

**CITY OF LONG BEACH  
OVERSIGHT BOARD OF THE  
SUCCESSOR AGENCY TO  
THE REDEVELOPMENT  
AGENCY OF THE CITY OF  
LONG BEACH MINUTES**

**WEDNESDAY, SEPTEMBER 23, 2015  
333 W. OCEAN BOULEVARD  
COUNCIL CHAMBER, 9:00 AM**

Jane Netherton, Chair  
Eloy Ortiz Oakley, Vice Chair  
Carol R. Meyer, Member  
Richard R. Powers, Member



Christopher Steinhauser, Member  
Teer L. Strickland, Member  
Ellie Tolentino, Member

**FINISHED AGENDA & DRAFT MINUTES**

**SPECIAL MEETING**

**CALL TO ORDER (9:05 AM)**

At 9:05 AM, Chair Netherton called the meeting to order.

**ROLL CALL (9:05 AM)**

**Boardmembers** Meyer, Netherton, Steinhauser and Powers

**Present:**

**Boardmembers** Oakley, Strickland and Tolentino

**Absent:**

Also present: Richard Anthony, Deputy City Attorney; Michael Conway, Director of Economic and Property Development; Lisa Fall, Administrative and Financial Services Bureau Manager; Megan Wiegelman, City Clerk Specialist.

**FLAG SALUTE (9:05 AM)**

Boardmember Steinhauser led the flag salute.

**SUCCESSOR AGENCY STAFF COMMENTS (9:06 AM)**

There were no Successor Agency staff comments.

**REGULAR AGENDA (9:07 AM)**

1. 15-044OB Recommendation to receive and file Notice of Adjournment for the September 7, 2015 Regular Meeting of the Oversight Board of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach.

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

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

2. 15-045OB Recommendation to approve the minutes for the regular meeting of the Oversight Board of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach Regular Meeting held Tuesday, August 3, 2015.

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

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

3. 15-046OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to approve the draft Recognized Obligation Payment Schedule 15-16B, for the period of January 1 through June 30, 2016.

Michael Conway, Director of Economic and Property Development, spoke; and introduced Lisa Fall, Administrative and Financial Services Bureau Manager, who presented the staff report.

**A motion was made by Boardmember Meyer, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 33-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 33-2015

4. 15-047OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to amend the Revised Long Range Property Management Plan and submit the amendment to the State of California Department of Finance for approval.

Lisa Fall, Administrative and Financial Services Bureau Manager, presented the staff report.

Chair Netherton spoke.

Lisa Fall, Administrative and Financial Services Bureau Manager, spoke.

A dialogue ensued between Chair Netherton and Lisa Fall, Administrative and Financial Services Bureau Manager.

**A motion was made by Boardmember Steinhauser, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 34-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 34-2015

5. 15-048OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the

Redevelopment Agency of the City of Long Beach, to declare the property located at 2021 West Gaylord Street, Assessor Parcel Number 7429-022-902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Nicholas Loloee, and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$450,000; and accept Categorical Exemption CE 15-130.

Michael Conway, Director of Economic and Property Development, presented the staff report.

**A motion was made by Boardmember Powers, seconded by Boardmember Meyer, to approve recommendation and adopt Resolution No. O.B. 35-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 35-2015

**6. 15-049OB**

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 1112-1130 Locust Avenue, Assessor Parcel Numbers 7273-007-900, -901 and -902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Urban Pacific Multi-Housing, LLC and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,800,000; and accept Categorical Exemption CE 15-127.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Boardmember Meyer spoke.

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Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

**A motion was made by Boardmember Steinhauser, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 36-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 36-2015

7. 15-0500B

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 825 East 7th Street, Assessor Parcel Number 7274-020-900 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Grupe Properties, Inc., and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$630,000; and accept Categorical Exemption CE 15-128.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Boardmember Powers spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A dialogue ensued between Boardmember Powers and Michael Conway, Director of Economic and Property Development.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A dialogue ensued between Chair Netherton and Michael Conway,

Director of Economic and Property Development.

**A motion was made by Boardmember Meyer, seconded by Boardmember Steinhauser, to approve recommendation and adopt Resolution No. O.B. 37-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 37-2015

8. 15-051OB

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 140 West 7th Street and 650-656 Pacific Avenue, Assessor Parcel Numbers 7273-024-901 and -902 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Urban Pacific Multi-Housing, LLC and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,200,000; and accept Categorical Exemption CE 15-129.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Boardmember Meyer spoke.

Michael Conway, Director of Economic and Property Development, spoke.

**A motion was made by Boardmember Powers, seconded by Boardmember Meyer, to approve recommendation and adopt Resolution No. O.B. 38-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 38-2015

9. 15-052OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 1545-1551 and 1565 Santa Fe Avenue, Assessor Parcel Numbers 7432-005-900, -901, 903, and -904 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Atlas Marine, Inc., and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$557,777; and accept Categorical Exemption CE 15-131.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Chair Netherton spoke.

**A motion was made by Boardmember Steinhauser, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 39-2015. The motion carried by the following vote:**

**Yes: 4 - Meyer, Netherton, Steinhauser and Powers**

**Absent: 3 - Oakley, Strickland and Tolentino**

**Enactment No: O.B. 39-2015**

10. 15-053OB Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to reclassify the Permissible Use of the property at 620-632 South Street / 5705-5721 Lime Avenue, Assessor Parcel Numbers 7127-006-902, -903, -905, -906 and -907 (Subject Property), from Future Development to Sale of Property; declare the Subject Property as surplus; authorize City Manager, or designee, to execute any and all documents necessary, including a Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holdings, LLC (Buyer), for the sale of the property in the amount of \$1,205,000; and accept Categorical Exemption CE 15-126.

Michael Conway, Director of Economic and Property Development, presented the staff report.

Boardmember Steinhauser spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

**A motion was made by Boardmember Steinhauser, seconded by Boardmember Powers, to approve recommendation and adopt Resolution No. O.B. 40-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers

**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 40-2015

**11. 15-043OB**

Recommendation to adopt resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 635 East South Street, Assessor Parcel Number 7124-032-916 (Subject Property) as surplus; authorize City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holding LLC, and/or assignee (Buyer), for the sale of the Subject Property in the amount of \$350,000; and accept Categorical Exemption CE 15-078.

Michael Conway, Director of Economic and Property Development, presented the staff report.

**A motion was made by Boardmember Powers, seconded by Boardmember Meyer, to approve recommendation and adopt Resolution No. O.B. 41-2015. The motion carried by the following vote:**

**Yes:** 4 - Meyer, Netherton, Steinhauser and Powers



**Absent:** 3 - Oakley, Strickland and Tolentino

**Enactment No:** O.B. 41-2015

**COMMENTS FROM OVERSIGHT BOARDMEMBERS (9:36 AM)**

Boardmember Meyer spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

Boardmember Meyer spoke.

Chair Netherton spoke.

Michael Conway, Director of Economic and Property Development, spoke.

A dialogue ensued between Chair Netherton and Michael Conway, Director of Economic and Property Development.

Boardmember Meyer spoke.

Michael Conway, Director of Economic and Property Development, spoke.

Chair Netherton spoke.

**ADJOURNMENT (9:40 AM)**

At 9:40 AM, there being no objection, Chair Netherton declared the meeting adjourned.

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