

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



Terry Jensen, Member
Vivian M. Tobias, Member
Vacant

FINISHED AGENDA & MINUTES

CALL TO ORDER (9:12 AM)

At 9:12 A.M., Chair Fields called the meeting to order.

ROLL CALL (9:13 AM)

Roll Call

Present: Diane Arnold; William Baker; Terry Jensen; Vivian M. Tobias; Neil McCrabb, Vice Chair; Thomas Fields, Chair.

Absent/Excused: None.

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Michael Mais, Principal Deputy City Attorney; Barbi Clark, Development Project Manager; Lee Mayfield, Redevelopment Project Officer (North); Aldo Schindler, Redevelopment Project Officer (West); Michael Betts, Development Housing Services Manager; Jamilla Vollmann, Development Project Manager; David White, Redevelopment Project Officer; Rebecca Wood, Administrative Analyst; Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC); Alan Tolkoff, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC); Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC); Pat Berghdahl, Central Long Beach Redevelopment Project Area Committee (CPAC); Daisy Gomez, City Clerk Specialist.

FLAG SALUTE (9:13 AM)

Michael Mais, Principal Deputy City Attorney, lead in the flag salute.

(07-035R) Recommendation to receive and file Notice of Adjournment of the February 19, 2007 regular meeting of the City of Long Beach Redevelopment Agency. (9:13 AM)

Motion: Approve recommendation.

Moved by Diane Arnold, seconded by Neil McCrabb, Vice Chair.

Vote: Approve recommendation.

(Carried 6-0)

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

Boardmember Arnold and Vice Chair McCrabb noted that Vice Chair McCrabb was absent from the meeting of February 5, 2007, and should not be shown as voting for Agenda Item Nos. 2, 3, 4, 5, and 6; and requested the minutes be corrected.

(07-034R) Minutes for the Meeting of February 5, 2007. (9:15 AM)

Boardmember Baker requested that Agenda Item No. 7 in the February 5, 2007 minutes be more specific to boardmembers comments.

Motion: Approve recommendation with corrections.
Moved by Diane Arnold, seconded by William Baker.

Vote: Approve recommendation with corrections.
(Carried 6-0)

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

PROJECT AREA COMMITTEE REPORTS (9:16 AM)

Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), introduced Laurie Angel, Vice Chair, North Long Beach Redevelopment Project Area Committee (NPAC), who spoke regarding the CRA Conference.

Laurie Angel, Vice Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding the CRA Conference.

Alan Tolkoff, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

EXECUTIVE DIRECTOR'S REPORT (9:20 AM)

Craig Beck, Assistant Executive Director, gave a presentation and showed a promotional video on behalf of Patrick West, Executive Director who was delayed.

Chair Fields spoke.

PUBLIC PARTICIPATION: (9:26 AM)

Kraig Kojian, President and CEO of Downtown Long Beach Associates, thanked the Board for their support of "Arts in Motion" and "Party with a Purpose" events on Pine Avenue.

PROMENADE PRESENTATION (9:30 AM)

Barbi Clark, Development Project Manager, introduced the Promenade Project presentation.

Jon Cicchetti, Landscape Architect, presented a computer model of the Promenade design and responded to questions.

Craig Beck, Assistant Executive Director, spoke.

Chair Fields spoke.

Barbi Clark, Development Project Manager, spoke regarding the schedule of the Promenade Project.

Boardmember Jensen spoke.

Boardmember Baker spoke.

CONSENT CALENDAR (1-7) (9:51 AM)

Boardmember Jensen requested that item No. 7 be pulled for discussion.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), requested that item No. 5 be pulled for discussion.

Motion: Approve item Nos. 1-7, except item Nos. 5 and 7, on the consent calendar.
Moved by Vivian M. Tobias, seconded by Terry Jensen.

Vote: Approve item Nos. 1-7, except item Nos. 5 and 7, on the consent calendar. (Carried 6-0)
Yes: Thomas Fields, Chair, Neil McCrabb, Vice Chair, Diane Arnold, William Baker, Terry Jensen, and Vivian M. Tobias.

(07-020R) 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 5661 Atlantic Avenue for a purchase price of \$555,000 plus closing costs. (North - District 8)

(07-021R) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 1814 Pine Avenue. (Central - District 6)

Motion: Approve recommendation; and adopt Resolution No. R.A. 04-2007, for property at 1814 Pine Avenue.
Moved by Vivian M. Tobias, seconded by Terry Jensen.

