

CITY OF LONG BEACH
REDEVELOPMENT AGENCY AGENDA

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



MONDAY, JUNE 26, 2006
COUNCIL CHAMBER
333 W. OCEAN BLVD., 9:15 AM

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

FINISHED AGENDA & DRAFT MINUTES

ROLL CALL

Roll Call

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

ALSO PRESENT: Patrick H. West, Executive Director; Heather Mahood, Chief Assistant City Attorney; Jae Von Klug, Redevelopment Project Officer; David White, Redevelopment Project Officer; Michael Conway, Property Services Bureau Manager; Mary Nemick, Public Information Consultant; Lisa Fall, Development Project Manager; Jamilla Vollmann, Development Project Manager; Jan Davey, City Clerk Specialist; Jan Pittman, City Clerk Specialist

FLAG SALUTE

Boardmember Jensen led in the flag salute.

NOTICE OF ADJOURNMENT

There being no objection, Chair Fields declared that the Notice of Adjournment for the June 12, 2006, Regular Meeting be received and filed.

APPROVAL OF MINUTES

Motion: Approve Approval of minutes of May 22, 2006.

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

Vote: Motion carried 7-0.

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

PROJECT AREA COMMITTEE REPORTS

Pat Paris, Chair Central Redevelopment Project Area Committee (CPAC), advised that at the next CPAC meeting new officers would be elected, and Committee would study the Koo's Art Center loan.

Martha Thuente, Chair North Long Beach Project Area Committee (NPAC), commented regarding the excellent Redevelopment Town Hall Meeting; that at the annual Bixby Knolls' Street Fair, NPAC had a booth to distribute Redevelopment information; that the Coolidge Neighborhood Triangle Homeowners Association (CNTHA) made a presentation at NPAC regarding CNTHA's being chosen as the national "Neighborhood of the Year" award second place winner; and her concerns in regards to Redevelopment Agency property maintenance.

PUBLIC PARTICIPATION

Laurie Angel, North Long Beach, commented regarding the Redevelopment Town Meeting and presented suggestions for the next meeting.

Chair Fields, noted that at the next Town Hall Meeting there would be more time for questions.

CONSENT CALENDAR (1 - 3)

Boardmember Tobias requested that Agenda Item No. 3 be pulled for discussion.

Motion: Approve Consent Calendar Items No. 1 - 3, except Item No. 3.

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

Vote: Motion carried 7-0.

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

1. (06-097R) Recommendation to approve and authorize the Executive Director to execute a Parking Agreement with Shannon's On Pine, Inc, the owner of Shannon's On Pine bar located at 209A Pine Avenue, to provide five (5) parking spaces under the Downtown Parking Management Plan. (Downtown - Districts 1,2)

2. (06-098R) Recommendation to approve and authorize the Executive Director to execute a Second Amendment to the Parking License Agreement with LaOpera Investment Group for the lease of Agency-owned parking spaces. (District 1)

3. (06-099R) Recommendation to accept and approve clarification of the terms of the agreement with Mary Nemick for communications and public outreach consulting services in connection with redevelopment activities related to all redevelopment project areas.

Patrick H. West, Executive Director, and Lisa Fall, Development Project Manager, presented the staff report.

Motion: Approve recommendation to accept and approve clarification of the terms of the agreement with Mary Nemick for communications and public outreach consulting services in connection with redevelopment activities related to all redevelopment project areas.

Moved by Neil McCrabb, Vice Chair, seconded by Vivian Tobias.

Vote: Motion carried 7-0.

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

REGULAR AGENDA (4 - 13)

4. (06-100R) Recommendation to approve and authorize the Executive Director to:

*** Hold a Public Hearing;**

*** Receive supporting documentation into the record and conclude the Public Hearing;**

*** Adopt a Resolution making certain findings, and approve and authorize the Executive Director to execute a Disposition and Development Agreement with Lyon Promenade, LLC.; and**

*** Adopt a Resolution making certain findings regarding the construction of certain public improvements with Downtown Long Beach Redevelopment Project Area Funds. (Downtown - District 2)**

Chair Fields opened the hearing.

Patrick H. West, Executive Director, introduced the item.

Jan Von Klug, Redevelopment Project Officer; presented the staff report and responded to the Boardmember's concerns.

Chair Fields suggested that the additional parking spaces being provided be marketed to downtown Pine Avenue stakeholders; and that the monthly reports regarding lower income persons opportunities to seek employment be presented to the Board.

Boardmember Tobias suggested the City Auditor audit projects for compliance.

Boardmember Jensen suggested that the parking time change be returned to the Board.

