

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

**MONDAY, JULY 10, 2006
COUNCIL CHAMBER
333 W. OCEAN BLVD., 9:00 AM**

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. 992

ROLL CALL (9:05 AM)

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

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Chief of Police Anthony Batts, Long Beach Police Department; Eleanore Schmidt, Director of Library Services; Deputy Chief Steve Lewis, Long Beach Fire Department; Lisa Fall, Development Project Manager; Jamilla Vollmann, Development Project Manager; and Janet Pittman, City Clerk Specialist

FLAG SALUTE

Craig Beck, Assistant Executive Director, led in the flag salute.

[07-135R](#)

APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 10, JUNE 12, AND JUNE 26, 2006.

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

Yes: 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

PROJECT AREA COMMITTEE REPORTS

Alan Tolkoff, newly elected President Central Redevelopment Project Area Committee

(CPAC), spoke regarding being elected to this position.

Pat Paris, CPAC, spoke.

Several Boardmembers spoke and thanked Pat Paris for her leadership and service.

PUBLIC PARTICIPATION

William McKenn, Save Long Beach Skyline, addressed his concerns regarding the Shoreline Gateway project at Ocean Avenue and Alamitos Avenue.

Laurie Angel, Vice President of the North Long Beach Redevelopment Project Area Committee, expressed concern that recycling efforts be considered when demolishing older property; and requested a presentation to the Board regarding the demolition process and the historical survey.

CONSENT CALENDAR (1)

1. [06-119R](#) Recommendation to approve and authorize the Executive Director to enter into an All-Inclusive Settlement Agreement and all other related documents for the acquisition of property at 232 Long Beach Boulevard for \$1,600,000 plus closing costs. (Downtown - District 2)

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

REGULAR AGENDA (2 - 5)

2. [06-111R](#) Receive and file a presentation on Long Beach Challenge.

Craig Beck, Assistant Executive Director, introduced the presentation addressing the need for new revenue sources for facility and staffing costs associated with public safety and the libraries.

Chief of Police Anthony Batts, Long Beach Police Department; Eleanore Schmidt, Director of Library Services; and Deputy Chief Steve Lewis, Fire Department, shared information regarding the Long Beach Challenge and the potential November 2006 Long Beach Public Safety and Youth Crime Prevention Measure to address the needs in the City.

Boardmember Tobias, McCrabb, Baker, and Jensen and Chair Fields spoke regarding the need to provide funding for the services.

In response to Chair Fields, Deputy Chief Steve Lewis, Fire Department, indicated what Boardmembers could do to help the initiatives pass.

Information regarding the Long Beach Challenge was distributed, a copy of which was received and made a part of the permanent record.

This RDA-Agenda Item was received and filed.

3. [06-112R](#)

Receive and file a presentation on the Brownfields Revolving Loan Fund Subgrant to Miller Children's Hospital.

Lisa Fall, Development Project Manager, provided an overview of the Brownfields Revolving Loan Fund Subgrant to Miller Children's Hospital.

Richard De Carlo, Senior Vice President Operations, Memorial Care, spoke and presented slides regarding the remediation and treatment required, and the changes and expansion of the Miller Children's Hospital.

A discussion ensued.

Laurie Angel, Vice President of the North Long Beach Redevelopment Project Area Committee, expressed support for this project; and inquired regarding how the revolving loan funds would be replenished.

This RDA-Agenda Item was received and filed.

4. [06-118R](#)

Recommendation to approve and authorize the Executive Director to enter into a Loan Agreement with Koo's Art Center in an amount not to exceed \$50,000. (Central - District 2)

Jamilla Vollmann, Development Project Manager, presented the staff report.

In response to Boardmember Jensen, Craig Beck, Assistant Executive Director, indicated that the loan agreement would specifically include the outreach, public gallery space and classes for youth for the North Long Beach, Central, and Downtown areas.

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

Yes: 6 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

Abstain: 1 - Rick Meghiddo

5. [06-117R](#)

Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 226 W. 10th Street for \$350,000 plus closing costs. (Central - District 1)

Jamilla Vollmann, Development Project Manager, presented the staff report.

Staff responded to questions.

Boardmember Baker mentioned that Redevelopment had provided financial support for historical buildings.

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

Yes: 7 - Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb, Rick Meghiddo and Thomas T. Fields

COMMENTS FROM AGENCY BOARD MEMBERS

There were no comments from the Boardmembers.

