

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



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

AGENDA NO. 994

ROLL CALL

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

Commissioners Diane L. Arnold and Vivian Marie Tobias
Absent:

Also Present: Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Lee Mayfield, Redevelopment Project Officer; Aldo Schnidler, Redevelopment Project Officer; Michael Conway, Property Services Bureau Manager; Jan Pittman, City Clerk Specialist

FLAG SALUTE

Boardmember Meghiddo led in the flag salute.

[07-137R](#)

APPROVAL OF MINUTES FOR THE MEETING OF JULY 24, 2006.

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

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

PROJECT AREA COMMITTEE REPORTS

Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), noted that the Village Center building demolition had begun; and the dedication for opening the first part of the Ed "Pops" Davenport Park would be held on September 9, 2006, and encourage the Boardmembers to attend.

Alan Tolkoff, Chair Central Redevelopment Project Area Committee (CPAC), advised that the new CPAC meeting facility was not available yet; and discussed the comments made at the last CPAC meeting by City staff regarding store-front churches.

Chair Fields requested that Mike Mais, Assistant City Attorney, speak at a future meeting regarding the store-front church issue.

PUBLIC PARTICIPATION

There was no public participation.

CONSENT CALENDAR (1 - 2)

Passed The Consent Calendar

A motion was made by Vice Chair McCrabb, seconded by Boardmember Baker, to approve Consent Calendar Items No. 1-2. The motion carried by the following vote:

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

1. [06-131R](#) Recommendation to request the City Attorney to prepare and authorize the Executive Director to execute a First Amendment to the Agreement Containing Covenants for Olson 737 - Long Beach 2, LLC for The Promenade development. (Downtown - District 2)

A motion was made to approve recommendation on the Consent Calendar.

2. [06-132R](#) Recommendation to approve and authorize the Executive Director to execute a revocable permit for the use of Agency-owned Parking Lot B by SambaLá Samba School for the 11th Annual Brazilian Street Carnival. (Downtown - District 1)

A motion was made to approve recommendation on the Consent Calendar.

REGULAR AGENDA (3 - 7)

3. [06-133R](#) Recommendation to authorize the Executive Director to enter into Memorandums of Understanding with Toll Brothers and Williams and Dame Development, respectively, to negotiate the development of the Broadway Block. (Downtown - District 2)

Craig Beck, Assistant Executive Director, presented the staff report.

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

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

4. [06-134R](#) Recommendation to approve and transmit to the Long Beach City Council Budget Oversight Committee a schedule to repay outstanding debt between the Redevelopment Agency and the City of Long Beach from the Central Long Beach, Downtown, and Poly High Redevelopment Project Areas. (Citywide)

Craig Beck, Assistant Executive Director, advised that Item No. 4 was being pulled from the agenda.

This RDA-Agenda Item was withdrawn.

5. [06-135R](#) Recommendation to approve and authorize the Executive Director to use North Long Beach Redevelopment Project Area Committee Local Program funds for a mural honoring City of Long Beach Veterans.

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

A discussion ensued.

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

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

6. [06-136R](#) Recommendation to adopt a Resolution making certain findings regarding the construction of certain public improvements with Central Long Beach Redevelopment Project Area Funds.

Adopt Plans and Specifications No. R-6704, and approve and authorize the Executive Director to enter into a contract with Sully Miller Contracting Company in an amount not to exceed \$817,540 for the Construction of Streetscape Improvements on Santa Fe Avenue between Pacific Coast Highway and Wardlow Road in the City of Long Beach, California. (Central - District 7)

Craig Beck, Assistant Executive Director, and Lee Mayfield, Redevelopment Project Officer, presented the staff report.