Vote: Approve recommendation; and adopt Resolution No. R.A. 04-2007, for property at 1814 Pine Avenue. (Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Vivian M. Tobias, Neil McCrabb, Vice Chair, and Thomas Fields, Chair.

(07-022R) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 530-542 East Willow Street. (Central - District 6)

Motion: Approve recommendation; and adopt Resolution No. R.A. 05-2007, for property at 530-542 East Willow Street.
Moved by Vivian M. Tobias, seconded by Terry Jensen.

Vote: Approve recommendation; and adopt Resolution No. R.A. 05-2007, for property at 530-542 East Willow Street. (Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Vivian M. Tobias, Neil McCrabb, Vice Chair, and Thomas Fields, Chair.

(07-023R) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement

Housing Plan for 1440 Temple Avenue. (Central - District 6)

— **Motion:** Approve recommendation; and adopt Resolution No. R.A. 06-2007 for property located at 1440 Temple Avenue.
Moved by Vivian M. Tobias, seconded by Terry Jensen.

Vote: Approve recommendation; and adopt Resolution No. R.A. 06-2007 for property located at 1440 Temple Avenue. (Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Vivian M. Tobias, Neil McCrabb, Vice Chair, and Thomas Fields, Chair.

(07-024R) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 5060 Long Beach Boulevard. (North - District 8) (9:54 AM)

Lee Mayfield, Redevelopment Project Officer (North), presented the staff report for Item No. 5 on the consent calendar.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding concerns stemmed from a resident's complaint.

Motion: Approve recommendation; and adopt Resolution No. R.A. 07-2007 for property located at 5060 Long Beach Boulevard.
Moved by Vivian M. Tobias, seconded by Neil McCrabb, Vice Chair.

— **Vote:** Approve recommendation; and adopt Resolution No. R.A. 07-2007 for property located at 5060 Long Beach Boulevard. (Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Vivian M. Tobias, Neil McCrabb, Vice Chair, and Thomas Fields, Chair.

(07-025R) Recommendation to approve and authorize the Executive Director to amend an agreement with Lidgard & Associates for real estate appraisal services in connection with redevelopment activities related to all redevelopment project areas. (All Project Areas - Citywide)

(07-026R) Recommendation to approve and authorize the Executive Director to execute an agreement with Superior Electrical Advertising for the fabrication and installation of wayfinding/transit connection signage in the Downtown area south of Ocean Boulevard, in an amount not to exceed \$112,400. (Downtown - District 2) (9:57 AM)

Craig Beck, Assistant Executive Director, gave a staff report for item No. 7 on the consent calendar.

Motion: Approve item No. 7 on the consent calendar.
Moved by Terry Jensen, seconded by Vivian M. Tobias.

Vote: Approve item No. 7 on the consent calendar. (Carried 6-0)
Yes: Thomas Fields, Chair, Neil McCrabb, Vice Chair, Diane Arnold, William Baker, Terry Jensen, and Vivian M. Tobias.

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REGULAR AGENDA (8-14)

(9:58 AM)

(07-027R) Recommendation to approve the proposed target sites for improvement under the .acade program in the West Long Beach Industrial Redevelopment Project Area. (West - District 1) (9:58 AM)

Aldo Schindler, Redevelopment Project Officer (West), presented the staff report.

A discussion ensued.

Craig Beck, Assistant Executive Director, responded to questions.

Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Motion: Approve recommendation.

Moved by Diane Arnold, seconded by Neil McCrabb, Vice Chair.

Vote: Approve recommendation.(Carried 6-0)

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

(07-028R) Recommendation to approve and authorize the Executive Director to execute a six-month extension to the Option Agreement with the Menorah Senior Housing Foundation. (Central - District 6) (10:09 AM)

Jamilla Vollmann, Development Project Manager, presented the staff report.

Patrick West, Executive Director, joined the meeting.

Motion: Approve recommendation.

Moved by William Baker, seconded by Diane Arnold.

