



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

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

FINISHED AGENDA & MINUTES

ROLL CALL

Roll Call

Present: Diane Arnold; William Baker; Terry Jensen; Rick Meghiddo; Vice Chair Neil McCrabb; Chair Thomas Fields.

Absent/Excused: Vivian Tobias.

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Barbi Clark, Development Project Manager; Lisa Fall, Redevelopment Administrator; Mary Nemick, Public Information Consultant; Aldo Schindler, Development Project Manager; David White, Redevelopment Project Officer; Rebecca Wood, Administrative Analyst; Janet Pittman, City Clerk Specialist.

FLAG SALUTE

Vice Chair McCrabb led in the flag salute.

APPROVAL OF MINUTES FOR THE MEETING OF NOVEMBER 6, 2006

Motion: Approve the minutes for the meeting of November 6, 2006.

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

Vote: Approve the minutes for the meeting of November 6, 2006. (Carried 6-0)

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

PROJECT AREA COMMITTEE REPORTS

There were no project area committee report presented.

PUBLIC PARTICIPATION

There was no public participation.

CONSENT CALENDAR (1-3)

1. 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 998 East Pacific Coast Highway for a purchase price of \$815,000 plus closing costs. (Central - District 6)
2. Recommendation to approve and authorize the Executive Director to execute agreements with Rutan & Tucker, LLP, Nossaman, Guthner, Knox & Elliot, LLP, and Richards, Watson & Gershon for legal services in connection with redevelopment activities related to all redevelopment project areas.
3. 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 2837 East 14th Street. (Central - District 4)

Motion: Approve Consent Calendar Item Nos. 1-3.
Moved by Vice Chair Neil McCrabb, seconded by Diane Arnold.

Vote: Approve Consent Calendar Item Nos. 1-3.(Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Rick Meghiddo, Vice Chair Neil McCrabb, and Chair Thomas Fields.

REGULAR AGENDA (4-8)

4. Recommendation to approve and authorize the Executive Director to execute an agreement with HdL Coren & Cone to provide property tax management and auditing services. (Citywide - All Project Areas)

Lisa Fall, Redevelopment Administrator, presented the staff report.

Vice Chair McCrabb spoke.

Boardmember Jensen spoke.

A discussion ensued.

Motion: Approve recommendation.
Moved by Terry Jensen, seconded by Vice Chair Neil McCrabb.

Vote: Approve recommendation.(Carried 6-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Rick Meghiddo, Vice Chair Neil McCrabb, and Chair Thomas Fields.

5. Recommendation to approve and authorize the Executive Director to enter into an Operating Agreement with Diamond Parking Services LLC to provide interim parking management services for the Agency-owned public parking lots located within the West Gateway area. (Downtown - Districts 1,2)

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

Vice Chair McCrabb spoke.

Boardmember Meghiddo spoke.

A discussion ensued.

Motion: Approve recommendation.

Moved by Vice Chair Neil McCrabb, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 6-0)

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

6. Approve and authorize the Executive Director to execute the Third Amendment to the Disposition and Development Agreement with Olson 737 - Long Beach 2, LLC for The Promenade. (Downtown - District 2)

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

Motion: Approve recommendation.

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

Vote: Approve recommendation.(Carried 6-0)

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

7. Recommendation to approve and authorize the Executive Director to continue negotiations with Ronald McDonald Charities of Southern California for the development of the southwest corner of Atlantic Avenue and Vernon Street. (Central - District 6)

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

Boardmember Baker spoke.

Vice Chair McCrabb spoke.

Motion: Approve recommendation.

Moved by Terry Jensen, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 6-0)

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

8. Recommendation to authorize the Executive Director to continue the evaluation process for the qualified developers that responded to the North Village Center Request for Proposals; and schedule presentations to the Redevelopment Agency Board in January 2007. (North - District 9)

Aldo Schindler, Development Project Manager, presented the staff report.

Boardmember Jensen spoke.

Boardmember Baker spoke.

A discussion ensued.

Boardmember Jensen spoke.

Phil Sumner spoke.

Craig Beck, Assistant Executive Director, spoke.

Mike Murchison spoke.

Chair Fields spoke.

Boardmember Baker spoke.

Motion: Approve recommendation.
Moved by Vice Chair Neil McCrabb, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 5-0)
Yes: Diane Arnold, William Baker, Terry Jensen, Vice Chair Neil McCrabb, and Chair Thomas Fields.
Abstained: Rick Meghidido.

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Patrick West, Executive Director, spoke regarding Councilwoman Laura Richardson's last City Council meeting scheduled for November 21, 2006, and presenting a plaque; and Cash for Cans demonstration that will bring upon new projects scheduled for December 9, 2006.

Craig Beck, Assistant Executive Director, discussed the downtown Long Beach economic impact presented by Dr. Magadino.

Boardmember Arnold commended Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), for her participation in the North Long Beach Parade to honor veterans.

Boardmember Jensen requested a staff report be prepared that includes revised language in the Disposition and Development Agreement (DDA).

Staff responded to questions.

EXECUTIVE SESSION

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Menorah Triangle Site - Phase II and III).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Northeast Corner of Atlantic Avenue and Artesia Boulevard).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on the MTA Block Development).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Broadway Block Development).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Shoreline Gateway).

ADJOURNMENT

Motion: Adjourn.

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

Vote: Adjourn.(Carried 6-0)

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

Thomas Fields By Neil McCrabb
Thomas Fields, Chair


Patrick H. West, Executive Director