Peter Zach, Lyon Realty Advisors, spoke.

Motion: Recommendation to conduct and conclude the hearing; receive the supporting documentation into the record; adopt Resolution R.A. 31-2006 making certain findings; and approve and authorize the Executive Director to execute a Disposition and Development Agreement with Lyon Promenade, LLC.

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

Vote: Motion carried 6-1.

Yes: Diane Arnold; William Baker; Thomas Fields, Chair; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

No: Terry Jensen

A discussion ensued.

Motion: Approve Recommendation to adopt Resolution R.A. 32-2006 making certain findings regarding the construction of certain public improvements with Downtown Long Beach Redevelopment Project Area Funds.

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

Vote: Motion carried 6-1.

Yes: Diane Arnold; William Baker; Thomas Fields, Chair; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

No: Terry Jensen

5. (06-101R) Recommendation to approve additions to Stage III Design Review Plans for the Lyon Realty Advisors Promenade Project. (Downtown - District 2)

Patrick H. West, Executive Director, provided an introduction.

Jae Von Klug, Redevelopment Project Officer, presented the staff report.

Peter Zach, Lyon Realty Advisors, spoke.

A discussion ensued regarding policy issues related to Stage III Design review.

Motion: Approve recommendation to conditionally approve the additions to Stage III Design Review Plans for the Lyon Realty Advisors Promenade Project with the condition being that the final approval would be granted when the finished interior schedules, renderings and details were ready for Planning and Building Department approval.

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

Vote: Motion carried 5-2.

Yes: Diane Arnold; William Baker; Thomas Fields, Chair; Neil McCrabb, Vice Chair; Rick Meghiddo

No: Terry Jensen; Vivian Tobias

6. (06-102R) Recommendation to adopt Plans and Specifications No. R-6699, and approve and authorize the Executive Director to enter into a contract with Sully Miller Contracting Company in an amount not to exceed \$1,672,529 for the Improvement of Atlantic Avenue between 56th Street and 59th Street and South Street between Linden Avenue and Lime Avenue, in the City of Long Beach, California. (North - Districts 8,9)

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

A discussion ensued.

Laurie Angel, North Long Beach, expressed concern regarding making the street improvement investment now.

Motion: Approve recommendation to adopt Plans and Specifications No. R-6699; and approve and authorize the Executive Director to enter into a contract with Sully Miller Contracting Company in an amount not to exceed \$1,672,529 for the improvement of Atlantic Avenue between 56th Street and 59th Street and South Street between Linden Avenue and Lime Avenue, in the City of Long Beach, California.

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

Vote: Motion carried 4-2.

Yes: Diane Arnold; William Baker; Thomas Fields, Chair; Neil McCrabb, Vice Chair

No: Terry Jensen; Vivian Tobias

Abstain: Rick Meghiddo

7. (06-103R) Recommendation to adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026. (Central - District 6)

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

Chair Fields opened the hearing.

Motion: Approve recommendation to adopt the Resolution of Necessity R.A. 33-2006 for acquiring and authorizing the condemnation of real property at 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026 in the Central Redevelopment Project Area.
Moved by Vivian Tobias, seconded by William Baker.

Vote: Motion carried 7-0.

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

8. (06-104R) 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 on the Pacific Electric right-of-way extending from Orange Avenue to Walnut Avenue for the purchase price of \$1,690,861 plus closing costs and subsequent sale to the City of Long Beach. (Central - District 6)

Patrick H. West, Executive Director, provided an introduction.

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

Phil Hester, Director of Parks, Recreation and Marine Department, spoke.

Motion: Approve 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 on the Pacific Electric right-of-way extending from Orange Avenue to Walnut Avenue for the purchase price of \$1,690,861 plus closing costs and subsequent sale to the City of Long Beach.

Moved by William Baker, seconded by Terry Jensen.

Vote: Motion carried 7-0.

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

9. (06-105R) 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 248 East Broadway for a purchase price of \$1,040,000 plus closing costs. (Downtown - District 2)

Jae Von Klug, Redevelopment Project Officer, presented the staff report, and responded to questions.

Motion: Approve 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 248 East Broadway for a purchase price of \$1,040,000 plus closing costs.

Moved by William Baker, seconded by Terry Jensen.

Vote: Motion carried 7-0.

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

10. (06-106R) Recommendation to approve and authorize the Executive Director to enter into a contract with PROCON in an amount not to exceed \$437,000 for the construction of facade improvements to commercial buildings located at 1941, 1984, 1985, 1993 and 1990-94½ Atlantic Avenue. (Central - District 6)

David White, Redevelopment Project Officer, presented the staff report; and responded to questions.

