

**CITY OF LONG BEACH  
REDEVELOPMENT AGENCY  
BOARD MINUTES**

**MONDAY, JANUARY 22, 2007  
COUNCIL CHAMBER  
333 W. OCEAN BLVD., 9:15 AM**

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



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

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ROLL CALL (9:35 AM)

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Aldo Schindler, Redevelopment Project Officer; Meggan Mensinger, Development Project Manager; Janet Davey, City Clerk Specialist.

**Commissioners** Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb,  
**Present:** Rick Meghiddo and Thomas T. Fields

**Commissioners** Vivian Marie Tobias  
**Absent:**

**FLAG SALUTE**

Boardmember Meghiddo led in the flag salute.

[07-002R](#) Recommendation to receive and file Notice of Adjournment of the January 1, 2007 and January 15, 2007 regular meetings of the City of Long Beach Redevelopment Agency.

No action was taken on the item.

**This RDA-Agenda Item was received and filed.**

[07-003R](#) Recommendation to approve minutes for the meeting of December 4, 2006.

Chair Fields noted that he was absent from the meeting of December 4, 2006, and should not be shown as voting for Item No. 9; and requested the minutes be corrected.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation with correction. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb and Rick Meghiddo

**Abstain:** 1 - Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

### **PROJECT AREA COMMITTEE REPORTS**

There were no project area committee reports.

### **EXECUTIVE DIRECTOR'S REPORT**

There was no Executive Director's Report given.

### **PUBLIC PARTICIPATION:**

No one from the public addressed the Board.

### **REGULAR AGENDA (1-5)**

1. [07-001R](#) Recommendation to approve the Relocation Plan for 1565 Santa Fe Avenue. (West Industrial - District 1)

Craig Beck, Assistant Executive Director, advised that Agenda Item Nos. 1 and 2 were related.

Aldo Schindler, Redevelopment Project Officer, presented the staff report.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

2. [07-004R](#) Recommendation to adopt a Resolution for a Replacement Housing Plan for 1565 Santa Fe Avenue. (West Industrial - District 1)

Aldo Schindler, Redevelopment Project Officer, presented the staff report.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Baker, to approve recommendation and adopt Resolution No. R.A. 01-2007 for 1565 Santa Fe Avenue property. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

**Enactment No:** R.A. 1-2007

3. [07-005R](#) Recommendation to approve the Relocation Plan for the proposed Central Housing Action Plan Project. (Central - Districts 1 and 6)

Craig Beck, Assistant Executive Director, advised that Agenda Item Nos. 3 and 4 are similar; and responded to Boardmember McCrabb questions.

Meggan Mensinger, Development Project Manager, presented the staff report.

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

4. [07-006R](#) Recommendation to adopt a Resolution for a Replacement Housing Plan

for the proposed Washington School and Central Housing Action Plan Project. (Central - Districts 1 and 6)

**A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 02-2007 for the proposed Washington School and Central Housing Action Plan Project. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

**Enactment No:** R.A. 02-2007

5. [07-007R](#)

Recommendation to authorize the Executive Director to execute a Recognition and Attornment Agreement by and between the Redevelopment Agency, Polos Wrigley, LLC and Wachovia Bank, National Association, related to Wrigley Marketplace located at Long Beach Boulevard and Willow Street. (Central - District 6)

Craig Beck, Executive Director, presented the staff report, and responded to questions.

Boardmember Meghiddo announced his resignation from the Board: and excused himself from the meeting.

The Boardmembers commented regarding Boardmember Meghiddo's service to the Board.

Patrick H. West, Executive Director, introduced two new employees to the Redevelopment Agency; Angela Head, Community Development Analyst, and Avater Winborne, Community Development Analyst.

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

**Absent:** 1 - Vivian Marie Tobias

## **PRESENTATION OF PROPOSALS FOR NORTH VILLAGE CENTER**

Craig Beck, Assistant Executive Director, advised that three developers would make presentation for the North Village Project, in the following order: Uptown Long Beach, Civic Enterprise Development, and Gerding Edlen Development.

It was unanimously agreed that the meeting be recessed for a break.

The meeting reconvened.

### **UPTOWN LONG BEACH**

Richard Hollingsworth, President and CEO, Gateway Cities Partnership, Inc., Paramount, CA, noted that Gateway Cities Partnership, Inc. was comprised of three entities Gateway Cities, CVC; BK Homes (the builder); and Genesis LA (the partner and development primary funder); and described the groups general business experience, their North Long Beach community meetings, and the vision for this area.

Paige Cutkomp, Associate Partner/Senior Designer, Newman Garrison Gilmour Partners, presented a slide presentation regarding the project's architectural concepts, and the site plan; and submitted a communication entitled "Uptown Long Beach Inspirational Imagery," a copy of which was received and made a part of the permanent record.

Mo Tidemanis, Director of Real Estate, California Sate University Long Beach Foundation on behalf of Alexander King, President, California State University, Long Beach, spoke in favor of the "Uptown Long Beach" project.

### **CIVIC ENTERPRISE DEVELOPMENT**

Mott Smith, Principal, Civic Enterprise Development Company, Los Angeles, spoke regarding their concept and background, and submitted a copy of the Power Point presentation and the "North Village Center RFP," copies of which were received and made a part of the permanent record.

