

Thomas Fields, Chair  
Diane Arnold, Member  
William Baker, Member  
John Cross, Member



Vivian Tobias, Member  
John W. Thomas, Member  
Vacant, Member

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**FINISHED AGENDA & MINUTES**

**ROLL CALL (9:01 A.M.)**

ALSO PRESENT: Craig A. Beck, Assistant Executive Director; Michael P. Conway, Manager of the Property Services Bureau, Acting Director of Community Development and Executive Director of the Redevelopment Agency; Lisa Fall, Redevelopment Administrator; Elvia Delgadillo, Development Project Manager; Larry Herrera, City Clerk; Patricia Gomez-Bellis, City Clerk Analyst; Daisy Gomez, City Clerk Analyst.

**Commissioners** Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John  
**Present:** Cross, Thomas T. Fields and John Thomas

**FLAG SALUTE**

Boardmember Thomas led in the flag salute.

**RECEIVE AND FILE NOTICE OF ADJOURNMENT OF THE SEPTEMBER 3, 2007 REGULAR MEETING OF THE CITY OF LONG BEACH REDEVELOPMENT AGENCY.**

Motion: Receive and file notice of adjournment of the September 3, 2007 meeting.  
Moved by William Baker, seconded by Diane Arnold.

Vote: Receive and file notice of adjournment of the September 3, 2007 meeting.  
(Carried 6-0)

Yes: Diane Arnold, John Cross, John Thomas, Vivian Tobias, William Baker, and Thomas Fields.

[07-127R](#)

**APPROVAL OF MINUTES FOR THE MEETING OF SEPTEMBER 17,  
2007.**

## PROJECT AREA COMMITTEE REPORTS

There were no project area committee reports.

### 07-148R EXECUTIVE DIRECTOR'S REPORT

Craig A. Beck, Assistant Executive Director, advised that Patrick H. West was City Manager; that Michael P. Conway, Acting Director of Community Development, will serve as Executive Director of the Redevelopment Agency; that Pat Paris, Central Long Beach Redevelopment Project Area Committee (CPAC), presented a gift to Patrick H. West, City Manager; that a West Gateway project article was written in the Press Telegram on September 27, 2007, a copy which was received and made a part of the permanent record; that North Village Project was presented to the North Long Beach Redevelopment Project Area Committee (NPAC) and planned to present to Planning Commission; and that Arts Council for Long Beach will seek request for proposal for public art.

Chair Fields spoke regarding West Gateway project article change of editorial staff.

Vice Chair Baker spoke regarding West Gateway project development.

## PUBLIC PARTICIPATION

There was no public participation.

## REGULAR AGENDA (1-7)

1. 07-128R Recommendation to adopt a resolution designating Michael P. Conway Executive Director of the Redevelopment Agency and authorizing the execution of such resolution.

Craig A. Beck, Assistant Executive Director, presented the staff report.

Michael P. Conway, Manager of the Property Services Bureau, Acting Director of Community Development and Executive Director of the Redevelopment Agency, thanked the staff and Boardmembers for the support; and looks forward to working with the Redevelopment Agency Board.

**A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 22-2007. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

**Enactment No:** R.A. 22-2007

2. [07-121R](#)

Recommendation to adopt Redevelopment Agency Board of Directors Attendance Policy.

Craig A. Beck, Assistant Executive Director, presented the staff report.

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

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

3. [07-122R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 309 Pine Avenue for \$1,356,050 plus closing costs. (Downtown - District 1)

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

Suzanne Frick, Director of Planning and Building, spoke.

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

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

4. [07-124R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5372 Long Beach Boulevard for a purchase price of \$498,000, plus closing costs.  
(North - District 8)

Elvia Delgadillo, Development Project Manager, presented the staff report; and responded to questions.

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

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

5. [07-125R](#)

Recommendation to approve and authorize the Executive Director or designee to execute Amendment No. 2 to the Memorandum of Understanding with the Metropolitan Transportation Authority regarding proposed Downtown transit-related parking. (Downtown - District 2)

Lisa Fall, Redevelopment Administrator, and Craig A. Beck, Assistant Executive Director, presented the staff report; and responded to questions.

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

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

6. [07-126R](#)

Recommendation to approve and authorize the Executive Director or designee to execute an Assignment, Assumption and Consent Agreement transferring all rights and responsibilities under a Parking Agreement from

Fusion Nutrition, Inc. to Wasabi Grill, Inc.  
(Downtown - District 2)

Craig A. Beck, Assistant Executive Director, presented the staff report.

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

**Yes:** 6 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John Cross, Thomas T. Fields and John Thomas

7. Conduct elections for Chair and Vice Chair of the Redevelopment Agency Board.

Chair

Chair Fields opened the nominations for Chair.

Motion: Nominate Thomas Fields for Chair.  
Moved by William Baker, no second required.

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

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

Vice Chair

Chair Fields opened nominations for Vice Chair.

Motion: Nominate William Baker for Vice Chair.  
Moved by Thomas Fields, no second required.

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

Boardmember Baker was elected as Vice Chair by unanimous acclamation.

**COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**

There were no comments.

07-123R            **EXECUTIVE SESSION**

A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls Shopping Center).

