

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 & MINUTES

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

### REGULAR MEETING - 9:30 A.M. (SPECIAL TIME)

#### ROLL CALL

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

**Boardmembers** Vivian Marie Tobias  
**Excused:**

ALSO PRESENT: Amy Bodek, Executive Director; Lisa Fall, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Victoria Ballesteros, Communications Officer; Tony Foster, Redevelopment Project Officer; Timothy Hou, Administrative Analyst; Donald Caldwell, Development Project Manager; Jamilla Vollmann, Development Project Manager; Erika Martin, Administrative Analyst; and Thelinjoris Roberts, Clerk Typist III.

#### FLAG SALUTE

Boardmember Cross led in the flag salute.

10-045R Recommendation to approve the Minutes for the Regular Meeting of April 19, 2010.

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

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

**Excused:** 1 - Vivian Marie Tobias

#### PROJECT AREA COMMITTEE REPORTS

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

### **EXECUTIVE DIRECTOR'S REPORT**

Amy Bodek, Executive Director, provided the Executive Director's report.

### **PUBLIC PARTICIPATION:**

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

### **PRESENTATION: "INSIDE LONG BEACH" SEGMENT REGARDING CENTRAL LONG BEACH REDEVELOPMENT PROJECT AREA**

Amy Bodek, Executive Director, provided the introduction to the presentation.

Victoria Ballesteros, Communications Officer, spoke and presented the "Inside Long Beach" segment regarding Central Long Beach Redevelopment Project Area.

Amy Bodek, Executive Director, spoke.

### **REGULAR AGENDA (1-7)**

1. 10-046R Recommendation to approve and authorize the Executive Director to implement the first component of the North Village Center Project and to authorize staff to seek a demolition permit for 5870-74 Atlantic Avenue, and to direct staff to salvage certain building components for potential reuse in a new North Library. (North - District 9)

Lisa Fall, Assistant Executive Director, introduced Tony Foster, Redevelopment Project Officer, who provided the staff report.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

John Thomas, President, Long Beach Heritage, spoke.

Dave Hall, Long Beach Resident, spoke.

Martha Thuente, former Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

Dave San Jose, President, Coolidge Triangle Neighborhood Association,

spoke for himself and on behalf of Barbara Bolden, President, DeForest Neighborhood Association.

Maureen Neely, Long Beach Resident, spoke.

Dan Pressburg, Long Beach Resident, spoke.

Janice McConnell, Long Beach Resident, spoke.

Boardmember Strickland spoke.

Vice Chair Arnold spoke.

Boardmember Cross spoke.

Vice Chair Arnold spoke.

Chair Baker spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

2. 10-047R

Recommendation to approve and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement and an optional six-month extension with Golden Pacific Partners, LLC, for the development of a site at the northeast corner of Home Street and Long Beach Boulevard. (North - District 8)

Lisa Fall, Assistant Executive Director, introduced Tony Foster, Redevelopment Project Officer, who provided the staff report.

Boardmember Cross spoke.

Tony Foster, Redevelopment Project Officer, spoke.

A dialogue ensued between Boardmember Cross and Tony Foster, Redevelopment Project Officer.

Boardmember Thomas spoke.

Tony Foster, Redevelopment Project Officer, spoke.

A dialogue ensued between Boardmember Thomas and Tony Foster, Redevelopment Project Officer.

Chair Baker spoke.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NAPC), spoke.

Chair Baker spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

3. 10-048R Recommendation to authorize the Executive Director to enter into a contract with Sully-Miller Contracting Company in an amount not to exceed \$5,161,423.68 for streetscape improvements on Long Beach Boulevard from Del Amo Boulevard to 56th Street. (North - District 8)

Lisa Fall, Assistant Executive Director, introduced Timothy Hou, Administrative Analyst, who provided the staff report.

Chair Baker spoke.

Laurie Angel, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

4. 10-049R Recommendation to approve and authorize the Executive Director to enter into a contract with Seashore Construction in an amount not to exceed \$119,993 for the construction of commercial facade improvements at 827 East 4th Street. (Central - District 1)

Lisa Fall, Assistant Executive Director, introduced Donald Caldwell, Development Project Manager, who provided the staff report.

Boardmember Cross spoke.

Donald Caldwell, Development Project Manager, spoke.

Boardmember Thomas spoke.

Donald Caldwell, Development Project Manager, spoke.

Chair Baker spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

5. 10-050R Recommendation to approve and authorize the Executive Director to enter into an Owner Participation Agreement with Philip Appleby, Harry Pickard and Diane Pickard, dba Armory Lofts, LLC, for the development of 837 East 7th Street. (Central - District 1)

Lisa Fall, Assistant Executive Director, introduced Jamilla Vollmann, Development Project Manager, who provided the staff report.