Boardmember Meghiddo commented that the facade improvements be considered for an entire area; and that project area committees be well informed regarding projects.

Pat Paris, Chair Central Redevelopment Project Area Committee, addressed the concern that the design had no relationship to other projects along Atlantic Avenue.

Philip Remandan, PROCON, spoke.

A discussion ensued.

Motion: Approve recommendation to approve and authorize the Executive Director to enter into a contract with PROCON in an amount not to exceed \$437,000 for the construction of facade improvements to commercial buildings located at 1941, 1984, 1985, 1993 and 1990-94½ Atlantic Avenue.

Moved by Vivian Tobias, seconded by Neil McCrabb, Vice Chair.

Vote: Motion carried 6-0.

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

Abstain: Rick Meghiddo

11. (06-107R) Recommendation to approve Stage III Design Review Plans for The Olson Company West Gateway Project with conditions. (Downtown - District 2)

Jae Von Klug, Redevelopment Project Officer, spoke.

Ben Besley, The Olson Company, 3020 Old Ranch Parkway, Seal Beach, spoke.

Boardmembers Jensen, McCrabb, Baker and Meghiddo expressed concern regarding approval of Stage III Designs before detailed plan specifications of the main public common areas and exterior finishes were provided through color boards, specifications, finished schedules, and mock ups.

Patrick H. West, Executive Director, advised that staff would schedule a meeting to develop policy and procedures regarding submission of future Stage III Design review plans.

Boardmember Baker retired.

Motion: Approve recommendation to conditionally approve the Stage III Design Review Plans for The Olson Company West Gateway Project with the condition that before final approval was granted, and before the Plans were submitted to the Planning and Building Department, the Board would obtain the completed documentation on those items that would be affected by the Board's vote, and include display boards, schedules and specifications of the exterior and interior finishes in the common area's such as the lobby and elevator, and a more detailed description of the landscaping.

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

Vote: Motion carried 6-0.

Yes: Diane Arnold; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: William Baker

12. (06-108R) Recommendation to approve Stage III Design Review Plans for the Menorah Senior Housing Project. (Central - District 6)

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

Anne Friedrich, Menorah Housing Foundation, spoke.

Gustaf Soderbergh, Van Tilburg, Banvard & Soderbergh, AIA, architect, spoke.

A discussion ensued.

Motion: Approve recommendation to conditionally approve the Stage III Design Review Plans for the Menorah Senior Housing Project with the condition that before final approval was granted, and before the Plans were submitted to the Planning and Building Department, the Board would obtain the completed documentaiton of those items that would be affected by the Board's vote, which would include display boards, schedules and specifications of the exterior and interior finishes, the common areas such as the lobby and elevator, and a more detailed description of the landscaping.

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

Vote: Motion carried 7-0.

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

13. (06-109) Receive and file the Fiscal Year 2006-2007 budget development presentation.

It was unanimously agreed that Item No. 13 be postponed.

Mary Nemick, Public Information Consultant, spoke regarding the Redevelopment Agency Town Hall Meeting of June 19, 2006.

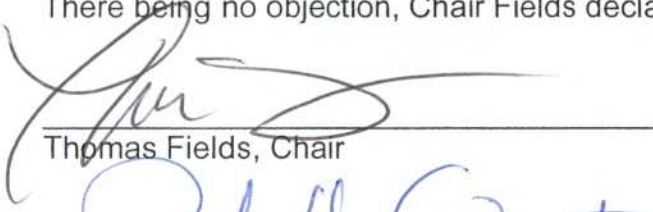
Boardmember Jensen and Tobias commented favorably regarding the Town Hall Meeting, and presented the feedback received from those who attended.

EXECUTIVE SESSION

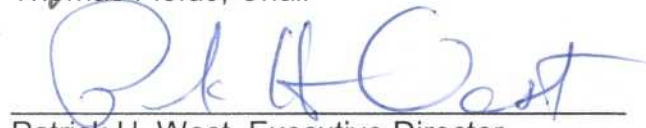
A. (06-110R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code, Section §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and Maurice M. and Anne H. Greeson, regarding the price and terms of acquisition of 232 Long Beach Boulevard for the Art Exchange Project.

ADJOURNMENT

There being no objection, Chair Fields declared the meeting be adjourned.

A handwritten signature in black ink, appearing to be 'Tom Fields', written over a horizontal line.

Thomas Fields, Chair

A handwritten signature in blue ink, appearing to be 'Patrick H. West', written over a horizontal line.

Patrick H. West, Executive Director