

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



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

**REVISED
AGENDA NO. 993**

ROLL CALL (9:06 AM)

Commissioners Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb,

Present: Rick Meghiddo and Thomas T. Fields

Commissioners Vivian Marie Tobias

Absent:

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather A. Mahood, Chief Assistant City Attorney; Mike Killebrew, Director of Financial Management; Lisa Fall, Redevelopment Administrator; Angela Reynolds, Advance Planning Officer, Planning and Building Department; Craig Chalfant, Advance Planner, Planning and Building Department; Janet Pittman, City Clerk Specialist

FLAG SALUTE

Mike Killebrew, Director of Financial Management, led in the flag salute.

[07-136R](#)

APPROVAL OF MINUTES FOR THE MEETING OF JULY 10, 2006.

A motion was made by Boardmember Baker, seconded by Boardmember Jensen, 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

PROJECT AREA COMMITTEE REPORTS

Alan Tolkoff, Chair Central Redevelopment Project Area, advised that the new meeting room at 1900 Pacific Avenue would be available for the August meeting, and commended Executive Director West for his prompt, accommodating reply regarding the room; and that he would meet with a few Councilmembers and department directors to improve outreach.

PUBLIC PARTICIPATION

In response to William Wynne, architect, who expressed concerns in regards to the Gateway Project, Heather A. Mahood, Chief Assistant City Attorney, advised that Agenda Item No. 4 addressed the issue and comments should be presented at that time.

CONDUCT AN ELECTION FOR THE REDEVELOPMENT AGENCY CHAIR AND VICE CHAIR

Chair Fields opened the nominations.

Boardmember Baker suggested that Chair Fields and Vice Chair McCrabb be re-elected to the same positions.

Heather A. Mahood, Chief Assistant City Attorney, advised that the election could be in the form of a slate nomination.

Motion to Approve a slate nomination of Thomas Fields for Chair and Neil McCrabb for Vice Chair. Moved by William Baker, seconded by Diane Arnold.

CONSENT CALENDAR (1 - 2)

Motion to Approve Consent Calendar Items No. 1 and 2. Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.

Passed The Consent Calendar

A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve Consent Calendar Items 1 and 2. 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

1. [06-122R](#) Recommendation to request the City Attorney to prepare, and authorize the Executive Director to execute an Exclusive Negotiation Agreement with Glenn Dobbs, for the development of Agency-owned property at 2025 West 17th Street. (West Industrial - District 1)

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

2. [06-123R](#) 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 1814 Pine Avenue for a purchase price of \$735,000 plus closing costs. (Central - District 6)

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

REGULAR AGENDA (3 - 8)

3. [06-124R](#) Receive and File a presentation by Mike Killebrew on the Fiscal Year 2006-07 Budet.

Mike Killebrew, Director of Financial Management, discussed the 2006-07 Budget, and distributed "The City of Long Beach, Financial Strategic Plan - the Final Stretch," and "City of Long Beach, Proposed FY 07 Budget, Community Feedback Card," copies of which were received and made a part of the permanent record.

This RDA-Agenda Item was received and filed.

4. [06-125R](#) Receive and File a presentation on the Draft Environmental Impact Report for the Shoreline Gateway Project.

Lisa Fall, Redevelopment Administrator, presented the staff report.

Angela Reynolds, Advance Planning Officer, and Craig Chalfant, Advance Planner, Planning and Building Department, spoke regarding the EIR, and a copy of the "Shoreline Gateway Draft EIR" was received and made a part of the permanent record.

Jim Anderson, Anderson Pacific, LLC, project applicant, presented slides and described the project.

Glenn Lajoie, RPB Consulting, spoke regarding the EIR and presented slides.

William Wynne, local architect, expressed concerns regarding the architectural style, traffic circulation, and sustainability of the project.

Ron Cole, attorney representing Mrs. Akopiantz, Long Beach Cafe owner, spoke regarding the below-market property offer.

Ana Marie McGuan, 800 East Ocean Boulevard., expressed concerns regarding the traffic impact and the infrastructure, and requested further study.

