

**CITY OF LONG BEACH  
REDEVELOPMENT AGENCY AGENDA**

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



**MONDAY, MAY 8, 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: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair;  
Vivian Tobias

Absent/Excused: Diane Arnold; Rick Meghiddo

Also Present: Patrick H. West, Executive Director; Craig Beck, Acting Redevelopment Bureau Manager; Heather Mahood, Chief Assistant City Attorney; Lee Mayfield, Redevelopment Project Officer; Aldo Schindler, Redevelopment Project Officer; Jae Von Klug, Redevelopment Project Officer; Janet Pittman, City Clerk Specialist; Jan Davey, City Clerk Specialist

Chair Fields presiding.

**FLAG SALUTE**

Boardmember Tobias

**APPROVAL OF MINUTES FOR THE MEETING OF APRIL 24, 2006**

Motion: Approve minutes of the April 24, 2006 meeting.

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

Vote: Motion carried 4-0.

Yes: William Baker; Thomas Fields, Chair; Terry Jensen; Neil McCrabb, Vice Chair

Abstain: Vivian Tobias

Absent: Diane Arnold; Rick Meghiddo

## PROJECT AREA COMMITTEE REPORTS

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee, extended an invitation to the May 20, 2006 dedication of the newest North Long Beach park at the corner of Plymouth Street and Elm Avenue.

## PUBLIC PARTICIPATION

Eleanore Schmidt, Director of Library Services, distributed and extended a verbal invitation to the new MacArthur Park Neighborhood Library groundbreaking scheduled for May 20, 2006, a copy of which was received and made a part of the permanent record; and thanked the Board for helping to secure the site.

Park Carmen, Director of Planning and Analysis, Long Beach Memorial Medical Center, thanked the Redevelopment staff for their help during the acquisition of the Aloha Motel, 2870 Long Beach Boulevard; and distributed a picture of the structure's demise, a copy of which was received and made a part of the permanent record.

## CONSENT CALENDAR (1 - 9)

### PUBLIC PARTICIPATION

Laurie Angel, North Long Beach, spoke regarding Item No. 1 advising that a total of five individuals participated in the two Community Needs Assessment focus groups for the North Long Beach Redevelopment Project Area.

Motion: Approve Consent Calendar Items 1 through 9, except for Items 7 and 9.

Moved by William Baker, seconded by Vivian Tobias.

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

1. (06-075R) Recommendation to receive and file the Community Needs Assessment for the North Long Beach Redevelopment Project Area. (North - Districts 8,9)
2. (06-076R) 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 5837 Lime Avenue for a purchase price of \$450,000 plus closing costs. (North - District 9)
3. (06-077R) 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 5709 - 11 Lime Avenue for a purchase price of \$730,000 plus closing costs. (North - District 8)
4. (06-078R) 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 5644 Atlantic Avenue for a purchase price of \$365,000 plus closing costs. (North - District 8)
5. (06-079R) Recommendation to approve additional funding for the Commercial Facade Improvement Project at 4121 Long Beach Boulevard in the amount of \$65,000. (North - District 8)

6. (06-080R) 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 1044 E. 16th Street for a purchase price of \$925,000 plus closing costs.  
(Central - District 6)

Item No. 7 was discussed with Item No. 11.

7. (06-081R) Recommendation to approve and authorize the Executive Director to execute an 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, presented the staff report.

Motion: Discuss Item No. 7 with Item No. 11.

Moved by Terry Jensen, seconded by Vivian Tobias.

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

Motion: Approve and authorize the Executive Director to execute an agreement with Mary Nemick for communications and public outreach consulting services in connection with redevelopment activities related to all redevelopment project areas.

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

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

8. (06-082R) Recommendation to approve a revision to Lennar Promenade Stage III Design Review Plans. (Downtown - District 2)

9. (06-084R) Recommendation to approve a substitution of collateral for a Redevelopment Agency loan from 1930 East McKenzie Street to 1475 West Anaheim Street.  
(West Industrial - District 1)

Aldo Schindler, Redevelopment Project Officer, presented the staff report and responded to questions.

