

CITY OF LONG BEACH
REDEVELOPMENT AGENCY AGENDA



MONDAY, AUGUST 7, 2006
COUNCIL CHAMBER
333 W. OCEAN BLVD., 9:00 AM

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

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

FINISHED AGENDA & DRAFT MINUTES

ROLL CALL

Roll Call

Present: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent/Excused: Diane Arnold; Vivian Tobias

Also Present: Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Lee Mayfield, Redevelopment Project Officer; Aldo Schnidler, Redevelopment Project Officer; Michael Conway, Property Services Bureau Manager; Jan Pittman, City Clerk Specialist

FLAG SALUTE

Boardmember Meghiddo led in the flag salute.

APPROVAL OF MINUTES FOR THE MEETING OF JULY 24, 2006

Motion: Approve minutes for the meeting of July 24, 2006.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias

PROJECT AREA COMMITTEE REPORTS

Martha Thuenta, Chair North Long Beach Redevelopment Project Area Committee (NPAC), noted that the Village Center building demolition had begun; and the dedication for opening the first part of the Ed "Pops" Davenport Park would be held on September 9, 2006, and encourage the Boardmembers to attend.

Alan Tolkoff, Chair Central Redevelopment Project Area Committee (CPAC), advised that the new CPAC meeting facility was not available yet; and discussed the comments made at the last CPAC meeting by City staff regarding store-front churches.

Chair Fields requested that Mike Mais, Assistant City Attorney, speak at a future meeting regarding the store-front church issue.

PUBLIC PARTICIPATION

There was no public participation.

CONSENT CALENDAR (1 - 2)

Motion: Approve Consent Calendar Items No. 1 and 2.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghidido

Absent: Diane Arnold; Vivian Tobias

1. (06-131R) Recommendation to request the City Attorney to prepare and authorize the Executive Director to execute a First Amendment to the Agreement Containing Covenants for Olson 737 - Long Beach 2, LLC for The Promenade development. (Downtown - District 2)
2. (06-132R) Recommendation to approve and authorize the Executive Director to execute a revocable permit for the use of Agency-owned Parking Lot B by SambaLa Samba School for the 11th Annual Brazilian Street Carnival. (Downtown - District 1)

REGULAR AGENDA (3 - 7)

3. (06-133R) Recommendation to authorize the Executive Director to enter into Memorandums of Understanding with Toll Brothers and Williams and Dame Development, respectively, to negotiate the development of the Broadway Block. (Downtown - District 2)

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

Motion: Authorize the Executive Director to enter into Memorandums of Understanding with Toll Brothers and Williams and Dame Development, respectively, to negotiate the development of the Broadway Block.

Moved by Terry Jensen, seconded by William Baker.

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias

4. (06-134R) Recommendation to approve and transmit to the Long Beach City Council Budget Oversight Committee a schedule to repay outstanding debt between the Redevelopment Agency and the City of Long Beach from the Central Long Beach, Downtown, and Poly High Redevelopment Project Areas. (Citywide)

Craig Beck, Assistant Executive Director, advised that Item No. 4 was being pulled from the agenda.

5. (06-135R) Recommendation to approve and authorize the Executive Director to use North Long Beach Redevelopment Project Area Committee Local Program funds for a mural honoring City of Long Beach Veterans.

Aldo Schnidler, Redevelopment Project Officer, presented the staff report.

A discussion ensued.

Motion: Approve and authorize the Executive Director to use North Long Beach Redevelopment Project Area Committee Local Program funds for a mural honoring City of Long Beach Veterans.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias

6. (06-136R) Recommendation to adopt a Resolution making certain findings regarding the construction of certain public improvements with Central Long Beach Redevelopment Project Area Funds; and

Adopt Plans and Specifications No. R-6704, and approve and authorize the Executive Director to enter into a contract with Sully Miller Contracting Company in an amount not to exceed \$817,540 for the construction of streetscape improvements on Santa Fe Avenue between Pacific Coast Highway and Wardlow Road in the City of Long Beach, California.

Craig Beck, Assistant Executive Director, and Lee Mayfield, Redevelopment Project Officer, presented the staff report.

Motion: Adopt Resolution R.A. 36-2006 making certain findings regarding the construction of certain public improvements with Central Long Beach Redevelopment Project Area Funds; and

Adopt Plans and Specifications No. R-6704; and approve and authorize the Executive Director to enter into a contract with Sully Miller Contracting Company in an amount not to exceed \$817,540 for the construction of streetscape improvements on Santa Fe Avenue between Pacific Coast Highway and Wardlow Road in the City of Long Beach, California.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias

7. (06-137R) Recommendation to approve and authorize the Executive Director to acquire the property at 4258-4260 Atlantic Avenue for \$1,350,000 plus closing costs. (North - District 8)

Michael Conway, Property Services Bureau Manager, presented the staff report.

Motion: Approve and authorize the Executive Director to acquire the property at 4258-4260 Atlantic Avenue for \$1,350,000 plus closing costs.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias

EXECUTIVE SESSION

A. (06-138R) 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 for 626, 630, 636, and 640 Pacific Avenue; 114 West 7th Street; 635, 641, and 643 Pine Avenue for the development of the block at 7th Street and Pine Avenue/7th Street and Pacific Avenue.

B. (06-139R) 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 for property at: 1339-47 Pine Avenue, 1411 Pine Avenue, 1494 Henderson, 1486 Henderson, 469 W. 17th Street, 1718 Magnolia Avenue, 1730 Magnolia Avenue, 1732-34 Magnolia Avenue, 1842 Locust Avenue, 101 E. Pacific Coast Highway, 1790 Atlantic Avenue.

C. (06-140R) 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 Hing Ling Ganow Chu regarding the price and terms of acquisition of property at 529 and 533 W. Broadway for the West Gateway Project.

COMMENTS FROM AGENCY BOARDMEMBERS

Boardmembers Baker and McCrabb discussed the presentation made by Redevelopment staff at the last Central Project Area Committee meeting regarding all Redevelopment projects, and commended them for the fine work.

Craig Beck, Assistant Executive Director, introduced new staff member Kristine Swensson, Budget Analyst.

ADJOURNMENT

Motion: Adjourn.

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

Vote: Motion carried 5-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Diane Arnold; Vivian Tobias



Thomas Fields
Chair



Patrick H. West
Executive Director