

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

**MONDAY, SEPTEMBER 21, 2009  
COUNCIL CHAMBER  
333 W. OCEAN BLVD., 9:00 AM**

William Baker, Chair  
Diane L. Arnold, Vice Chair  
John Cross, Member  
Teer L. Strickland, Member



John Thomas, Member  
Vivian Tobias, Member  
Vacant, Member

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**AGENDA NO. 1055**

**SPECIAL MEETING - 8:00 A.M. (CITY COUNCIL LOUNGE)**

**EXECUTIVE SESSION**

09-097R

A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8.

APN: 7280-020-016  
Property Address: 139 E. Broadway / 201 The Promenade North  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-023  
Property Address: 239 The Promenade North  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-024  
Property Address: 225 The Promenade North  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-025  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-029  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-030  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach and D'Orsay International Partners, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-902  
Property Address: 125-127-129 E. Broadway  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-020-903  
Property Address: 135-141 E. Broadway  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

B. Conference with Real Property Negotiator pursuant to California Government Code §54956.8.

APN: 7280-028-021  
Property Address: 119 N. Long Beach Boulevard  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Urban Growth Long Beach, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-023  
Property Address: 115 N. Long Beach Boulevard  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-024  
Property Address: 237 E. 1st Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-025  
Property Address: 229 E. 1st Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-026  
Property Address: 225 E. 1st Street

Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
and Albert Family Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-903  
Property Address: Not Available  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-905  
Property Address: 107 N. Long Beach Boulevard  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-906  
Property Address: 243 E. 1st Street  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-911  
Property Address: 133 N. Long Beach Blvd.  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-913  
Property Address: 234 E. Broadway  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-916  
Property Address: 224½ - 230 E. Broadway  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-029-917  
Property Address: 248 E. Broadway  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

**REGULAR MEETING - 9:00 A.M.**

**ROLL CALL**

**FLAG SALUTE**

[09-098R](#) Recommendation to receive and file Affidavit of Service for the Special Meeting of the City of Long Beach Redevelopment Agency held August 24, 2009.

**Suggested Action:** Approve recommendation.

[09-099R](#) Recommendation to receive and file Notice of Adjournment of the September 7, 2009 Regular Meeting of the City of Long Beach Redevelopment Agency.

**Suggested Action:** Approve recommendation.

[09-096R](#) Recommendation to approve the Minutes for the Regular Meeting of August 17, 2009 and Special Meeting of August 24, 2009.

**Suggested Action:** Approve recommendation.

**PROJECT AREA COMMITTEE REPORTS**

**EXECUTIVE DIRECTOR'S REPORT**

**PUBLIC PARTICIPATION:**

Members of the public are invited to address the Board on items of interest to the public within the Agency Board jurisdiction. Each speaker will be limited to two minutes unless that time is extended by the Chair.

**PRESENTATION: SUMMER AND MUSIC CONCERT SERIES**

**CONSENT CALENDAR (1)**

1. [09-100R](#) Recommendation to approve and authorize the Executive Director to enter into a Memorandum of Understanding with the Board of Water Commissioners of the City of Long Beach for the relocation of sewer facilities for the construction of Fire Station 12. (North - District 9)

**Suggested Action:** Approve recommendation.

**REGULAR AGENDA (2-9)**

2. [09-103R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt the resolution finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale, and approving the sale of property to the McFadden Family Trust; and

Authorize the Executive Director to execute an Owner Participation Agreement with McFadden Family Trust for the development of 1652-1660 W. 15th Street. (West Long Beach Industrial - District 1)

**Suggested Action:** Approve recommendation.

3. [09-104R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt the resolution finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approving the sale of property to Parker Diving Service, Inc.; approving the Owner Participation Agreement pertaining thereto; and

Authorize the Executive Director to execute an Owner Participation Agreement with Parker Diving Service, Inc., for the development of 1881 W. 16th Street and 1650 Seabright Avenue. (West Long Beach Industrial - District 1)

**Suggested Action:** Approve recommendation.

4. [09-105R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt the resolution finding that the consideration for the sale of certain real property in the Central Long Beach Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approving the sale of property to Hulean Tyler and Deborah Behar; approving the Disposition and Development Agreement pertaining thereto; and

Authorize the Executive Director to execute a Disposition and Development Agreement with Hulean Tyler and Deborah Behar for the development of residential property at 734 Maine Avenue. (Central - District 1)

**Suggested Action:** Approve recommendation.

- 5. [09-106R](#) Recommendation to approve and authorize the Executive Director to execute a contract amendment with EDAW AECOM in an amount not to exceed \$150,000 for the preparation of the Downtown Community Plan and Program Environmental Impact Report.  
(Central, Downtown - Districts 1, 2)  
**Suggested Action:** Approve recommendation.
- 6. [09-107R](#) Recommendation to approve and authorize the Executive Director to execute a contract amendment for one year with the Arts Council for Long Beach for public art management services and public art installations. (All Project Areas - Citywide)  
**Suggested Action:** Approve recommendation.
- 7. [09-108R](#) Recommendation to approve and authorize the Executive Director to enter into a Grant Agreement in the amount of \$250,000 with Medina Investment and Development, LLC for façade improvements to 350 Pine Avenue. (Downtown - District 1)  
**Suggested Action:** Approve recommendation.
- 8. [09-110R](#) Recommendation to approve and adopt a resolution for a Replacement Housing Plan for 2144 W. 16th Street.  
(West Long Beach Industrial - District 1)  
**Suggested Action:** Approve recommendation.
- 9. [09-111R](#) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 2144 W. 16th Street for a purchase price of \$421,000 plus closing costs; and  
  
Approve and authorize the Executive Director to execute a Loan Agreement and Memorandum of Understanding between the Redevelopment Agency and Cal-Can Holdings, LLC that assists the Redevelopment Agency in acquiring a non-conforming residential property at 2144 W. 16th Street.  
(West Long Beach Industrial - District 1)  
**Suggested Action:** Approve recommendation.

**COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS**

**ADJOURNMENT**

**NEXT REGULAR MEETING: OCTOBER 5, 2009 - 9:00 A.M.**

I, Thelinjoris Roberts, certify that the agenda was posted on September 17, 2009, not less than 72 hours prior to the meeting.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Note: The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call (562) 570-6615 or (562) 570-6793 (telecommunications device for the deaf), 48 hours prior to the meeting.