A discussion ensued.

Motion: Approve a substitution of collateral for a Redevelopment Agency loan from 1930 East McKenzie Street to 1475 West Anaheim Street.

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

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

## REGULAR AGENDA (10 - 14)

10. (06-083R) Recommendation to approve Stage III Design Review Plans for Hotel Esterel with conditions and to use the Percent for Public Art contribution in The Promenade public right-of-way. (Downtown - District 2)

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

Alain Sarfatti, developer, spoke.

Motion: Approve Stage III Design Review Plans for Hotel Esterel with conditions and to use the Percent for Public Art contribution in The Promenade public right-of-way.

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

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

11. (06-085R) Recommendation to approve the Redevelopment Agency Communications and Public Outreach Plan (Citywide).

Patrick H. West, Executive Director, introduced the Redevelopment Agency Communications and Public Outreach Plan and spoke regarding the functions performed by Mary Nemick.

Mary Nemick, narrated the slide presentation for the Communications and Public Outreach Plan.

A discussion ensued.

Staff responded to questions.

Laurie Angel, North Long Beach, relayed that the North Long Beach Redevelopment Project Area Committee had staffed booths at public events, and commented regarding the positive outcome from this endeavor.

Motion: Approve the Redevelopment Agency Communications and Public Outreach Plan

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

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

12. (06-086R) 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 5500-50 Paramount Boulevard for a purchase price of \$3,850,000 plus closing costs. (North - District 9)

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

Phil Saumur, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Laurie Angel, NPAC, spoke.

A discussion ensued.

Michael Conway, Property Services Bureau Manager, spoke.

Motion: 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 5500-50 Paramount Boulevard for a purchase price of \$3,850,000 plus closing costs.

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

Vote: Motion carried 5-0.

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

Absent: Diane Arnold; Rick Meghiddo

13. (06-087R) Recommendation to adopt Plans and Specifications No. R-6688, and approve and authorize the Executive Director to enter into a contract with All American Asphalt in an amount not to exceed \$1,023,288 for the improvement of Long Beach Boulevard between Wardlow Road and San Antonio Drive in the City of Long Beach, California. (North - District 8)

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

Motion: Adopt Plans and Specifications No. R-6688, and approve and authorize the Executive Director to enter into a contract with All American Asphalt in an amount not to exceed \$1,023,288 for the improvement of Long Beach Boulevard between Wardlow Road and San Antonio Drive in the City of Long Beach, California. (North - District 8)

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

Vote: Motion carried 4-0.

Yes: William Baker; Thomas Fields, Chair; Neil McCrabb, Vice Chair; Vivian Tobias

Abstain: Terry Jensen

Absent: Diane Arnold; Rick Meghiddo

14. (06-090R) Receive and file eminent domain legislative update.

Patrick H. West, Executive Director, presented an update regarding eminent domain legislation in the State.

There being no objection, Chair Fields declared that the June 12, 2006 Redevelopment Agency meeting be canceled as requested by the City Clerk.

## **EXECUTIVE SESSION**

A. (06-088R) 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 Lyon Realty Advisors regarding the West Gateway Project price and terms of acquisition.

B. (06-089R) 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 Lennar regarding the status of negotiations at 505 W. Broadway.

**ADJOURNMENT**

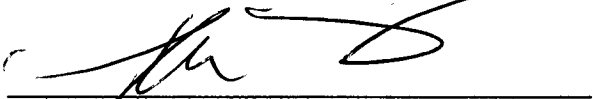
Motion: Adjourn.

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

Vote: Motion carried 5-0.


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

Absent: Diane Arnold; Rick Meghiddo



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Thomas Fields, Chair



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Patrick H. West, Executive Director