APN:                                7135-22-046 through 7135-033-048  
Address:                            4262-4266 Atlantic Avenue, 4250-4260 Atlantic Avenue, and 4442-4446 Atlantic Avenue  
Agency Negotiator:            Craig A. Beck, Assistant Executive Director  
Negotiating Parties:            Gaska, Inc. for GGF, LLC.  
Under Negotiation:            Price and Terms of Acquisition

B. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Pine/Pacific).

APN:                                7280-016-900 through 7280-016-905  
Address:                            124-128 West 4th Street, 338 Pacific Avenue, 328 Pacific Avenue, 131 West 3rd Street, 125 West 3rd Street  
Agency Negotiator:            Craig A. Beck, Assistant Executive Director  
Negotiating Parties:            Redevelopment Agency  
Under Negotiation:            Price and Terms of Acquisition

APN:                                7280-016-011, 7280-016-012, 7280-013, and 7280-016-16  
Address:                            117 West 3rd Street, 325 Pine Avenue, 319 Pine Avenue, and 301 Pine Avenue  
Agency Negotiator:            Craig A. Beck, Assistant Executive Director  
Negotiating Parties:            Pine Pacific Land, LLC  
Under Negotiation:            Price and Terms of Acquisition

APN:                                7280-016-015  
Address:                            338 Pacific Avenue  
Agency Negotiator:            Craig A. Beck, Assistant Executive Director  
Negotiating Parties:            AFH Commercial, LLC  
Under Negotiation:            Price and Terms of Acquisition

APN: 7280-016-014  
Address: 315 Pine Avenue  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Rose Mizahi Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-007  
Address: 327-333 Pine Avenue  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Fred and Gail Leonard Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-005  
Address: 335-343 Pine Avenue  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Prakert Lertkulvanich  
Under Negotiation: Price and Terms of Acquisition

C. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Shoreline Gateway OPA).

APN: 7281-023-010, 011, 016 and 017  
Property Address: 40 Atlantic Avenue, 19 Lime Avenue and 39 Lime Avenue  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Bob W. & Diane Y. Lawrence  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-013  
Property Address: 615 E. Ocean Boulevard  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Levon A. Akopiantz, CO-TR/L. A. & A. Akopiantz Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-014  
Property Address: 619 E. Ocean Boulevard  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Kurt B. & L. K. Schneiter Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-015  
Property Address: 635 E. Ocean Boulevard  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Shoreline Gateway, LLC

Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-018  
Property Address: 645 E. Ocean Boulevard  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Henry J. and Margaret A. Levin

Under Negotiation: Price and Terms of Acquisition

APN: 7281-022-901  
Property Address: 725 and 777 E. Ocean Boulevard  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and City of Long Beach

Under Negotiation: Price and Terms of Acquisition

D. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (West Shoreline Gateway - Status of Negotiations and Acquisition).

APN: 7278-019-903; 912 through 920; 922 through 923; 928; and 930 through 945 (Site 9)

Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and The Olson Company

Under Negotiation: Price and Terms of Acquisition

APN: 7278-019-053 through 055; 900 through 902; 904 through 911; 921; 924 through 927; 929; and 946 through 948 (Site 10)

Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency

Under Negotiation: Price and Terms of Acquisition



E. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (The Promenade - Status of Negotiations and Acquisition).

APN: 7280-020-016; 023 through 025; 028; 900; 902 through 003; and 906  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Olson 737 - Long Beach 2, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-030 through 033  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency and Lennar Long Beach Promenade Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

F. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Broadway Block - Status of Negotiations and Acquisition).

APN: 7281-017-001, 7281-017-002, 7281-017-004, and 7281-017-006  
Property Address: 340 East 3rd Street, 344 E. 3rd Street, 352 E. 3rd Street, and 269 Elm Avenue  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency Michener, Rita M. Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-008 and 7281-017-009  
Property Address: 320 E. 3rd Street and 242 Long Beach Blvd.,  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Bank of America / Suzanne Weatherly Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-011  
Property Address: 240 Long Beach Blvd.  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Smith, Phillip & Jacqueline & Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-010, 7281-017-902 through 7281-017-906  
Property Address: 227-239 Elm Avenue, 348 E 3rd St., 338 E. 3rd St., and 330 E. 3rd St.,

232 Long Beach Blvd., and  
200 Long Beach Blvd.  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-900, 7281-017-900, and  
7281-017-9001  
Property Address: No Address  
Agency Negotiator: Craig A. Beck, Assistant Executive Director  
Negotiating Parties: City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

A. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in the Bixby Knolls Shopping Center.

B. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in Pine and Pacific.

C. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in the

Shoreline Gateway OPA.

D. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in the West Shoreline Gateway - Status of Negotiations and Acquisition.

E. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in the Promenade - Status of Negotiations and Acquisition.

F. It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Craig A. Beck, Assistant Executive Director, and various negotiating parties regarding the price and terms of acquisition of various properties in the Broadway Block - Status of Negotiations and Acquisition.

**This RDA-Agenda Item was received and filed.**

**ADJOURNMENT (9:46 A.M.)**

At 9:46 A.M., there being no objection, Chair Fields declared that the meeting be adjourned.