

Patrick Brown, Chair  
Stacy McDaniel, Vice Chair  
Kevin Cwayna, Director  
Jonathan Gotz, Director  
Michael McCarthy, Director



Jeffrey Price, Director  
Laura Storke, Director  
Conor Weir, Director  
Patrice Wong, Director  
Anna Ulaszewski, Director

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER

Vice Chair McDaniel called the meeting order at 4:11 P.M.

### ROLL CALL

**Boardmembers** Jonathan Gotz, Michael W. McCarthy, Stacy McDaniel, C. Anna

**Present:** Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

**Boardmembers** Kevin Cwayna, Patrice Wong and Patrick Brown

**Absent:**

\*Boardmember Price arrived at 4:15 P.M. and Boardmember Weir left at 5:12 P.M.

Staff present: Amy Bodek, President; Ellie Tolentino, Vice President; Rob Zur Schmiede, Deputy Director of Development Services; Rich Anthony, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Redevelopment Administrator; LaVerne Duncan, Housing Communications Officer; Silvia Medina, Community Development Analyst; and Pat Parga, Bureau Secretary.

Guests present: Gary Shelton, Housing Long Beach; Dave La Barre, LaBarre, Somers & Associates; and Nancy Somers, LaBarre, Somers & Associates.

### REPORT OF THE CHAIR

There was no report of the Chair.

1. 11-025HC Recommendation to receive and file the minutes of the regular meeting of April 20, 2011.  
There was no discussion on this item.  
**A motion was made by Boardmember Gotz, seconded by Boardmember Ulaszewski, that this matter be received and filed. The motion carried by the following vote:**  
**Yes:** 7 - Jonathan Gotz, Michael W. McCarthy, Stacy McDaniel, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

**Absent:** 3 - Kevin Cwayna, Patrice Wong and Patrick Brown

**ACTION ITEMS**

(AT THIS POINT THE BOARD MOVED TO ITEM 5.)

**CLOSED SESSION**

2. 11-026HC Conference with Real Property Negotiator pursuant to California Government Code §54956.8.

APN: 7209-008-258  
Property Address: 303 E. Dayman St., Unit 2  
Negotiator: Amy J. Bodek, LBHDC President  
Negotiating Parties: LBHDC and Hortencia Diaz  
Under Negotiation: Price and Terms of Acquisition

**A secondary motion was made by Boardmember Weir, seconded by Boardmember Price, to approve Item 2 of the recommendation: to decline assistance to the buyer of 303 E. Dayman Street. In addition, the Board directed staff to research and bring to the Board policies concerning providing re-sell assistance to Olive Court residents that includes changing income requirements from low-income to moderate-income, changing irrevocable covenants to revocable covenants, defining criteria for hardship, and using HOME funds. The motion carried by the following vote:**

**Yes:** 7 - Jonathan Gotz, Michael W. McCarthy, Stacy McDaniel, C. Anna Ulaszewski, Jeffrey S. Price, Laura Storke and Conor Weir

**Absent:** 3 - Kevin Cwayna, Patrice Wong and Patrick Brown

3. 11-027HC Conference with Real Property Negotiator pursuant to California Government Code §54956.8.

APN: 7210-001-048  
Property Address: 2130 Atlantic Ave.  
Negotiator: Amy J. Bodek, LBHDC President  
Negotiating Parties: LBHDC and Michael Evans and Karen Evans  
Under Negotiation: Price and Terms of Acquisition

A secondary motion was made by Boardmember McCarthy, seconded by Boardmember Gotz, to approve Item 1 of the recommendation: to authorize the President or designee to pursue acquisition of the property located at 2130 Atlantic Avenue; authorize the President or designee to execute any and all documents necessary to acquire the property and conduct any necessary improvements; however, the Board request to strike the language "and re-sell the unit at the appraised value and provide second mortgage assistance to the new buyer, as necessary" from the motion. The motion carried by the following vote:

