

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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## FINISHED AGENDA & DRAFT MINUTES

### 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

**Boardmembers** William E. Baker, Diane L. Arnold, John Thomas, John Cross,  
**Present:** Teer L. Strickland and Vivian Marie Tobias

ALSO PRESENT: Craig Beck, Executive Director; Amy Bodek, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Tim Hou, Development Analyst; Seyed Jalali, Redevelopment Project Officer; Tony Foster, Development Project Manager; Jamilla Vollmann, Development Project Manager; Donald Caldwell, Development Project Manager; and Thelinjoris Roberts, Clerk Typist III.

### FLAG SALUTE

Vice Chair Arnold led in the 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.

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

**Yes:** 5 - William E. Baker, Diane L. Arnold, John Thomas, John Cross and Teer L. Strickland

**Abstain:** 1 - Vivian Marie Tobias

[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.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

[09-096R](#)

Recommendation to approve the Minutes for the Regular Meeting of August 17, 2009 and Special Meeting of August 24, 2009.

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

## PROJECT AREA COMMITTEE REPORTS

There were no project area committee reports.

## EXECUTIVE DIRECTOR'S REPORT

Craig Beck, Executive Director, provided the Executive Director's report.

Chair Baker spoke.

## PUBLIC PARTICIPATION:

There was no public participation.

## PRESENTATION: SUMMER AND MUSIC CONCERT SERIES

Craig Beck, Executive Director, introduced Justin Hectus, President, Arts Council of Long Beach, who provided the Summer and Music Concert Series report.

## 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)

Amy Bodek, Assistant Executive Director, introduced Tim Hou,

Development Analyst, who presented the staff report.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

## 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)

Amy Bodek Assistant Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who presented the staff report.

Chair Baker spoke.

Michael McFadden, Owner, McFadden Family Trust, spoke.

**A motion was made by Boardmember Cross, seconded by Vice Chair Arnold, to approve recommendation and adopt Resolution No. R. A. 29-2009. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Amy Bodek, Assistant Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who presented the staff report.

**A motion was made by Boardmember Thomas, seconded by Boardmember Tobias, to approve recommendation and adopt Resolution No. R. A. 30-2009. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Amy Bodek, Assistant Executive Director, introduced Tony Foster, Development Project Manager, who presented the staff report.

Boardmember Thomas spoke.

Vice Chair Arnold spoke.

Tony Foster, Development Project Officer, spoke.

Chair Baker spoke.

**A motion was made by Boardmember Thomas, seconded by Boardmember Strickland, to approve recommendation and adopt Resolution No. R. A. 31-2009. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Craig Beck, Executive Director, spoke and introduced Jamilla Vollmann, Development Project Manager, who presented the staff report.

Boardmember Thomas spoke.

Chair Baker spoke.

Craig Beck, Executive Director, spoke.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Amy Bodek, Assistant Executive Director, spoke and introduced Jamilla Vollmann, Development Project Manager, who presented the staff report.

Craig Watson, Executive Director, Arts Council of Long Beach, spoke.

Leslie Markle, Director, Public Art & Design, Arts Council of Long Beach, spoke.

Boardmember Cross spoke.

Leslie Markle, Director Public Art & Design, Arts Council of Long Beach, spoke.

A dialogue ensued between Boardmember Cross and Leslie Markle, Director, Public Art & Design, Arts Council of Long Beach.

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Craig Beck, Executive Director, spoke and introduced Rudy Medina, Medina Investment and Development, LLC.

Craig Beck, Executive Director, spoke and introduced Donald Caldwell, Development Project Manager, who presented the staff report.

Craig Beck, Executive Director, spoke.

John Velasco, Architect, Long Beach Design Forum, spoke.

Patricia Paige, Long Beach resident, spoke.

Nicole Davis, Long Beach resident, spoke.

Steve Goodling, President, Long Beach Convention & Visitors Bureau, spoke.

Andrea Parsons spoke.

Ruth Meghiddo, Local Architect, spoke.

Kraig Kojian, President & CEO, Downtown Long Beach Associates, spoke.

John Sangmeister, Long Beach resident and Member, Downtown Long Beach Associates Board of Directors, spoke.

Jane Netherton, Long Beach resident, spoke.

Nusrat Mirza, General Manager, Renaissance Hotel, spoke.

Vice Chair Arnold spoke.

Boardmember Tobias spoke.

Rudy Medina, Medina Investment and Development, LLC, spoke.

A dialogue ensued between Boardmember Tobias and Rudy Medina, Medina Investment and Development, LLC.

Rudy Medina, Medina Investment and Development, LLC, spoke to address concerns of Ruth Meghiddo, Local Architect.

Luis Arman Coloyin, business partner of Medina Investment and Development, LLC, spoke.

Boardmember Thomas spoke.

Chair Baker spoke.

Amy Bodek, Assistant Executive Director, spoke.

Chair Baker spoke.

Boardmember Thomas spoke.

Chair Baker spoke.

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

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Amy Bodek, Assistant Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who presented the staff report.

Boardmember Cross spoke.

Seyed Jalali, Redevelopment Project Officer, spoke.

Boardmember Thomas spoke.

**A motion was made by Boardmember Thomas, seconded by Vice Chair Arnold, to approve recommendation and adopt Resolution No. R. A. 32-2009. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

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)

Amy Bodek, Assistant Executive Director, spoke and introduced Seyed Jalali, Redevelopment Project Officer, who presented the staff report.

**A motion was made by Boardmember Cross, seconded by Boardmember Thomas, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Teer L. Strickland and Vivian Marie Tobias

#### **COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS**

Craig Beck, Executive Director, spoke.

#### **ADJOURNMENT**

At 11:10 A.M., there being no objection, Chair Baker declared the meeting adjourned.

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William Baker, Chair

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Craig Beck, Executive Director