

CITY OF LONG BEACH  
REDEVELOPMENT AGENCY AGENDA

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



MONDAY, JULY 10, 2006  
COUNCIL CHAMBER  
333 W. OCEAN BLVD., 9:00 AM

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

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FINISHED AGENDA & DRAFT MINUTES

ROLL CALL

Roll Call

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

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Chief of Police Anthony Batts, Long Beach Police Department; Eleanore Schmidt, Director of Library Services; Deputy Chief Steve Lewis, Long Beach Fire Department; Lisa Fall, Development Project Manager; Jamilla Vollmann, Development Project Manager; and Janet Pittman, City Clerk Specialist

FLAG SALUTE

Craig Beck, Assistant Executive Director, led in the flag salute.

APPROVAL OF THE MINUTES

Motion: Approve minutes of April 10, June 12, and June 26, 2006.

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

Vote: Motion carried 7-0.

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

PROJECT AREA COMMITTEE REPORTS

Alan Tolkoff, newly elected President Central Redevelopment Project Area Committee (CPAC), spoke regarding being elected to this position.

Pat Paris, CPAC, spoke.

Several Boardmembers spoke and thanked Pat Paris for her leadership and service.

## **PUBLIC PARTICIPATION**

William McKenn, Save Long Beach Skyline, addressed his concerns regarding the Shoreline Gateway project at Ocean Avenue and Alamitos Avenue.

Laurie Angel, Vice President of the North Long Beach Redevelopment Project Area Committee, expressed concern that recycling efforts be considered when demolishing older property; and requested a presentation to the Board regarding the demolition process and the historical survey.

## **CONSENT CALENDAR (1)**

Motion: Approve Consent Calendar Item No. 1.

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

Vote: Motion carried 7-0.

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

1. (06-119R) Recommendation to approve and authorize the Executive Director to enter into an All-Inclusive Settlement Agreement and all other related documents for the acquisition of property at 232 Long Beach Boulevard for \$1,600,000 plus closing costs.  
(Downtown - District 2)

## **REGULAR AGENDA (2 - 5)**

### **2. (06-111R) Receive and file a presentation on Long Beach Challenge.**

Craig Beck, Assistant Executive Director, introduced the presentation addressing the need for new revenue sources for facility and staffing costs associated with public safety and the libraries.

Chief of Police Anthony Batts, Long Beach Police Department; Eleanore Schmidt, Director of Library Services; and Deputy Chief Steve Lewis, Fire Department, shared information regarding the Long Beach Challenge and the potential November 2006 Long Beach Public Safety and Youth Crime Prevention Measure to address the needs in the City.

Boardmember Tobias, McCrabb, Baker, and Jensen and Chair Fields spoke regarding the need to provide funding for the services.

In response to Chair Fields, Deputy Chief Steve Lewis, Fire Department, indicated what Boardmembers could do to help the initiatives pass.

Information regarding the Long Beach Challenge was distributed, a copy of which was received and made a part of the permanent record.

### **3. (06-112R) Receive and file a presentation on the Brownfields Revolving Loan Fund Subgrant to Miller Children's Hospital.**

Lisa Fall, Development Project Manager, provided an overview of the Brownfields Revolving Loan Fund Subgrant to Miller Children's Hospital.

Richard De Carlo, Senior Vice President Operations, Memorial Care, spoke and presented slides regarding the remediation and treatment required, and the changes and expansion of the Miller Children's Hospital.

A discussion ensued.

Laurie Angel, Vice President of the North Long Beach Redevelopment Project Area Committee, expressed support for this project; and inquired regarding how the revolving loan funds would be replenished.

**4. (06-118R) Recommendation to approve and authorize the Executive Director to enter into a Loan Agreement with Koo's Art Center in an amount not to exceed \$50,000. (Central - District 2)**

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

In response to Boardmember Jensen, Craig Beck, Assistant Executive Director, indicated that the loan agreement would specifically include the outreach, public gallery space and classes for youth for the North Long Beach, Central, and Downtown areas.

Motion: Approve Recommendation to approve and authorize the Executive Director to enter into a Loan Agreement with Koo's Art Center in an amount not to exceed \$50,000; the loan forgivable in six years; and the items listed in the proposal would be part of the loan agreement.

Moved by William Baker, Member, seconded by Vivian M. Tobias, Member.

Vote: Motion carried 6-0.

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

Abstain: Rick Meghiddo, Member

**5. (06-117R) 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 226 W. 10th Street for \$350,000 plus closing costs. (Central - District 1)**

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

Staff responded to questions.

Boardmember Baker mentioned that Redevelopment had provided financial support for historical buildings.

Motion: 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 226 W. 10th Street for \$350,000 plus closing costs.

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

Vote: Motion carried 7-0.

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

## COMMENTS FROM AGENCY BOARD MEMBERS

There were no comments from the Boardmembers.

## EXECUTIVE SESSION

A. (06-114R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code Â§54956 for a conference with the Redevelopment Agency real property neogtiator, Patrick H. West, Executive Director, and negotiating parties, for the price and terms of acquisition of the Shoreline Gateway Project regarding property located at: 40 Atlantic Avenue; 19 Lime Avenue and 39 Lime Avenue; 615 E. Ocean Boulevard; 619 E. Ocean Boulevard; 635 E. Ocean Boulevard; 645 E. Ocean Boulevard; and 725 and 777 E. Ocean Boulevard.

B. (06-115R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956.8 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director and the negotiating parties for the price and terms of acquisition of the Olson West Gateway Project, Site 9.

C. (06-116R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956.8 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and the negotiating parties for the price and terms of acquisition of the Lyon West Gateway Project, Site 11.

D. (06-120R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and NJN Publishing Company; Nikolaos Sawas Trust; and Albert Martino Trust for the price and terms of acquisition of the Press Telegram Project.

E. (06-121R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for a conference with real property negotiator, Patrick H. West, Executive Director, and the negotiation parties for the price and terms of acquisition for the MTA Project for property located at: 133, 145 & 147 Long Beach Boulevard; the southwest corner of Long Beach Blvd. and Broadway; 225, 227, 229, 237 & 241 E. 1st St. and 119 & 115 Long Beach Blvd.; 107, 111 & 155 Long Beach Blvd.; 243 E. 1st St. and 101 Long Beach Blvd.

ADJOURNMENT

Motion: Adjourn

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

Vote: Motion carried 7-0.

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



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Thomas Fields, Chair



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Patrick H. West, Executive Director