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, to approve recommendation and adopt Resolution R.A. 36-2006. The motion carried by the following vote:

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

Enactment No: R.A. 36-2006

7. [06-137R](#)

Recommendation to approve and authorize the Executive Director to acquire the property at 4258-4260 Atlantic Avenue for \$1,350,000 plus closing costs. (North - District 8)

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

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

Yes: 5 - Terry Jensen, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

Absent: 2 - Diane L. Arnold and Vivian Marie Tobias

EXECUTIVE SESSION

A. [06-138R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Development of Block at 7th Street and Pine Avenue/ 7th Street and Pacific Avenue)

APN: 7273-024-006, 008, 009, 011 and
7273-024-001, 004, 005, and 007
Property Address: 626, 630, 636, and 640 Pacific Avenue;
114 West 7th Street;
635, 641, and 643 Pine Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Park Bixby Tower, Inc., Yong and Shin Ahn,
and Hossein Nami
Under Negotiation: Price and Terms of Acquisition

A. (06-138R) 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 for 626, 630, 636, and 640 Pacific Avenue; 114 West 7th Street; 635, 641, and 643 Pine Avenue for the development of the block at 7th Street and Pine Avenue/7th Street and Pacific Avenue.

This RDA-Agenda Item was received and filed.

B. [06-139R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Various Sites).

APN: 7269-005-003
Property Address: 1348 Pacific Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Schinke
Under Negotiation: Price and Terms of Acquisition

APN: 7269-005-001, 004

Property Address: 1339-47 Pine Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Hassan
Under Negotiation: Price and Terms of Acquisition

APN: 7269-006-020, 021
Property Address: 1411 Pine Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Hassan
Under Negotiation: Price and Terms of Acquisition

APN: 7269-040-018
Property Address: 1494 Henderson
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Li
Under Negotiation: Price and Terms of Acquisition

APN: 7269-040-019
Property Address: 1486 Henderson
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Santana
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-019
Property Address: 469 W. 17th Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gardner
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-018
Property Address: 1718 Magnolia Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Patricia Gardner
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-017
Property Address: 1730 Magnolia Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Espinoza
Under Negotiation: Price and Terms of Acquisition

APN: 7269-037-016
Property Address: 1732-34 Magnolia Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ordonez
Under Negotiation: Price and Terms of Acquisition

APN: 7209-015-016
Property Address: 1842 Locust Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: SMLC, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7209-016-033
Property Address: 101 E. Pacific Coast Highway
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Chi Ngo
Under Negotiation: Price and Terms of Acquisition

APN: 7268-006-020
Property Address: 1790 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Farah/Nand
Under Negotiation: Price and Terms of Acquisition

B. (06-139R) 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 for property at: 1339-47 Pine Avenue, 1411 Pine Avenue, 1494 Henderson, 1486 Henderson, 469 W. 17th Street, 1718 Magnolia Avenue, 1730 Magnolia Avenue, 1732-34 Magnolia Avenue, 1842 Locust Avenue, 101 E. Pacific Coast Highway, 1790 Atlantic Avenue.

This RDA-Agenda Item was received and filed.

C. [06-140R](#) Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (West Gateway Project).

APN: 7278-019-052
Property Address: 529 and 533 W. Broadway
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Hing Ling Ganow Chu
Under Negotiation: Price and Terms of Acquisition

C. (06-140R) 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 Hing Ling Ganow Chu regarding the price and terms of acquisition of property at 529 and 533 W. Broadway for the West Gateway Project.

This RDA-Agenda Item was received and filed.

COMMENTS FROM AGENCY BOARDMEMBERS

Boardmembers Baker and McCrabb discussed the presentation made by Redevelopment staff at the last Central Project Area Committee meeting regarding all Redevelopment projects, and commended them for the fine work.

Craig Beck, Assistant Executive Director, introduced new staff member Kristine Swensson, Budget Analyst.

ADJOURNMENT

Motion: Adjourn.

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

Vote: Adjourn.

(Carried 5-0)

Yes: William Baker, Thomas Fields, Chair, Terry Jensen, Neil McCrabb, Vice Chair, and Rick Meghiddo.

Absent: Diane Arnold, Vivian Tobias.