

FINISHED AGENDA & DRAFT MINUTES

**ROLL CALL**

Roll Call (5:05 P.M.)

Present: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo;  
Tobias

Also present: Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant  
Executive Director; Heather Mahood, Chief Assistant City Attorney; Eleanore Schmidt,  
Director of Library Services; Michael Conway, Property Service Bureau Manager;  
Jan Pittman, City Clerk Specialist; Jerryl Soriano, City Clerk Specialist

**FLAG SALUTE:** Neil McCrabb.

**APPROVAL OF MINUTES FOR JANUARY 9, 2006 MEETING**

Motion: Approval of Minutes for January 9, 2006 Meeting.

Moved by Tobias, seconded by McCrabb.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

**PROJECT AREA COMMITTEE REPORTS**

There were no Project Area Committee Reports.

**PUBLIC PARTICIPATION**

There was no public participation.

**CONSENT CALENDAR (1- 4)**

Item No. 2 was discussed at the request of Chair Fields.

Motion: Approve Consent Calendar Items 1-4.

Moved by Baker, seconded by McCrabb.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair, Meghiddo; Tobias

1. (RDA-001) 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 1195 E. 15th Street and 1519 Orange Avenue for \$495,000 plus closing costs.  
(Central – District 6)

Motion: Approve recommendation for acquiring and authorizing the condemnation of real property at 6620-6630 Atlantic Avenue, APN 7115-003-035, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 02-2006.

Moved by Tobias, seconded by McCrabb.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

Motion: Approve recommendation for acquiring and authorizing the condemnation of real property at 609-669 East Artesia Boulevard, APNs 7115-003-037, 7115-003-039, and 7115-003-040, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 03-2006.

Moved by McCrabb, seconded by Arnold.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

**6. (RDA-006) Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APN 7131-032-009; 5096 Long Beach Boulevard, APN 7131-032-008, and 5098 Long Beach Boulevard, APN 7131-032-010, including land, improvements, fixtures and equipment;**

**Receive testimony from staff and property owners(s) with interest in the property; and**

**Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North – District 8)**

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

Boardmember Jensen spoke.

John Peterson, Attorney for property owners at 5096 and 5098 Long Beach Boulevard, spoke.

Motion: Approve recommendation for acquiring and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APN 7131-032-009, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 04-2006.

Moved by McCrabb, seconded by Jensen.

Vote: Motion carried 7-0.

Yes: Arnold, Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

Motion: Approve recommendation for acquiring and authorizing the condemnation of real property at 5096 Long Beach Boulevard, APN 7131-032-008, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 05-2006.

Moved by McCrabb, seconded by Arnold.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

January 23, 2006

Motion: Approve recommendation for acquiring and authorizing the condemnation of real property at 5098 Long Beach Boulevard, APN 7131-032-010, including land, improvements, fixtures and equipment; and adopt Resolution No. R. A. 06-2006.

Moved by McCrabb, seconded by Arnold.

Vote: Motion carried 7-0.

Yes: Arnold; Baker; Fields, Chair; Jensen; McCrabb, Vice Chair; Meghiddo; Tobias

#### **7. (RDA-007) Presentation: North Long Beach Library Proposal**

Eleanor Schmidt, Director of Library Services, spoke; and distributed information at the meeting.

Chair Fields spoke.

Boardmember McCrabb spoke.

Boardmember Tobias spoke.

Boardmember Jensen spoke.

Boardmember Meghiddo spoke.

Boardmember Baker spoke.

Chair Fields spoke.

Boardmember Jensen spoke.

Boardmember Tobias spoke.

Boardmember Jensen spoke.

Boardmember Meghiddo spoke.

Boardmember McCrabb spoke.

Martha Thuente, North Long Beach Redevelopment Project Area Committee Chair, spoke.

Annie Greenfeld-Wisner spoke.

#### **COMMENTS FROM AGENCY BOARD MEMBERS**

Video Presentation entitled "Then and Now".

**EXECUTIVE SESSION – It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session.**

(RDA-008) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Bixby Knolls – Site Acquisition).

APN: 7138-009-014  
Address: 4258-4260 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: David L. Scott  
Under Negotiation: Price and Terms of Acquisition

(RDA-009) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Bixby Knolls Shopping Center).

