

Thomas Fields, Chair  
William Baker, Vice Chair  
Diane Arnold, Member



John Cross, Member  
Vivian Tobias, Member  
John W. Thomas, Member

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## FINISHED AGENDA & MINUTES

### ROLL CALL

**Commissioners** Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John  
**Present:** Cross, Thomas T. Fields and John Thomas

Also Present: Craig Beck, Executive Director; David White, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Lisa Fall, Redevelopment Administrator; Jamilla Vollmann, Development Project Manager; Elvia Delgadillo, Development Project Manager; Victoria Ballesteros, Communications Officer; Timothy Hou, Administrative Analyst; and Carolyn Harris, City Clerk Specialist.

### FLAG SALUTE

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

#### 08-062R

Receive and file Notice of Adjournment of the May 19, 2008 Regular Meeting of the City of Long Beach Redevelopment Agency.

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

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

#### 08-063R

Recommendation to approve the Minutes for the meeting of May 5, 2008.

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

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

#### **PROJECT AREA COMMITTEE REPORTS**

There were no project area committee reports.

## EXECUTIVE DIRECTOR'S REPORT

Craig Beck, Executive Director, distributed the June Newsletter, a copy of which was received and made a part of the permanent record, giving attention to the Lyon West Gateway Development Groundbreaking event; announced the establishment of a new hotline number for Long Beach Development Services with a goal to provide excellent customer service to citizens; addressed the Redevelopment impact to public safety in blighted areas and referred to a PowerPoint presentation of the Housing Element; invited Boardmembers to demolition project of Jack's Liquor scheduled for June 9, 2008; and informed the Board of an upcoming presentation addressing billboards in the project areas.

Boardmember Cross spoke.

Chair Fields spoke.

## PUBLIC PARTICIPATION:

There was no public participation.

## CONSENT CALENDAR (1-6)

Passed The Consent Calendar

**A motion was made by Boardmember Tobias, seconded by Boardmember Thomas, to approve Consent Calendar Items. The motion carried by the following vote:**

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

1. [08-064R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5616-18 Atlantic Avenue for \$580,000 plus closing costs and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North - District 8)

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

2. [08-065R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5708-10 Atlantic Avenue for \$525,000 plus closing costs and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North - District 8)

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

3. [08-066R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5936 Atlantic Avenue for \$504,500 plus closing and relocation costs; and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North - District 9)

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

4. [08-067R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5948 Atlantic Avenue for \$183,000 plus closing and relocation costs; and increase appropriations for the North Long Beach Redevelopment Project Area (RD230). (North - District 9)

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

5. [08-068R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1545-51 Santa Fe Avenue for \$850,000 plus closing and relocation costs. (West Industrial - District 1)

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

6. [08-069R](#) Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 925 and 941 E. Pacific Coast Highway for \$1,300,000 plus closing and relocation costs. (Central - District 6)

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

**PRESENTATION: HOUSING ELEMENT**

Craig Beck, Executive Director, introduced Jill Griffiths, Advanced Planning Officer, who provided a presentation; and responded to questions.

Boardmember Thomas spoke.

Pat Garrow, Planning Bureau, spoke.

Craig Beck, Executive Director, spoke and commended Long Beach Housing Development Company for their efforts in the housing element.

Boardmember Fields spoke.

Craig Beck, Executive Director, spoke.

A dialogue ensued between Chair Fields and Craig Beck, Executive Director.

**REGULAR AGENDA (7-12)**

7. [08-070R](#) Conduct a public hearing to review and adopt the Mid-Term Review Updates of the Implementation Plans for the Central, Downtown, Los Altos, North, Poly High, West Beach, and West Long Beach Industrial Redevelopment Project Areas. (All Project Areas - Citywide)

David White, Assistant Executive Director, spoke and introduced Lisa Fall, Redevelopment Administrator, who presented the staff report; and responded to questions.

Boardmember Baker spoke regarding the Mid-Term Review Updates of the Implementation Plans for the Poly High Redevelopment Project Area.

Joan Greenwood, resident, spoke regarding the Mid-Term Review Updates of the Implementation Plans for the Central Redevelopment Project Area.

Boardmember Baker spoke.

Boardmember Arnold spoke.

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

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

8. [08-071R](#)

Approve and authorize the Executive Director to enter into agreements with Bennett Construction, Encore Image, Fast Track Construction and Howard CDM in an amount not to exceed \$1,000,000 per firm for commercial facade improvement construction and building rehabilitation services. (All Project Areas - Citywide)

David White, Assistant Executive Director, introduced Timothy Hou, Administrative Analyst, who presented the staff report; and responded to questions.

