

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. 981

ROLL CALL

Roll Call (5:05 P.M.)

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

Also present: Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant Executive
Director; Heather Mahood, Chief Assistant City Attorney; Eleanore Schmidt, Director of
Library Services; Michael Conway, Property Service Bureau Manager; Jan Pittman, City
Clerk Specialist; Jerryl Soriano, City Clerk Specialist

FLAG SALUTE

Neil McCrabb

[06-014R](#)

APPROVAL OF MINUTES FOR JANUARY 9, 2006 MEETING

**A motion was made by Boardmember Tobias, seconded by Vice
Chair McCrabb, to approve Minutes for January 9, 2006 Meeting.
The motion carried by the following vote:**

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

PROJECT AREA COMMITTEE REPORTS

There were no Project Area Committee Reports.

PUBLIC PARTICIPATION

There was no public participation.

CONSENT CALENDAR (1 - 4)

Item No. 2 was discussed at the request of Chair Fields.

Passed The Consent Agenda

A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, including all the items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

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

1. [06-001R](#) 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 1195 E. 15th Street and 1519 Orange Avenue for \$495,000 plus closing costs. (Central - District 6)

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

2. [06-002R](#) Approve and authorize the Executive Director to execute a Second Amendment to the Operating Agreement with ACE Parking Management, Inc. to provide parking management services in the Downtown area. (Downtown - Districts 1,2)

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

3. [06-003R](#) Approve and authorize the Executive Director to enter into an Exclusive Negotiation Agreement with Dream Space Productions and Houk Development Company for the development of the Agency-owned property located at 1709 Santa Fe Avenue. (West Industrial - District 1)

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

4. [06-004R](#) 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 539-543 Daisy Avenue for \$800,000 plus closing costs. (Central - District 6)

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

REGULAR AGENDA (5 - 7)

5. [06-005R](#) Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 6600 Atlantic Avenue, APNs 7115-003-036 and 7115-003-038; 6620-6630 Atlantic Avenue, APN 7115-003-035; and 609-669 East Artesia Boulevard, APNs 7115-003-037, 7115-003-039, and 7115-003-040, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property; and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North - District 9)

Barbara Kaiser, Assistant Executive Director, spoke.

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

Staff responded to questions.

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 6600 Atlantic Avenue, APNs 7115-003-036 and 7115-003-038 including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 01-2006. The motion carried by the following vote:

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

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 6620-6630 Atlantic Avenue, APNs 7115-003-035, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 02-2006. The motion carried by the following vote:

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

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 609-669 East Artesia Boulevard, APNs 7115-003-037, 7115-003-039, and 7115-003-040, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 03-2006. The motion carried by the following vote:

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

Enactment No: R.A. 01-2006

6. [06-006R](#)

Hold the hearing on the Resolutions of Necessity to determine the public

interest and necessity for acquiring and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APN 7131-032-009; 5096 Long Beach Boulevard, APN 7131-032-008; and 5098 Long Beach Boulevard, APN 7131-032-010, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property; and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North - District 8)

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

Boardmember Jensen spoke.

John Peterson, Attorney for property owners at 5096 and 5098 Long Beach Boulevard, spoke.

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APNs 7131-032-009, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 04-2006. The motion carried by the following vote:

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

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 5096 Long Beach Boulevard, APNs 7131-032-008, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 05-2006. The motion carried by the following vote:

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

A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation for acquiring, and authorizing the condemnation of real property at 5098 Long Beach Boulevard, APNs 7131-032-010, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 06-2006. The motion carried by the following vote:

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

Enactment No: R.A. 04-2006

7. [06-007R](#)

Presentation: North Long Beach Library Proposal

Eleanor Schmidt, Director of Library Services, spoke; and distributed information at the meeting.

Chair Fields spoke.

Boardmemeber McCrabb spoke.

Boardmemeber Tobias spoke.

Boardmemeber Jensen spoke.

Boardmemeber Meghiddo spoke.

Boardmemeber Baker spoke.

Chair Fields spoke.

Boardmemeber Jensen spoke.

Boardmemeber Tobias spoke.

Boardmemeber Jensen spoke.

Boardmemeber Meghiddo spoke.

Boardmemeber McCrabb spoke.

Martha Thuente, North Long Beach Redevelopment Project Area
Committee Chair, spoke.

