment Agency meeting be canceled as requested by the City Clerk.

This RDA-Agenda Item was receive and file.

EXECUTIVE SESSION

- A. [06-088R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Lyon Realty Advisors - West Gateway Project).

APN: 7280-024-003: 005; 011; 017; and
900 through 914 (Site 11)

Property Address:

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Lyon Realty Advisors

Under Negotiation: Price and Terms of Acquisition

A. (06-088R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code, Section §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and Lyon Realty Advisors regarding the West Gateway Project price and terms of acquisition.

This RDA-Agenda Item was received and filed.

- B. [06-089R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Status of Negotiations).

APN: 7278-019-055

Property Address: 505 W. Broadway

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency, City of Long Beach
and Lennar

Under Noegotiation: Price and Terms of Acquisition

B. (06-089R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code Section §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and Lennar regarding the status of negotiations at 505 W. Broadway.

This RDA-Agenda Item was received and filed.

ADJOURNMENT (10:32 AM)

Motion: Adjourn.

Moved by Neil McCrabb, Vice Chair, seconded by Vivian Tobias.

Vote: Adjourn. (Carried 5-0)

Yes: William Baker, Thomas Fields, Chair, Terry Jensen, Neil McCrabb, Vice Chair, and Vivian Tobias.

Absent: Diane Arnold, Rick Meghiddo.