Vote: Approve recommendation.(Carried 6-0)

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

(07-029R) Recommendation to approve and authorize the Executive Director to execute an Amended and Restated Disposition and development Agreement with the Menorah Senior Housing foundation. (Central - District 6) (10:11 AM)

Motion: Approve recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by William Baker.

Vote: Approve recommendation.(Carried 6-0)

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

(07-030R) Recommendation to authorize the Executive Director to execute an agreement in an amount not to exceed \$155,250 with City Light & Power.

(Downtown - Districts 1 and 2) (10:12 AM)

Craig Beck, Assistant Executive Director, gave the staff report.

A discussion ensued.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding energy efficiency and the need for lighting in developing parking lots.

Motion: Approve recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 6-0)

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

(07-031R) Recommendation to approve and authorize the Executive Director to execute an Agreement and all other related documents to complete a conversion of property at 110 West Sixth Street from rental to ownership; and, to approve a profit participation payment by the Owner, DCO Pine Avenue LP, to the Long Beach Redevelopment Agency in the amount of \$700,000. (Downtown - District 1) (10:16 AM)

Rebecca Wood, Administrative Analyst, presented the staff report.

Eric Bell, Project Director, DCO Pine Avenue LP, gave a presentation and responded to questions.

A discussion ensued.

Motion: Approve Recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.

Vote: Approve Recommendation. (Carried 5-1)

Yes: Thomas Fields, Chair, Neil McCrabb, Vice Chair, Diane Arnold, William Baker, and Vivian M. Tobias.

No: Terry Jensen.

(07-032R) Recommendation to approve and authorize the Executive Director to enter into a contract with APA Engineering, Inc., in an amount not to exceed \$350,000 for design services on Oregon and Daisy Avenues between Anaheim Street and Pacific Coast Highway. (Central - District 2) (10:33 AM)

David White, Redevelopment Project Officer (Central), presented the staff report.

A discussion ensued.

Motion: Approve recommendation.

Moved by Terry Jensen, seconded by Neil McCrabb, Vice Chair.

Vote: Approve recommendation.(Carried 6-0)

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

- 14.(07-033R) **Recommendation to hold a Public Hearing, receive supporting documentation into the record and conclude the Public Hearing; Recommendation to Adopt a Resolution of the Redevelopment Agency finding that conveyance of certain real properties is not less than fair market value, approving the conveyance of property to the Long Beach Housing Development Company and approving the Quitclaim pertaining thereto and authorizing the execution of the quitclaim; and Recommendation to authorize the Executive Director to execute all documents necessary to convey ownership of certain properties on the Westside of Atlantic Avenue, between 20th and Hill Streets, from the Long Beach Redevelopment Agency to the Long Beach Housing Development Company. (Central- District 6) (10:39 AM)**

Chair Fields opened the hearing.

Craig Beck, Executive Assistant Director, introduced the item.

Michael Betts, Housing Services Development Project Manager, presented the staff report and responded to questions.

A discussion ensued.

Patrick West, Executive Director, responded to questions.

Chair Fields closed the hearing.

Motion: Approve recommendation and adopt Resolution No. R.A. 08-2007 for properties on the Westside of Atlantic Avenue, between 20th and Hill Streets.

Moved by William Baker, seconded by Neil McCrabb, Vice Chair.

Vote: Approve recommendation and adopt Resolution No. R.A. 08-2007 for properties on the Westside of Atlantic Avenue, between 20th and Hill Streets.(Carried 6-0)

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

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS (10:48 AM)

Vice Chair McCrabb spoke regarding the presentation.

Boardmember Jensen spoke regarding an extension and expansion of the Art program.

Boardmember Fields spoke regarding expanding public art displays.

Patrick West, Executive Director, responded to questions regarding art exhibit programs.

Patrick West, Executive Director, spoke regarding a Central and North Long Beach Tour that was very successful.

(07-018R) EXECUTIVE SESSION

- A. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of Northwest Corner of Pacific Avenue and Pacific Coast Highway.**
- B. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of the Shoreline Gateway Project.**
- C. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of the Southwest corner of Third Street and The Promenade.**
- D. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of the North Village Center. (10:56 AM)**

ADJOURNMENT (10:56 AM)

At 10:56 A.M., there being no objection, Chair Fields declared the meeting adjourned to Executive Session.



Thomas Fields, Chair



Patrick H. West, Executive Director