APN: 7135-022-046  
Address: 4262-4266 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Gaska, Inc. for GGF, LLC.  
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-047  
Address: 4250-60 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Gaska, Inc. for GGF, LLC.  
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-048  
Address: 4442-4446 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Gaska, Inc. for GGF, LLC.  
Under Negotiation: Price and Terms of Acquisition

(RDA-010) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Press-Telegram Proposal).

APN: 7273-025-013 and 7273-025-015 through 021  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: NJN Publishing Company  
Under Negotiation: Price and Terms of Acquisition

APN: 7273-025-001  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Nikolaos Sawas Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7273-025-014

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Albert Martino Trust

Under Negotiation: Price and Terms of Acquisition

(RDA-011) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (RFP for Mixed-Use Development at 3rd St. and Pacific Ave.).

APN: 7280-016-002

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: DeCarion Living Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-005

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Praket Lertkulvanich Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-007

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Fred and Gail Leonard Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-006, -008, -010, -017, -900 and -901

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Redevelopment Agency of the City of Long Beach

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-014

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Rose Mizrahi Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-015

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Fred S. and Alice R. Handal

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-011, -012, -013 and -016

Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Pine Street Property, LLC

Under Negotiation: Price and Terms of Acquisition

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(RDA-012) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (West Gateway – Status of Negotiations and Acquisition).

APN: 7278-019-001; 003 through 008; 012 through 021; 024 through 031; and 912 through 914 (Site 9)

Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and The Olson Company  
Under Negotiation: Price and Terms of Acquisition

APN: 7278-019-040 through 044; 048 through 055; 900 through 902; 904 through 908; 910; and 911 (Site 10)

Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Lennar South Coast Homebuilding  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-024-003; 005; 011; 017; and 900 through 914 (Site 11)

Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Lyon Realty Advisors  
Under Negotiation: Price and Terms of Acquisition

(RDA-013) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Acquisition of Miscellaneous Properties in North Village Center).

APN: 7124-032-029

Address: 5800 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Autozone Development Corporation  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-006

Address: 5832 - 34 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-001 through 005

Address: 5870 - 74 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

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APN: 7124-032-009  
Address: 5895 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-010  
Address: 5885 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-011  
Address: 5881 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-012  
Address: 5873 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-013  
Address: 5865 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-014  
Address: 5861 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-015  
Address: 5853 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-016  
Address: 5849 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-017  
Address: 5841 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Terek Saleh  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-018  
Address: 5837 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Sharon Savoy  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-019  
Address: 5833 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-020  
Address: 5821 Lime Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-028  
Address: 635 South Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ernest & Katja Jones  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-001  
Address: 5892 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Rosalina Mouk  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-002  
Address: 5886 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Theodore and Oramae Webb  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-003  
Address: 5878 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Theodore and Oramae Webb  
Under Negotiation: Price and Terms of Acquisition



APN: 7125-033-004  
Address: 5874 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Enrique and Maria Ortiz  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-005  
Address: 5866 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Trinidad Mota, Jr.  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-006  
Address: 5860 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Diego Facio  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-007  
Address: 5852-54 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Alice Bailey and Ruth Pryor  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-008  
Address: 5850 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Norman and Maria Cease  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-009  
Address: 5844 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-010  
Address: 5836 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: City Neighborhood Rental, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-011  
Address: 5826 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: William R. Wagner  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-012  
Address: 5822 Linden Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Wylfred R. Mata  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-013  
Address: 501 E. South Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-030  
Address: 5801 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Horowitz Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-025  
Address: 5823-25 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Arthur Noble  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-024  
Address: 5827-29 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ngoc Le Tran  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-023  
Address: 5835 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-022  
Address: 5845 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-021  
Address: 5855 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

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APN: 7125-033-019, 020  
Address: 5869-75 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Dale B. Kindermann  
Under Negotiation: Price and Terms of Acquisition

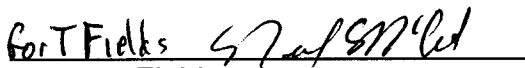
APN: 7125-033-018  
Address: 5879 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: First Samoan Full Gospel Pentecostal Church, Inc.  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-017  
Address: 5887 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-016  
Address: 5893 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency of the City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

#### ADJOURNMENT

At 6:55 P.M., there being no objection, Chair Fields declared that the meeting be adjourned.

  
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Thomas Fields  
Chair

  
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Patrick H. West  
Executive Director