Jay Stark, Principal and Managing Director, Phoenix Reality Group, LLC, spoke regarding his firm, noting that the firm's focus was exclusively for workforce housing and revitalization.

Roger Sherman, Principal, Sherman/Farrage Architects LLC, AIA, Culver City, CA, spoke regarding their project concept.

Kevin Daly, Architect, Daly Genik Architects, Santa Monica, CA, commented in regards to how the companies would work together, and with the location's architecture.

#### **GERDING EDLEN DEVELOPMENT**

Thomas Cody, Principal, Gerding Edlen Development, Portland, OR, introduced the team and made a presentation.

Abe K. Farkas, Director of Development Services, ECONorthwest, presented the proposal concept, and commented regarding the company.

Kurt K. Schultz, Principal, Sera Architects Inc., Portland, OR, presented the project's design concept, a copy of which was received and made a part of the permanent record.

Brent Gaulke, Gerding Edlen Development, spoke regarding financing and project uses.

Chair Fields and Craig Beck, Assistant Executive Director, announced that this was the time for Boardmembers, and then the public to address the development teams in the order of their presentations.

A question and answer session ensued regarding the "Uptown Long Beach" proposal between the Boardmembers and Richard Hollingsworth, President and CEO, Gateway Cities Partnership, Inc.

A question and answer session ensued regarding the "Civic Enterprise Development" proposal between Boardmembers, Mott Smith, Principal, Civil Enterprise Development Company, and Roger Sherman, Principal, Sherman/Farrage Architects, LLC.

A question and answer session ensued regarding the "Gerding Edlen Development" proposal between Boardmembers, Thomas Cody, Principal, Gerding Edlen Development, and Kurt K. Schultz, Principal, Sera Architects Inc.

Matt Kaplan, Senior Director Technology and Development, California State University Long Beach, spoke in favor of the "Uptown Long Beach" project and submitted a communication entitled "The Long Beach Community Media Center, A Preliminary Plan," a copy of which was received and made a part of the permanent record.

Bryon R. Schweigert, PharmD, Chief Education and Government Affairs Officer, MemorialCare, indicated that the affordable housing component would be beneficial to employees and businesses.

Martha Thunte, Chair, North Long Beach Redevelopment Project Area (NPAC), requested that when a developer was selected that a presentation be made to the North Long Beach residents.

Laurie Angel, Vice Chair, NPAC, expressed concern regarding a number of the project's aspects.

Phil Saumur, NPAC, expressed interest regarding various project aspects.

Dan Pressberg, NPAC, had several questions regarding the developers long-term commitment to the project area.

Alan Burkes, 235 E. Broadway, indicated that the Long Beach Design Firm would offer its services to help select a developer.

Chair Fields spoke.

## **SECOND ROLL CALL**

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Janet Davey, City Clerk Specialist.

**Commissioners** Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb,  
**Present:** Rick Meghiddo and Thomas T. Fields

**Commissioners** Vivian Marie Tobias  
**Absent:**

**COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**

In response to Boardmember Baker, Alan Burkes, 235 E. Broadway, advised that they were working with the Second District to review proposed downtown projects.

Boardmember Jensen requested that the proposed North Village Center project not be politicized.

07-011R

**EXECUTIVE SESSION**

A. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Condo Conversion at 6th Street and Pine Avenue).

APN: 7280-004-020  
Address: 110 W 6th Street, 555 Pine Avenue,  
565 Pine Avenue, 575 Pine Avenue  
585 Pine Avenue and 595 Pine Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: DCO Pine Avenue  
Under Negotiation: Price and Terms of Acquisition

B. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (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

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  
Property 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  
Property 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  
Property 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  
Property 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  
Property 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  
Property 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  
Property 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  
Property 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  
Property 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

Property Address: 635 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: 7125-033-001  
Property Address: 5892 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: 7125-033-002  
Property Address: 5886 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: 7125-033-003  
Property Address: 5878 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: 7125-033-004  
Property Address: 5874 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: 7125-033-005  
Property Address: 5866 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: 7125-033-006  
Property Address: 5860 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: 7125-033-007  
Property Address: 5852-54 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: 7125-033-008  
Property Address: 5850 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: 7125-033-009  
Property 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  
Property Address: 5836 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: 7125-033-011  
Property Address: 5826 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: 7125-033-012  
Property Address: 5822 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: 7125-033-013

Property 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

Property Address: 5801 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: 7125-033-025

Property Address: 5823-25 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: 7125-033-024

Property 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

Property 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

Property 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  
Property 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

APN: 7125-033-019, 020  
Property Address: 5869-75 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: 7125-033-018  
Property Address: 5879 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: 7125-033-017  
Property 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  
Property 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

A. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and DCO Pine Avenue, regarding the price and

terms of acquisition of a condo conversion at 6th Street and Pine Avenue.

B. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of properties for the North Village Center.

**This RDA-Agenda Item was received and filed.**

**ADJOURNMENT (12:08 PM)  
M)**

At 12:08 P.M., there being no objection, Chair Fields declared the meeting adjourned to Executive Session.

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Thomas Fields, Chair

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Patrick H. West, Executive Director