Philip Appleby, Member Manager for the applicant Armory Lofts, LLC, spoke.

Chair Baker spoke.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

6. 10-051R Recommendation to approve and authorize the Executive Director to enter into a Loan Agreement for an amount not to exceed \$90,000 with Jesse Dean and Jenny Dean for building improvements to 1330 Gladys Avenue. (Central - District 4)

Lisa Fall, Assistant Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

Annie Greenfeld-Wisner, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

Jesse Dean, Applicant, spoke.

Chair Baker spoke.

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

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

**Excused:** 1 - Vivian Marie Tobias

7. 10-052R Recommendation to approve and authorize the Executive Director to amend the terms of the Agreement with CBM Consulting, Inc., for an amount not to exceed \$350,000 for as-needed construction management services. (All Project Areas - Citywide)

Lisa Fall, Assistant Executive Director, introduced Erika Martin, Administrative Analyst, who provided the staff report.

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

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

**Excused:** 1 - Vivian Marie Tobias

## COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

There were no comments from the Redevelopment Agency Board Members.

## ADJOURNMENT

At 11:05 A.M., there being no objection, Chair Baker declared the meeting adjourned.

It was unanimously agreed to adjourn 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, Amy J. Bodek, and various negotiating parties regarding the price and terms of acquisition of various properties. (Elm Avenue &

Broadway Block; Atlantic Avenue & Artesia Boulevard and North Village Center - West Block)

**EXECUTIVE SESSION**

- 10-053R      A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Elm Avenue and Broadway Block).
- APN:                    7281-017-900  
Property Address:    Unknown  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach, City Ventures and The Olson Company  
Under Negotiation: Price and Terms of Acquisition
- APN:                    7281-017-901  
Property Address:    227 Elm Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long Beach, City Ventures and The Olson Company  
Under Negotiation: Price and Terms of Acquisition
- APN:                    7281-017-907  
Property Address:    239 Elm Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures and The Olson Company  
Under Negotiation: Price and Terms of Acquisition
- APN:                    7281-017-914  
Property Address:    237 & 245 Elm Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures and the Olson Company  
Under Negotiation: Price and Terms of Acquisition
- APN:                    7281-017-913  
Property Address:    352 & 356 E. 3rd Street  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures and the Olson Company  
Under Negotiation: Price and Terms of Acquisition
- APN:                    7281-017-904  
Property Address:    348 & 350 E. 3rd Street

Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures  
and The Olson Company  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-912  
Property Address: 344 & 346 E. 3rd Street  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures  
and The Olson Company  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-911  
Property Address: 340 & 342 E. 3rd Street  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency, City Ventures and  
The Olson Company  
Under Negotiation: Price and Terms of Acquisition

B. Conference with Real Property Negotiator pursuant to  
California Government Code §54956.8 (Atlantic Avenue  
& Artesia Boulevard).

APN: 7115-003-036 and -038  
Property Address: 6600 & 6604 Atlantic Avenue (-036) and  
Unknown (-038)  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7115-003-904  
Property Address: 6620 and 6630 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7115-003-901, -902, and -903  
Property Address: Unknown (-901), 609 E. Artesia Boulevard  
(-902), and 669 E. Artesia Boulevard (-903)  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7115-003-042  
Property Address: 685 E. Artesia Boulevard



Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

C. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (North Village Center - West Block).

APN: 7125-033-916  
Property Address: 5892 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-911  
Property Address: 5886 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-912  
Property Address: 5878 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-917  
Property Address: 5874 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-918  
Property Address: 5866 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-919  
Property Address: 5860 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-914

Property Address: 5852-54 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-907  
Property Address: 5850 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-905  
Property Address: 5844 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-915  
Property Address: 5836 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-913  
Property Address: 5826 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-920  
Property Address: 5822 Linden Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-906  
Property Address: Unknown  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-900  
Property Address: 5893-95 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency

Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-901  
Property Address: 5887 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-923  
Property Address: 5873, 5889, 5881 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-909  
Property Address: 5869-71 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-910  
Property Address: Unknown  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-902  
Property Address: 5847, 5849, 5855 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-903  
Property Address: 5843-45 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-904  
Property Address: 5835 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-921

Property Address: 5827-29 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-922  
Property Address: 5821, 5823, 5825 Atlantic Avenue  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-908  
Property Address: 5801 Atlantic Avenue / 501 South Street  
Agency Negotiator: Amy J. Bodek, Executive Director  
Negotiating Parties: Redevelopment Agency  
Under Negotiation: Price and Terms of Acquisition

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William Baker, Chair

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Amy J. Bodek, Executive Director