Annie Greenfeld-Wisner spoke.

This RDA-Agenda Item was received and filed.

COMMENTS FROM AGENCY BOARD MEMBERS

Video Presentation entitled "Then and Now"

EXECUTIVE SESSION

- A. 06-008R** Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls - Site Acquisition).

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

This RDA-Agenda Item was received and filed.

- B. 06-009R** Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Bixby Knolls Shopping Center).

APN: 7135-022-046
Address: 4262-4266 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-047
Address: 4250-60 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

APN: 7135-022-048
Address: 4442-4446 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Gaska, Inc. for GGF, LLC.
Under Negotiation: Price and Terms of Acquisition

This RDA-Agenda Item was received and filed.

- C. 06-010R** Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Press-Telegram Proposal).

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

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

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

This RDA-Agenda Item was received and filed.

D. 06-011R Conference with Real Property Negotiator pursuant to Government Code §54956.8 (RFP for Mixed-Use Development at 3rd St. and Pacific Ave).

APN: 7280-016-002
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: DeCarion Living Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-005
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Praket Lertkulvanich Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-007
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Fred and Gail Leonard Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-006, -008, -010, -017, -900 and -901
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-014
Agency Negoitiator: Patrick H. West, Executive Director
Negotating Parties: Rose Mizrahi Trust

Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-015
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Fred S. and Alice R. Handal
Under Negotiation: Price and Terms of Acquisition

APN: 7280-016-011, -012, -013 and -016
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Pine Street Property, LLC
Under Negotiation: Price and Terms of Acquisition

This RDA-Agenda Item was received and filed.

E. 06-012R Conference with Real Property Negotiator pursuant to Government Code §54956.8 (West Gateway - Status of Negotiations and Acquisition).

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

APN: 7278-019-040 through 044; 048 through 055; 900 through 902; 904 through 908; 910; and 911 (Site 10)
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach and Lennar South Coast Homebuilding
Under Negotiation: Price and Terms of Acquisition

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

This RDA-Agenda Item was received and filed.

F. 06-013R Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Acquisition of Miscellaneous Properties in North Village Center).

APN: 7124-032-029
Address: 5800 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Autozone Development Corporation
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-006
Address: 5832 - 34 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-001 through 005
Address: 5870 - 74 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-009
Address: 5895 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-010
Address: 5885 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-011
Address: 5881 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-012
Address: 5873 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-013
Address: 5865 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-014
Address: 5861 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-015
Address: 5853 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-016
Address: 5849 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-017
Address: 5841 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Terek Saleh
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-018
Address: 5837 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Sharon Savoy
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-019
Address: 5833 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-020
Address: 5821 Lime Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-028
Address: 635 South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ernest and Katja Jones
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-001
Address: 5892 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Rosalina Mouk
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-002
Address: 5886 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-003
Address: 5878 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Theodore and Oramae Webb
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-004
Address: 5874 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Enrique and Maria Ortiz
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-005
Address: 5866 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Trinidad Mota, Jr.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-006
Address: 5860 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Diego Facio
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-007
Address: 5852-54 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Alice Bailey and Ruth Pryor
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-008
Address: 5850 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Norman and Maria Cease
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-009
Address: 5844 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-010
Address: 5836 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: City Neighborhood Rental, LLC
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-011
Address: 5826 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: William R. Wagner
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-012

Address: 5822 Linden Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Wylfred R. Mata
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-013
Address: 501 E. South Street
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-030
Address: 5801 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Horowitz Family Trust
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-025
Address: 5823-25 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Arthur Noble
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-024
Address: 5827-29 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Ngoc Le Tran
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-023
Address: 5835 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-022
Address: 5845 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-021
Address: 5855 Atlantic Avenue

Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-019, 020
Address: 5869-75 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Dale B. Kindermann
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-018
Address: 5879 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: First Samoan Full Gospel Pentecostal Church,
Inc.
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-017
Address: 5887 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-016
Address: 5893 Atlantic Avenue
Agency Negotiator: Patrick H. West, Executive Director
Negotiating Parties: Redevelopment Agency, City of Long Beach
Under Negotiation: Price and Terms of Acquisition

This RDA-Agenda Item was received and filed.

ADJOURNMENT

At 6:55 P.M., there being no objection, Chair Fields declared that the meeting be adjourned.