



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

Terry Jensen, Member
Vivian M. Tobias, Member
Vacant

FINISHED AGENDA & MINUTES

ROLL CALL (9:53 AM)

Roll Call

Present: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Vivian Tobias; Thomas Fields, Chair.
Absent/Excused: None.

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Aldo Schindler, West Redevelopment Project Officer; Lee Mayfield, North Redevelopment Project Officer; Mary Nemick, Public Information Consultant, Jamilla Vollmann, Development Project Manager, David White, Central Redevelopment Project Officer, Janet Davey, City Clerk Specialist.

FLAG SALUTE (9:54 AM)

Boardmember Tobias led in the flag salute.

(07-060R) Recommendation to approve the minutes for the meeting of May 7, 2007. (10:00 AM)

Action: Approve recommendation.

Motion: Approve recommendation with amendment to May 7, 2007 minutes of Chair Fields voted yes in Consent Calendar Items 1-3.

Moved by Vivian Tobias, seconded by William Baker.

Vote: Approve recommendation with amendment to May 7, 2007 minutes of Chair Fields voted yes in Consent Calendar Items 1-3. (Carried 5-0)

Yes: William Baker, Terry Jensen, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Abstained: Diane Arnold.

Boardmember Jensen read and prepared statement, resigned effective immediately.

Terry Jensen left the meeting.

EXECUTIVE DIRECTOR'S REPORT (9:10 AM)

Patrick West, Executive Director, presented the report.

Angela Reynolds, Advanced Planner Officer, spoke regarding downtown planning efforts.

PROJECT AREA COMMITTEE REPORTS (9:18 AM)

There were no project area committee reports.

PUBLIC PARTICIPATION (9:18 AM)

No one from the public addressed the Board.

REGULAR AGENDA (1-6) (9:19 AM)

1. (07-070R) Recommendation to approve and authorize the Executive Director to:

Hold a Public Hearing;

Receive supporting documentation into the record and conclude the Public Hearing;

Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute a First Amendment to the Disposition and Development Agreement with Lyon Promenade, LLC for The Promenade project;

Approve construction of offsite improvements associated with this development in an amount not to exceed \$500,000. (Downtown - District 2) (9:19 AM)

Action: Approve recommendation.

Craig Beck, Assistant Executive Director, presented the staff report.

Boardmember Baker spoke.

Chair Fields opened the hearing.

Frank Suryan, Jr. Chief Executive Officer, Lyon Capital Ventures, spoke.

Motion: Approve recommendation and adopt Resolution No. 11-2007.
Moved by Neil McCrabb, Vice Chair, seconded by William Baker.

Vote: Approve recommendation and adopt Resolution No. 11-2007.
(Carried 5-0)

Yes: Diane Arnold, William Baker, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Absent: Terry Jensen.

Chair Fields closed the hearing.

2. **(07-071R) Recommendation to approve and authorize the Executive Director to:**

Hold a Public Hearing;

Receive supporting documentation into the record and conclude the Public Hearing;

Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute a Disposition and Development Agreement with Lyon West Gateway, LLC.; and

Adopt a Resolution making certain findings regarding the construction of certain public improvements with Downtown Long Beach Redevelopment Project Area Funds. (Downtown - District 1) (9:25 AM)

Action: Approve recommendation.

Craig Beck, Assistant Executive Director, presented the staff report.

Eric Donnelly, Lyon Realty Advisors, spoke.

Chair Fields opened the hearing.

A discussion ensued.

Chair Fields closed the hearing.

Motion: Approve recommendation; and adopt Resolution No. 12-2007 and 13-2007.
Moved by Vivian Tobias, seconded by Neil McCrabb, Vice Chair.

Vote: Approve recommendation; and adopt Resolution No. 12-2007 and 13-2007.
(Carried 5-0)

Yes: Diane Arnold, William Baker, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Absent: Terry Jensen.

3. **(07-072R) Recommendation to approve and authorize the Executive Director to convey the property located on the Pacific Electric Right-of-Way extending from Orange Avenue to Walnut Avenue to the City of Long Beach for development of the Pacific Electric Right-of-Way Bike Trail Project. (Central - District 6) (9:36 AM)**

Action: Approve recommendation.

David White, Central Long Beach Redevelopment Project Officer, presented the staff report.

Motion: Approve recommendation.

(07-073R) Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 306 E. Home Street for \$495,000 plus closing and relocation costs. (North - District 8) (10:35 AM)

Action: Approve recommendation.

David White, Central Long Beach Redevelopment Project Officer, presented the staff report.

Motion: Approve recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 5-0)

Yes: Diane Arnold, William Baker, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Absent: Terry Jensen.

5. **(07-074R) 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 242-256 Long Beach Boulevard and 320 East Third Street for \$2,220,250 plus closing costs. (Downtown - District 2) (10:38 AM)**

Action: Approve recommendation.

Barbi Clark, Development Project Manager, presented the staff report.

Motion: Approve recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by Vivian Tobias.

Vote: Approve recommendation. (Carried 5-0)

Yes: Diane Arnold, William Baker, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Absent: Terry Jensen.

6. **(07-075R) Recommendation to: Hold a public hearing; Receive supporting documentation into the record and conclude the public hearing; Approve and authorize Executive Director to execute and record Covenants, Conditions and Restrictions (CCR's) on Agency owned property at 3361 Andy Street restricting occupancy to low and moderate-income households at affordable rents for a period of 55 years; Approve and authorize the Executive Director to vote in favor of the Andy Street Multi-family Improvement District; and Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the sale of property at 3361 Andy Street to the Long Beach Housing Development Company for \$500,000 plus closing costs. (North - District 9) (10:43 AM)**

Action: Approve recommendation.

Lee Mayfield, North Long Beach Redevelopment Project Officer, presented the staff report.

Chair Fields opened the hearing.

Craig Beck, Assistant Executive Director, recognized Ellie Tolentino, Housing Services Bureau Manager, and LaVerne Duncan, Housing Communication Officer, for developing the property improvement districts.

Motion: Approve recommendation.

Moved by Neil McCrabb, Vice Chair, seconded by Diane Arnold.

Vote: Approve recommendation. (Carried 5-0)

Yes: Diane Arnold, William Baker, Neil McCrabb, Vice Chair, Vivian Tobias, and Thomas Fields, Chair.

Absent: Terry Jensen.

Chair Fields closed the hearing.

COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS

Boardmember Baker spoke regarding Jensen's resignation.

Boardmember Tobias spoke.

(07-076R) EXECUTIVE SESSION

A. Pursuant to Section 54956.9(c) regarding the possibility of initiation of litigation -- two matters.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1501 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1527 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1585 E Pacific Coast Hwy.

B. It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1591 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1601 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1629 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1800 Gaviota Ave.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1711 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1731 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1751 E Pacific Coast Hwy .

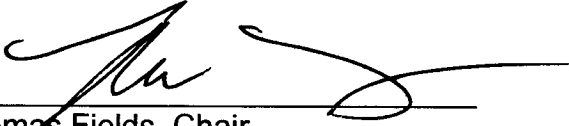
It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1771 E Pacific Coast Hwy .

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1815 Rose Ave.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1801 E Pacific Coast Hwy .

ADJOURNMENT (10:56 AM)

At 10:56 A.M., there being no objection, Chair Fields declared the meeting adjourned to Executive Session.



Thomas Fields, Chair



Patrick H. West, Executive Director