

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. 998

### ROLL CALL

**Commissioners** Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T.  
**Present:** Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

### FLAG SALUTE

Boardmember Arnold led in the flag salute.

[06-181R](#) Minutes for the Meeting of October 2, 2006.

**A motion was made by Boardmember Baker, seconded by Boardmember McCrabb, to approve the minutes for the meeting of**

**October 2, 2006. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias,  
Thomas T. Fields, Neil McCrabb and William E. Baker

**Abstain:** 1 - Rick Meghiddo

### PROJECT AREA COMMITTEE REPORTS

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding the buildings that were torn down, and the completion of the North Long Beach mural to honor veterans.

Chair Fields acknowledged the presence of Leslie Gentile, Planning Commission Chair.

## **PUBLIC PARTICIPATION**

There was no public participation.

Boardmember Jensen requested that Agendal Item No. 2 be pulled for discussion.

## **CONSENT CALENDAR (1-3)**

Passed The Consent Calendar

**A motion was made by Boardmember Arnold, seconded by Boardmember Tobias, to approve Consent Calendar Items Nos. 1-3, except for Item No. 2. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

1. [06-171R](#) Recommendation to approve and authorize the Executive Director to execute an Agreement for Funding with the West Long Beach Industrial Redevelopment Project Area Committee for the period from October 1, 2006, through September 30, 2007.  
(West Industrial - District 1)

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

2. [06-170R](#) Recommendation to approve and authorize the Executive Director to enter

into a contract with White Zuckerman Warsawsky Luna Wolf Hunt LLP. (All Project Areas - Citywide)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

3. [06-169R](#) Recommendation to approve and authorize the Executive Director to execute an agreement with Fernald Design Group for architectural and commercial façade design services for an amount not to exceed \$200,000. (Citywide - All project areas)

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

All matters listed under the Consent Calendar are to be considered routine by the Agency Board and will all be enacted by one motion unless removed from the Consent Calendar for separate action by an Agency Board member. Members of the Public are invited to address the Agency Board on Consent Calendar items at this time. Each speaker will be limited to two minutes unless the Chair extends that time.

#### **REGULAR AGENDA (4-10)**

4. [06-176R](#) Recommendation to approve and authorize the Executive Director to execute an Owner Participation Agreement with Jimmy and Angela Contos for the development of 602 E. Anaheim Street. (Central - District 6)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias,  
Thomas T. Fields, Neil McCrabb, Rick Meghiddo and  
William E. Baker

5. [06-172R](#) Recommendation to Adopt a Multi-Family Enhancement Program and Approve the Dairy Avenue and Jane Addams Neighborhood Enhancement Areas as the Initial Target Areas.  
(North - Districts 8,9)

Motion: Approve recommendation.

Moved by Terry Jensen, seconded by William Baker.

**A substitute motion was made by Boardmember Tobias, seconded by Boardmember Baker, to approve recommendation and request staff to report back in a year regarding how many people participated in the program, and what their experiences were. The motion carried by the following vote:**

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias,  
Thomas T. Fields, Neil McCrabb, Rick Meghiddo and  
William E. Baker

Chair Fields, in response to Dennis' (Unknown last name) suggestion, regarding a pre-approved color scheme list for the buildings and business to choose from, requested staff take the idea into consideration.

6. [06-173R](#) 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 348-350 East Third Street for \$520,000 plus closing costs. (Downtown - District 2)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias,  
Thomas T. Fields, Neil McCrabb, Rick Meghiddo and  
William E. Baker

7. [06-174R](#) 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 2821 East 14th Street and 1440 Temple Avenue for a purchase price of \$1,342,000 plus closing costs. (Central - District 4)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

8. [06-175R](#) Recommendation to approve and authorize the Executive Director to acquire the property at 1565 Santa Fe Avenue for \$765,000 plus closing costs. (West Industrial - District 1)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

9. [06-177R](#) Recommendation to approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 6620-30 Atlantic Avenue for \$1,275,000 plus closing costs. (North - District 9)

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

**Yes:** 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

10. [06-178R](#) Recommendation to authorize the Executive Director to continue the

evaluation process for the qualified developers that responded to the North Village Center Request for Proposals; and schedule presentations to the Redevelopment Agency Board in January 2007.  
(North - District 9)

**This RDA Agenda Item was withdrawn by staff.**

11. [06-180R](#) Presentation on Tax Increment Funding

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

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Boardmember Baker recognized and commended Central Project Redevelopment Area staff regarding their report presented at the last Central Project Area Committee meeting entitled "The Project Area Status Report."

Boardmember Jensen requested an update on City Hall East, the MTA Block and the Arts Exchange Block.

Craig Beck, Assistant Executive Director, advised that the Arts Exchange Block was now called the "Broadway Block;" that staff intended to produce an annual report in December, but would come back to the Board with an update regarding those properties; and announced the Agency's new partnership with the Long Beach Arts Council to create a program called "Spin," which would create artistic visuals of bicycles to support the February "Tour to California" Long Beach stop.

[06-179R](#) **EXECUTIVE SESSION**

A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8.

APN: 7269-005-003  
Property Address: 1348 Pacific Avenue

Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Edward Schinke  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-005-001,004  
Property Address: 1339-47 Pine Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Mohammad Hassan  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-006-020,021  
Property Address: 1411 Pine Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Mahammad Hassan  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-040-018  
Property Address: 1494 Henderson Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Hui T. Li  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-040-019  
Property Address: 1486 Henderson Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Abraham Santana  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-019  
Property Address: 469-471 West 17th Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Patricia Gardner Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-018  
Property Address: 1718 Magnolia Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Patricia Gardner Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-017  
Property Address: 1730 Magnolia Avenue  
Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties:	Adriana Espinoza
Under Negotiation:	Price and Terms of Acquisition
APN:	7269-037-016
Property Address:	1732-34 Magnolia Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Ede Ordonez
Under Negotiation:	Price and Terms of Acquisition
APN:	7209-016-033
Property Address:	101 Pacific Coast Highway
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Chi Ngo
Under Negotiation:	Price and Terms of Acquisition
APN:	7268-006-020, 021, 022 and 023
Property Address:	1790 Atlantic Avenue
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Linda Farah and Roshini Nand
Under Negotiation:	Price and Terms of Acquisition
APN:	7259-024-011
Property Address:	2837 East 14th Street
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Mazelle V. Willhoit Trust
Under Negotiation:	Price and Terms of Acquisition

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

## **ADJOURNMENT**

Motion: Adjourn.

Moved by William Baker, seconded by Neil McCrabb.

Vote: Adjourn. (Carried 7-0)

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

---

Thomas Fields, Chair

---

Patrick H. West, Executive Director