**Yes:** 6 - Jonathan Gotz, Michael W. McCarthy, Stacy McDaniel, C. Anna Ulaszewski, Jeffrey S. Price and Laura Storke

**Absent:** 4 - Kevin Cwayna, Patrice Wong, Patrick Brown and Conor Weir

4. 11-028HC

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

APN: 7269-012-075  
Property Address: 1500 Pine Ave., #8  
Negotiator: Amy J. Bodek, LBHDC President  
Negotiating Parties: LBHDC and Rachel J. Sousa  
Under Negotiation: Price and Terms of Acquisition

A secondary motion was made by Boardmember Ulaszewski, seconded by Boardmember McCarthy, to approve Item 1 of the recommendation: to authorize the President or designee to pursue acquisition of the property located at 1500 Pine Avenue, #8; authorize the President or designee to execute any and all documents necessary to acquire the property and conduct any necessary improvements; however, the Board wishes to strike the language "and re-sell the unit at the appraised value and provide second mortgage assistance to the new buyer, as necessary" from the motion. The motion carried by the following vote:

**Yes:** 4 - Jonathan Gotz, Michael W. McCarthy, C. Anna Ulaszewski and Laura Storke

**No:** 2 - Stacy McDaniel and Jeffrey S. Price

**Absent:** 4 - Kevin Cwayna, Patrice Wong, Patrick Brown and Conor Weir

END CLOSED SESSION

COMMITTEE MINUTES

5. 11-029HC

Recommendation to receive and file the Committee minutes.

**The Committee minutes were received and filed.**

A) Programs Committee - April Minutes

Boardmember McCarthy stated that he did not attend the last Programs Committee meeting.

Boardmember Ulaszewski stated nothing unusual happened at the last Programs Committee meeting.

B) Projects Committee - No May Meeting

Vice Chair McDaniel stated that there was no April Projects Committee meeting.

**REPORT OF THE PRESIDENT**

6. 11-030HC Recommendation to receive and file the report of the President.  
President Bodek spoke about the loss of the RDA Chairman, Bill Baker, the Governor's budget, various State bills, the FY12 Budgets for RDA and LBHDC, the Grand Opening of Courtyard Apartments, and the presentation by the Council office on the Palace Hotel.

**The reports of the President were received and filed.**

A) Summary of Projects Reports

Vice President Tolentino spoke about the proposal from Abode Communities for the rehabilitation of the Evergreen Apartments, the acquisition/rehabilitation of the Bellwood Apartments, and the Ramona Park Senior Apartments.

Further discussion ensued.

Vice President Tolentino asked if any Boardmembers would like to review the proposed budget for FY12 prior to the June Board meeting.

Boardmembers Ulaszewski, McCarthy, and Weir volunteered.

Boardmember McCarthy asked about the \$12 million that the LBHDC loaned to the RDA.

President Bodek stated that the loan was a legitimate 3rd Party obligation that shows up on the RDA's statement of indebtedness.

Vice President Tolentino stated that the loan was a contractual obligation.

**B) Upcoming Meetings and Special Events**

Vice President Tolentino stated that June meeting of the Projects Committee was moved to June 7.

Boardmember McCarthy stated that the Programs Committee now meets on the 2nd Thursday of the month.

**NEW BUSINESS**

Boardmember Gotz mentioned that the LBHDC property, next to Olive Court, needs to be cleaned up.

Boardmember Ulaszewski asked if the City Council presentation on the Palace Hotel would include the program provider.

President Bodek stated that she did not know as it is being presented by the Council Office.

Further discussion ensued.

**PUBLIC PARTICIPATION**

Gary Shelton, Housing Long Beach, spoke.

Further discussion ensued.

(AT THIS POINT THE BOARD RETURNED TO ITEM 2.)

**ADJOURNMENT**

Vice Chair McDaniel adjourned the meeting at 5:44 P.M.

PP

Note: Written material relating to any item on the Board's agenda which is submitted to the Board after distribution of the agenda packet will be available for inspection in the Housing Services Bureau's offices at 110 Pine Avenue, Suite 1200, Long Beach, CA 90802. A digital recording of this meeting will be available in the Housing Services Bureau.

Respectfully submitted,

  
for AMY J. BODEK, PRESIDENT

Approved by:

  
PATRICK BROWN, CHAIR