Thor Carlson, President, Bixby Knolls Business Improvement Association, spoke.

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

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

9. [08-072R](#) Approve and authorize the Executive Director to execute a consulting contract with Smith Consulting Group in an amount not to exceed \$12,500 per month plus expenses. (Downtown - Districts 1, 2)

Craig Beck, Executive Director, presented the staff report; and responded to questions.

Boardmember Thomas spoke.

Boardmember Tobias spoke.

John Edmond, Chief of Staff, Office of Councilman Dee Andrews, spoke.

Thor Carlson, President, Bixby Knolls Business Improvement Association, spoke.

Craig Beck, Executive Director, spoke.

Pat Paris, Chair, Central Long Beach Redevelopment Project Area Committee, spoke.

Chair Fields spoke.

Joan Greenwood, resident, spoke.

Chair Fields invited Donald Smith, Smith Consulting Group, who spoke.

Boardmember Baker spoke.

Boardmember Tobias spoke.

Craig Beck, Executive Director, spoke.

Boardmember Thomas spoke.

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

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

**10. [08-073R](#)**

Approve and authorize the Executive Director to enter into a contract with Beverly Prior Architects in the amount of \$1,056,000 to provide architectural design services for a new Fire Station 12 and a Disaster Resource building in the North Long Beach Redevelopment Project Area. (District 9 - North)

David White, Assistant Executive Director, introduced Elvia Delgadillo, Development Project Manager, who presented the staff report; and responded to questions.

Vivian Tobias left the meeting.

Craig Beck, Executive Director, spoke.

Boardmember Baker spoke.

Boardmember Thomas spoke.

Mary McGrath, Ratcliffe Architects, responded to questions.

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

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

**Absent:** 1 - Vivian Marie Tobias

**Roll Call**

**Commissioners** Diane L. Arnold, William E. Baker, John Cross, Thomas T. Fields  
**Present:** and John Thomas



**Commissioners** Vivian Marie Tobias

**Absent:**

11. [08-074R](#) Approve and authorize the Executive Director to enter into an Exclusive Negotiating Agreement with the Judicial Council of California for the development of a regional courthouse in downtown Long Beach. (Central - District 1)

David White, Assistant Executive Director, introduced Jamilla Vollmann, Development Project Manager, who presented the staff report.

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

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

**Absent:** 1 - Vivian Marie Tobias

**Roll Call**

**Commissioners** Diane L. Arnold, Vivian Marie Tobias, William E. Baker, John

**Present:** Cross, Thomas T. Fields and John Thomas

12. [08-075R](#) Oppose Proposition 98 and Support Proposition 99. (All Project Areas - Citywide)

David White, Assistant Executive Director, introduced Victoria Ballesteros, Communications Officer, who presented the staff report; and responded to questions.

Boardmember Cross spoke.

John Edmond, Chief of Staff, Office of Councilman Dee Andrews, spoke.

Boardmember Thomas spoke.

Vivian Tobias joined the meeting.

Chair Fields spoke.

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

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

### COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Craig Beck, Executive Director, commended the North Long Beach Community for their award received and reported that an RFQ has been issued for the Julian Building.

Boardmember Thomas spoke.

Chair Fields spoke.

Boardmember Baker spoke.

### EXECUTIVE SESSION

[08-076R](#) B. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Waite Motel).

APN: 7131-032-901  
Property Address: 5060 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: 7131-032-008  
Property Address: 5096 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: 7131-032-010  
Property Address: 5098 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: 7131-032-900  
Property Address: 5101 Cedar Avenue  
Agency Negotiator: Craig Beck, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach  
Under Negotiation: Price and Terms of Acquisition

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 the purpose of a conference with the Redevelopment Agency real property negotiator, Craig Beck, Executive Director, and various negotiating parties regarding the price and terms of acquisition of the Waite Motel.

**This RDA-Agenda Item was received and filed.**

## ADJOURNMENT

At 10:49 A.M., Chair Fields adjourned to an Executive Session pursuant to the California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency Real Property Negotiator, Craig Beck, Executive Director, and various negotiating parties regarding the price and terms of acquisition of the Waite Motel.

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Thomas Fields, Chair

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Craig Beck, Executive Director