Stanley Poe, Long Beach Heritage President, read into the record comments from Long Beach Heritage in regards to the surrounding resources impact.

Hitv Patel, representing 50 Atlantic Avenue, expressed concerns regarding traffic and traffic noise.

Pat Paris, East Village Arts District, indicated the project closely follows the strategic guide for the site.

Nick Sanitsas, operator of Long Beach Cafe, was not in support of closing the Cafe.

Kristen Autry, East Village Association Vice President, relayed that the Association does not believe there was open communication.

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

5. [06-126R](#)

Recommendation to approve a Brownfields Revolving Loan Fund Subgrant to the Miller Children's Hospital for \$188,800.
(Central - District 7)

Lisa Fall, Redevelopment Administrator, presented the staff report.

In response to an inquiry by Laurie Angel, North Long Beach Redevelopment Project Area Committee, as to whether a procedure was in place to re-fund the Fund, Lisa Fall, Redevelopment Administrator, advised that further grants were being pursued.

A motion was made by Vice Chair McCrabb, 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

6. [06-127R](#)

Recommendation to request the City Attorney to prepare and authorize the Executive Director to execute a six-month Agreement to Negotiate Exclusively with Urban Growth Long Beach and The Related Companies for the development of the MTA Project. (Downtown - District 2)

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

Maureen Neeley, Long Beach Heritage, noted that the project looked good, and that the American Hotel should be considered for adaptative reuse.

A discussion ensued.

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

7. [06-128R](#)

Recommendation to adopt a resolution changing the regular meetings of the Redevelopment Agency of the City of Long Beach from the second and fourth Monday of each month to the first and third Monday of each month. (Citywide)

Craig Beck, Assistant Executive Director, presented the staff report, noting that the meeting date change would begin Monday, August 7, 2006.

A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution R.A. 34-2006. 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. 34-2006

8. [06-129R](#)

Recommendation to determine that the planning and administrative expenses charged to the low- and moderate-income housing fund were necessary for the production, improvement and preservation of low- and moderate-income housing.

Craig Beck, Assistant Executive Director, presented the staff report, advising that the budget presented today had a slight change from the budget presented at the study session.

In response to Laurie Angel, North Long Beach Redevelopment Project Area Committee, Craig Beck, Assistant Executive Director, advised that the figures were very accurate.

Heather A. Mahood, Chief Assistant City Attorney, advised that each recommendation must be voted on separately.

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, 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

Enactment No: R.A. 35-2006

[06-229R](#)

Recommendation to approve the transfer of \$1.3 million of discretionary tax increment from the North Long Beach Redevelopment Project Area to pay a portion of the housing set-aside obligation of the Central Long Beach Redevelopment Project Area.

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

[06-226R](#)

Recommendation to adopt a resolution finding the payment of additional housing set-aside by the North Long Beach Redevelopment Project Area is of benefit to the project area.

A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution R. A. 35-2006. 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. 35-2006

06-227R

Recommendation to approve the Redevelopment Agency Budget for Fiscal Year 2006-2007 (FY07) and forward it to the City Council for approval as part of the City budget adoption process.

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, 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

06-228R

Recommendation to approve amendments to the Redevelopment Agency's Budget for Fiscal Year 2005-2006 (FY06) as described in the Estimate-to-Close (ETC) contained in Exhibit B.

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

EXECUTIVE SESSION

A. 06-130R

Conference with Real Property Negotiator pursuant to California

Government Code §54956.8 (Icaro Gallery Project).

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

A. (06-130R) 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 the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and David L. Scott, for the price and terms of acquisition of 4258-4260 Atlantic Avenue (Icaro Gallery Project).

This RDA-Agenda Item was received and filed.

COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS

There were no comments from the Boardmembers

ADJOURNMENT (10:17AM)

Motion:

Moved by William Baker, seconded by Diane Arnold.

Vote: (Carried 6-0)

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

Absent: Vivian Tobias.

Motion to Adjourn Moved by William Baker, seconded by Diane Arnold.