

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. 984

ROLL CALL

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; Barbara A. Kaiser, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Susanne Frick, Director of Planning and Building; Michael Conway, Property Services Bureau Manager; Michael Betts, Development Project Manager; Larry Herrera, City Clerk; Jan Pittman, City Clerk Specialist.

Chair Fields presiding.

FLAG SALUTE

Boardmember Baker.

[07-129R](#)

APPROVAL OF MINUTES FOR FEBRUARY 13, AND FEBRUARY 27,
2006

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

PROJECT AREA COMMITTEE REPORTS

Pat Paris, Chair Central Redevelopment Project Area Committee (CPAC), advised that at the March 2, 2006 CPAC meeting the Menorah Project was approved according to the Design Review Committee suggestions; that there was no quorum when the street enhancement for Magnolia Industrial Group and Pacific Avenue in East Village was considered and the item would be placed on the April PAC meeting agenda; that the CPAC Steering Committee would become a permanent structure; and that the Project Review Committee would be held the third Monday of each month at Bellamar Condominiums starting at 6:00 P.M

PUBLIC PARTICIPATION

Wiley Drake, Pastor, First Southern Baptist Church, Buena Park, CA, advised that the meeting was being broadcast live on the radio; appreciated the pledge of allegiance was said, but was concerned that no invocation was said.

CONSENT CALENDAR (1-5)

Passed The Consent Calendar

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, to approve Consent Calendar Items 1-5. 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. 06-042R Recommendation to approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all related documents for the acquisition of property at 2527 Atlantic Avenue for \$200,000 plus closing costs. (Central - District 6)

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

2. 06-043R Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other documents to complete the purchase of property at 5873 - 79 Atlantic Avenue for a purchase price of \$415,000 plus closing costs. (North - District 9)

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

3. 06-044R Recommendation to approve and authorize the Executive Director to execute the assignable Purchase and Sale Agreement and all related documents for the acquisition of property at 4258-4260 Atlantic Avenue for \$1,350,000 plus closing costs. (North - District 8)

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

4. 06-045R Recommendation to approve and authorize the Executive Director to enter into an Exclusive Negotiation Agreement with GGF, LLC for the redevelopment of commercial retail property at 4442 to 4446 Atlantic Avenue in the Bixby Knolls Shopping Center. (North - District 9)

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

5. 06-046R 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 609-669 E Artesia Boulevard for a purchase price of \$1,650,000 plus closing costs. (North - District 9)

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

REGULAR AGENDA (6 - 10)

6. 06-047R Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 2155 Atlantic Avenue, APN 7208-030-009; including land, improvements and fixtures and equipment. (Central - District 6)

Chair Fields opened the hearing.

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

Barbara A. Kaiser, Assistant Executive Director, provided historical background; detailed the negotiations process for this property; detailed the eminent domain process for all property; and submitted for the record correspondence dated August 11, 2002, from Pastor Roem Agustin, Filipino Baptist Church, a letter from Barbi Clark, Development Project Manager, and a January 6, 2003 letter from Joseph Davis, Attorney, copies of which were received and made a part of the permanent record.

John Eastman, co-counsel representing the Filipino Baptist Church, spoke regarding the preconditions and finding of necessity required before acquiring church property; and introduced and addressed concerns developed in The Claremont Institute, March 10, 2006 letter.

Heather Mahood, Chief Assistant City Attorney, advised that a copy of the March 10, 2006 letter would be received and made a part of the permanent record; that staff stood by the Redevelopment Agency staff report; that the burden of proof had been met; and that the hearing was being conducted for the Boardmembers to decide the matter.

Coby Skye, 321 Obispo Avenue, representing the Long Beach Greens, spoke regarding the Redevelopment Agency public use and other issues.

Gabrielle Weeks, discussed concerns for taking any church property for development.

Chaplin McDougall, 9190 Poppy Circle, Westminster, CA, spoke regarding allowing churches to stay in communities and providing for this church.

Pastor Roem Agustin, Filipino Baptist Church, presented the church's overview of the negotiations.

Sally Karebandero, church trustee, spoke regarding the positive church effect on the community.

Wiley Drake, Pastor, First Southern Baptist Church, Buena Park, CA, spoke regarding the church's benefit to the community when left at the present location.

The following people spoke in support of the church staying at the present location:

Jason Arias, Filipino Baptist Church member.

Catsey Sorreno, Filipino Baptist Church member.

Anthony Caubegone, Filipino Baptist Church member.

Jude Santos.

Cohen Sedias, Filipino Baptist Church member.

Mike Oragwe, Filipino Baptist Church member.

Ian Sorreno, Filipino Baptist Church member.

Victor Ragu, Filipino Baptist Church member.

