

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



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

FINISHED AGENDA & DRAFT MINUTES

ROLL CALL: (9:01 AM)

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

Commissioners Vivian Marie Tobias
Absent:

Also Present: Craig Beck, Executive Director; David White, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Lee Mayfield, Redevelopment Project Officer; Carl Morgan, Redevelopment Project Officer; Rebecca Wood, Development Project Manager; Dennis Thys, Director of Community Development; Ellie Tolentino, Housing Services Bureau Manager; Sumire Gant, Transportation Projects Officer; and Jerryl Soriano, Redevelopment Clerk.

FLAG SALUTE

John Cross, Boardmember, led in the flag salute.

[08-054R](#) Recommendation to approve the Minutes for the meeting of April 21, 2008.

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

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

PROJECT AREA COMMITTEE REPORTS

There were no Project Area Committee reports.

EXECUTIVE DIRECTOR'S REPORT

Craig Beck, Executive Director, advised that the Downtown Community Plan will be presented to the City Council on May 20, 2008; and commented on the relation of the following presentations to the FY08 Budget preparation.

PUBLIC PARTICIPATION: Members of the public are invited to address the Board on item of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

There was no public participation.

PRESENTATION: LOW- AND MODERATE-INCOME HOUSING BUDGET

Distributed at meeting: PowerPoint presentation entitled "Housing Services Bureau Low- and Moderate-Income Housing Budget".

Ellie Tolentino, Housing Services Bureau Manager, presented the PowerPoint presentation.

Boardmember Thomas spoke.

Ellie Tolentino, Housing Services Bureau Manager, responded to questions.

Chair Fields spoke

Vice Chair Baker spoke.

Chair Fields spoke

Ellie Tolentino, Housing Services Bureau Manager, responded to questions.

PRESENTATION: CODE ENFORCEMENT

Distributed at meeting: PowerPoint presentation entitled "Code Enforcement, RDA Blight Removal Program".

Dennis Thys, Director of Community Development, presented the PowerPoint presentation.

Boardmember Thomas spoke

Dennis Thys, Director of Community Development, responded to questions.

Chair Fields spoke.

PRESENTATION: COMMUNITY LIVABILITY PLAN FOR I-710 NEIGHBORHOODS

Distributed at meeting: PowerPoint presentation entitled "Community Livability Plan for the I-710 Neighborhoods".

Sumire Gant, Transportation Programs Officer, and Melanie Smith, Melendrez Design Partners, presented the PowerPoint presentation.

Boardmember Cross spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Vice Chair Baker spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Vice Chair Baker spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Melanie Smith, Melendrez Design Partners, responded to questions.

Boardmember Thomas spoke.

Chair Fields spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Melanie Smith, Melendrez Design Partners, spoke.

Chair Fields spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Boardmember Cross spoke.

Melanie Smith, Melendrez Design Partners, responded to questions.

Boardmember Thomas spoke.

Sumire Gant, Transportation Programs Officer, responded to questions.

Kraig Kojian, Downtown Long Beach Associates President, spoke.

CONSENT CALENDAR (1-2)

Passed The Consent Calendar

A motion was made by Boardmember Thomas, seconded by Boardmember Baker, to approve Consent Calendar Items 1-2. The motion carried by the following vote:

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

1. [08-055R](#) 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 612 E. Sunrise Boulevard for \$332,700 plus closing costs. (Central - District 6)

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

2. [08-056R](#) 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 5941 Atlantic Avenue for \$410,000 plus closing costs. (North - District 9)

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

REGULAR AGENDA (3-7)

3. [08-057R](#) Recommendation to approve and authorize the Executive Director to execute a First Amendment to the Agreement for Legal Services with the Law Offices of Bergman & Allderdice, to increase the contract amount by \$300,000 for an amount not to exceed \$475,000. (Citywide)

Rebecca Wood, Development Project Manager, presented the staff report.

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

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

4. [08-058R](#) Recommendation to approve and authorize the Executive Director to appropriate funding in an amount not to exceed \$684,000, as proposed by URS Corporation, plus a fifteen percent contingency in the amount of \$102,600, for architectural and engineering design services for the upgrade and expansion of CityPlace Parking Structure C. (Downtown - District 1)

Craig Beck, Executive Director, presented the staff report.

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

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

5. [08-059R](#) Recommendation to approve and authorize the Executive Director to execute a six-month Agreement to Negotiate Exclusively with Urban Growth Long Beach, LLC for the development of the Hyatt Place hotel. (Downtown -

District 2)

Carl Morgan, Redevelopment Project Officer, presented the staff report.

Carl Kemp, Englander and Associates, spoke.

Mike Gallivan, Urban Growth Long Beach, spoke.

Mike Murchison, Murchison Consulting, spoke.

Carl Kemp, Englander and Associates, spoke.

Vice Chair Baker spoke.

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

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

Chair Fields recused himself and retired from the Chair.

Vice Chair Baker assumed the position of Chair.

6. [08-060R](#) Recommendation to approve and authorize the Executive Director to withhold the consent requested by ASN City Place, LLC to file a condominium map on five apartment buildings in CityPlace. (Downtown - District 1)

Craig Beck, Executive Director, requested that the Board continue the item to a later date.

Boardmember Thomas spoke.

A motion was made by Boardmember Cross, seconded by Boardmember Arnold, to approve that the item be continued 45 days. The motion carried by the following vote:

Yes: 4 - Diane L. Arnold, William E. Baker, John Cross and John Thomas

Abstain: 1 - Thomas T. Fields

Absent: 1 - Vivian Marie Tobias

Chair Fields assumed the position of Chair.

7. [08-051R](#) Recommendation to approve Stage III design for a new retail and façade project in the Bixby Knolls Shopping Center; and approve and authorize the Executive Director to execute an Owner Participation Agreement with GGF, LLC. (North - District 8)

Craig Beck, Executive Director, spoke.

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

Greg McClelland, Consultant for GGF, LLC, spoke.

Boardmember Cross spoke.

Boardmember Arnold requested to see paint samples.

Paint colors and material samples were presented.

Boardmember Thomas spoke.

Craig Beck, Executive Director, responded to questions.

Chair Fields spoke.

Boardmember Arnold spoke.

Chair Fields spoke.

Boardmember Thomas spoke.

E. Thor Carlson, Bixby Knolls Business Improvement Association, spoke.

Rae Gabelich, Councilwoman, 8th District, spoke.

Vice Chair Baker spoke.

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

Yes: 5 - Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields and John Thomas

Absent: 1 - Vivian Marie Tobias

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Vice Chair Baker requested that staff prepare a report regarding the consideration of an ordinance for unconforming billboards in redevelopment project areas and billboard amortization, and that a study session be held for public comment; and requested that project RFP's that are submitted outside of standard procedure are presented before the Board.

Craig Beck, Executive Director, responded to questions.

Chair Fields spoke.

Craig Beck, Executive Director, responded to questions.

Heather Mahood, Chief Assistant City Attorney, spoke.

Boardmember Cross spoke.

David White, Assistant Executive Director, introduced Tony Foster, Development Project Manager.

Craig Beck, Executive Director, announced that the May 19, 2008 meeting was canceled, and that the next regular meeting will be held on June 2, 2008.

ADJOURNMENT: (11:01 AM)

Thomas Fields, Chair

Craig Beck, Executive Director

JS