A. [06-114R](#)

EXECUTIVE SESSION

Conference with Real Property Negotiator pursuant to California Government Code §54956. Shoreline Gateway Project).

APN: 7281-023-010, 011, 016 and 017
Property Address: 40 Atlantic Avenue, 19 Lime Avenue and 39 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and Bob W. & Diane Y. Lawrence
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-013
Property Address: 615 E. Ocean Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and Levon A. Akopiantz, CO-TR/
L. A. & A. Akopiantz Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-014
Property Address: 619 E. Ocean Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and Kurt B. & L. K. Schneiter Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-015
Property Address: 635 E. Ocean Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and Shoreline

Under Negotiation: Gateway, LLC
Price and Terms of Acquisition

APN: 7281-023-018
Property Address: 645 E. Ocean Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and Henry J. and Margaret A. Levin

Under Negotiation: Price and Terms of Acquisition

APN: 7281-022-901
Property Address: 725 and 777 E. Ocean Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and City of Long Beach

Under Negotiation: Price and Terms of Acquisition

A. (06-114R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code Â§54956 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and negotiating parties, for the price and terms of acquisition of the Shoreline Gateway Project regarding property located at: 40 Atlantic Avenue; 19 Lime Avenue and 39 Lime Avenue; 615 E. Ocean Boulevard; 619 E. Ocean Boulevard; 635 E. Ocean Boulevard; 645 E. Ocean Boulevard; and 725 and 777 E. Ocean Boulevard.

This RDA-Agenda Item was received and filed.

B. [06-115R](#)

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

APN: 7278-019-001; 003 through 008; 012 through 021; 024 through 031; and 912 through 914 (Site 9)

Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach and The Olson Company

Under Negotiation: Price and Terms of Acquisition

B. (06-115R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956.8 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director and the negotiating parties for the price and terms of acquisition of the Olson West Gateway Project, Site 9.

This RDA-Agenda Item was received and filed.

C. [06-116R](#)

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

APN:	7280-024-003; 005; 011; 017; and 900 through 914 (Site 11)
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach and Lyon Realty Advisors
Under Negotiation:	Price and Terms of Acquisition

C. (06-116R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956.8 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and the negotiating parties for the price and terms of acquisition of the Lyon West Gateway Project, Site 11.

This RDA-Agenda Item was received and filed.

D. [06-120R](#)

Conference with Real Property Neogtiator pursuant to California Government Code §54956. (Press Telegram Project).

APN:	7273-025-013 & 7273-025-015 through 021
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency and NJN Publishing Company
Under Negotiation:	Price and Terms of Acquisition

APN: 7273-025-001
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and
Nikolaos Sawas Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7273-025-014
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency and
Albert Martino Trust
Under Negotiation: Price and Terms of Acquisition

D. (06-120R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to the California Government Code §54956 for a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and NJN Publishing Company; Nikolaos Sawas Trust; and Albert Martino Trust for the price and terms of acquisition of the Press Telegram Project.

This RDA-Agenda Item was received and filed.

E. [06-121R](#)

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (MTA Project).

APN: 7280-028-911
Property Address: 133, 145 & 147 Long Beach Boulevard
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: City of Long Beach Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-903
Property Address: SW corner of Long Beach Blvd.
and Broadway
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: City of Long Beach Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-026, -025, -024, -021, -023
Property Address: 225, 227, 229, 237 & 241 E. 1st Street
and 119 & 115 Long Beach Boulevard

Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Steve Albert/Albert Family Trust
Under Negotiation:	Price and Terms of Acquisition
APN:	7280-028-905, -906
Property Address:	107, 111 & 155 Long Beach Boulevard, 243 E. 1st Street and 101 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	City of Long Beach Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition

E. (06-121R) 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 real property negotiator, Patrick H. West, Executive Director, and the negotiation parties for the price and terms of acquisition for the MTA Project for property located at: 133, 145 & 147 Long Beach Boulevard; the southwest corner of Long Beach Blvd. and Broadway; 225, 227, 229, 237 & 241 E. 1st St. and 119 & 115 Long Beach Blvd.; 107, 111 & 155 Long Beach Blvd.; 243 E. 1st St. and 101 Long Beach Blvd.

This RDA-Agenda Item was received and filed.

ADJOURNMENT (10:32 AM)

Motion:

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

Vote: (Carried 7-0)

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