Paul Oragwe, Filipino Baptist Church member.

A Los Angeles NAACP member, spoke regarding violating the United States Constitution.

John Eastman, co-counsel, declared that additional people wanted to speak, and the Board had prohibited them.

In response to Chair Fields and Boardmember Baker and McCrabb, Barbara A. Kaiser, Assistant Executive Director, suggested closing the hearing today; discussed the available options; and advised that her promise stands to continue meeting to facilitate a resolution.

A motion was made by Vice Chair McCrabb, seconded by Boardmember Jensen, that this matter be approve recommendation and adopt Resolution No. R.A. 18-2006. 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. 18-2006

7. [06-048R](#)

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 5709-5711 Lime Avenue, APN 7127-006-021; 5721-5723 Lime Avenue, APN 7217-006-019; 5837 Lime Avenue, APN 7124-032-018; 5841-5843 Lime Avenue, APN 7124-032-017; 635 East South Street, APN 7124-032-028, including land, improvements and fixtures and equipment. (North - District 8, 9)

Chair Fields opened the hearing.

Michael Conway, Property Services Bureau Manager, presented the staff report

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, that this matter be approve recommendation and adopt Resolution No. R.A. 19-2006. 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. 19-2006

[06-208R](#)

Approve recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5721-5723 Lime Avenue, Assessor Parcel Number 7217-006-019 within the North Long Beach Redevelopment Project Area; including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 20-2006.

A motion was made by Boardmember Baker, seconded by Boardmember Jensen, to approve recommendation and adopt Resolution No. R.A. 20-2006. 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. 20-2006

[06-209R](#)

Approve recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5837 Lime Avenue, Assessor Parcel Number 7124-032-018, within the North Long Beach Redevelopment Project Area; including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 21-2006.

A motion was made by Boardmember Baker, seconded by Boardmember Jensen, to approve recommendation and adopt Resolution No. R.A. 21-2006. 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. 21-2006

[06-210R](#)

Approve recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 5841-5843 Lime Avenue, Assessor Parcel Number 7124-032-017, within the North Long Beach Redevelopment Project Area; including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 22-2006.

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 22-2006 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. 22-2006

[06-211R](#)

Approve recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 635 East South Street, Assessor Parcel Number 7124-032-028, within the North Long Beach Redevelopment Project Area; including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 23-2006.

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 23-2006. 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. 23-2006

8. 06-049R Recommendation to receive the supporting documentation into the record, conduct and conclude the hearing; and adopt the resolution making certain finding and approving and authorizing the Executive Director to execute a Disposition and Development Agreement with Paul Allen Collins, dba PAC Design. (West Industrial - District 1)

A motion was made by Boardmember Baker, seconded by Boardmember Arnold, to approve recommendation and adopt Resolution No. R.A. 24-2006. 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. 24-2006

9. 06-050R Recommendation to receive the supporting documentation into the record, conduct and conclude the hearing; and adopt the resolution making certain finding and approving and authorizing the Executive Director to execute a Disposition and Development Agreement with Darryl Deleske, dba Marinus Scientific. (West Industrial - District 1)

Chair Fields opened the hearing.

Michael Conway, Property Services Bureau Manager, presented the staff report

A motion was made by Vice Chair McCrabb, seconded by Boardmember Jensen, to approve recommendation and adopt Resolution No. R.A. 25-2006. 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. 25-2006

10. 06-051R Presentation by Suzanne Frick, Director of Planning and Building regarding PD30 Amendments for the Downtown.

Suzanne Frick, Director of Planning and Building, demonstrated the new computer model program, a downtown three-dimensional planning tool to assess and provide an overview of future projects and development; and distributed a copy of "Downtown Visioning, City of Long Beach," a copy of which was received and made a part of the permanent record, and responded to inquires.

This RDA-Agenda Item was received and filed.

COMMENTS FROM AGENCY BOARD MEMBERS

There were no comments made by Agency Boardmembers.

EXECUTIVE SESSION

- A. 06-052R Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Long Beach Boulevard between 1st and 3rd Streets).

APN: 7280-028-912
Property Address: 248 E. Broadway
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Long Beach Housing Development Company
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-016
Property Address: 232 Long Beach Boulevard
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Maurice M. & Anne H. Greeson
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-009
Property Address: 318 E. 3rd. Street & 242 Long Beach Boulevard
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Bank of America / Suzanne Weatherly Trust

Under Negotiation: Price and Terms of Acquisition

A. (06-052R) 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 property owners, regarding the price and terms of property acquisition, Long Beach Boulevard between 1st and 3rd Street.

This RDA-Agenda Item was received and filed.

ADJOURNMENT

Approve adjournment.