

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



Terry Jensen, Member  
Rick Meghiddo, Member  
Vivian M. Tobias, Member

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**AGENDA NO. 999**

ROLL CALL (9:09 AM)

**Commissioners** Diane L. Arnold, Terry Jensen, William E. Baker, Neil McCrabb,

**Present:** Rick Meghiddo and Thomas T. Fields

**Commissioners** Vivian Marie Tobias

**Absent:**

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Barbi Clark, Development Project Manager; Lisa Fall, Redevelopment Administrator; Mary Nemick, Public Information Consultant; Aldo Schindler, Development Project Manager; David White, Redevelopment Project Officer; Rebecca Wood, Administrative Analyst; Janet Pittman, City Clerk Specialist.

**FLAG SALUTE**

Vice Chair McCrabb led in the flag salute.

[06-1210](#)

APPROVAL OF MINUTES FOR THE MEETING OF NOVEMBER 6, 2006.

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

## PROJECT AREA COMMITTEE REPORTS

There were no project area committee reports presented.

## PUBLIC PARTICIPATION

There was no public participation.

## CONSENT CALENDAR (1-3)

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve Consent Calendar Items Nos. 1-3. The motion carried by the following vote:**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

1. [06-182R](#) 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 998 East Pacific Coast Highway for a purchase price of \$815,000 plus closing costs. (Central - District 6)

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

2. [06-183R](#) Recommendation to approve and authorize the Executive Director to execute agreements with Rutan & Tucker, LLP, Nossaman, Guthner, Knox & Elliot, LLP, and Richards, Watson & Gershon for legal services in connection with redevelopment activities related to all redevelopment project areas.

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

3. [06-184R](#) 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 2837 East 14th Street. (Central - District 4)

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

**REGULAR AGENDA (4-8)**

4. [06-185R](#) Recommendation to approve and authorize the Executive Director to execute an agreement with HdL Coren & Cone to provide property tax management and auditing services. (Citywide - All Project Areas)

Lisa Fall, Redevelopment Administrator, presented the staff report.

Vice Chair McCrabb spoke.

Boardmember Jensen spoke.

A discussion ensued.

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

5. [06-186R](#) Recommendation to approve and authorize the Executive Director to enter into an Operating Agreement with Diamond Parking Services LLC to provide interim parking management services for the Agency-owned public parking lots located within the West Gateway area. (Downtown - Districts 1,2)

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

Vice Chair McCrabb spoke.

Boardmember Meghiddo spoke.

A discussion ensued.

**This RDA-Contract was approve recommendation.**

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

6. [06-187R](#)

Approve and authorize the Executive Director to execute the Third Amendment to the Disposition and Development Agreement with Olson 737 - Long Beach 2, LLC for The Promenade. (Downtown - District 2)

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

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

7. [06-188R](#)

Recommendation to approve and authorize the Executive Director to continue negotiations with Ronald McDonald Charities of Southern California for the development of the southwest corner of Atlantic Avenue and Vernon Street. (Central - District 6)

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

Boardmember Baker spoke.

Vice Chair McCrabb spoke.

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

**Yes:** 6 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb, Rick Meghiddo and William E. Baker

**Absent:** 1 - Vivian Marie Tobias

8. [06-189R](#)

Recommendation to authorize the Executive Director to continue the evaluation process for the qualified developers that responded to the North Village Center Request for Proposals; and schedule presentations to the Redevelopment Agency Board in January 2007.  
(North - District 9)

Aldo Schindler, Development Project Manager, presented the staff report.

Boardmember Jensen spoke.

Boardmember Baker spoke.

A discussion ensued.

Boardmember Jensen spoke.

Phil Sumner spoke.

Craig Beck, Assistant Executive Director, spoke.

Mike Murchison spoke.

Chair Fields spoke.

Boardmember Baker spoke.

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

**Yes:** 5 - Diane L. Arnold, Terry Jensen, Thomas T. Fields, Neil McCrabb and William E. Baker

**Abstain:** 1 - Rick Meghiddo

**Absent:** 1 - Vivian Marie Tobias

### COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

Patrick West, Executive Director, spoke regarding Councilwoman Laura Richardson's last City Council meeting scheduled for November 21, 2006, and presenting a plaque; and Cash for Cans demonstration that will bring upon new projects scheduled for December 9, 2006.

Craig Beck, Assistant Executive Director, discussed the downtown Long Beach economic impact presented by Dr. Magadino.

Boardmember Arnold commended Martha Thuente, Chair North Long Beach Redevelopment Project Area Committee (NPAC), for her participation in the North Long Beach Parade to honor veterans.

Boardmember Jensen requested a staff report be prepared that includes revised language in the Disposition and Development Agreement (DDA).

Staff responded to questions.

### 9. [06-190R](#) EXECUTIVE SESSION

A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Menorah Triangle Site - Phase II and III).

#### Phase II

APN:	7208-006-026
Property Address:	2545½ Atlantic Avenue and 580 & 586 Vernon Street
Agency Negotiator:	Patrick H. West, Executive Director

Negotiating Parties: Trent L. Barnes  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-027  
Property Address: 2535 and 2539 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: William Ho and Dorothy Nguyen  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-028  
Property Address: 2527 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Annabelle S. Mayberg  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-029  
Property Address: 2525 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Antonio and Juana Macias  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-031  
Property Address: 572 E. Vernon Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Paul Nguyen  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-032  
Property Address: 566 E. Vernon Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Enrique Hernandez  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-034  
Property Address: 550 E. Vernon Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Djanuwati Duran  
Under Negotiation: Price and Terms of Acquisition

Phase III

APN: 7208-006-039  
Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Kanaris Vangelatos CO TR ET AL  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-043  
Property Address: 552-558 E. Willow Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Fred R. and Veronika Reinelt TRS  
Under Negotiation: Price and Terms of Acquisition

APN: 7208-006-041  
Property Address: 500 E. Willow Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: David C. Simmons and Can Nguyen  
Under Negotiation: Price and Terms of Acquisition

B. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Northeast Corner of Atlantic Avenue and Artesia Boulevard).

APN: 7115-003-036  
Property Address: 6600-6604 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Cheng S. Te, Chhun Ek Te ET AL  
Under Negotiation: Price and Terms of Acquisition

APN: 7115-003-035  
Property Address: 6620-6630 Atlantic Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Samuel Kohn Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7115-003-039  
Property Address: 609-669 Artesia Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Wilfried and Rosemarie Kombosch  
Under Negotiation: Price and Terms of Acquisition

C. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on the MTA Block Development).

APN: 7280-028-911  
Property Address: 133, 145 & 147 Long Beach Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency, City of Long

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Under Negotiation:	Beach Price and Terms of Acquisition
APN:	7280-028-903
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7280-028-026, 025, 024, 023
Property Address:	225, 227, 229, 237 & 241 E. 1st Street and 115 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Steve Albert/Albert Family Trust
Under Negotiation:	Price and Terms of Acquisition
APN:	7280-028-905, 906
Property Address:	107, 111 & 155 Long Beach Boulevard, 243 E. 1st Street and 101 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7280-028-916, 913
Property Address:	224, 234, 236, 240 & 246 E. Broadway
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7280-028-021
Property Address:	119 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Urban Growth Long Beach, LLC
Under Negotiation:	Price and Terms of Acquisition
D. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Broadway Block Development).	
APN:	7281-018-912
Property Address:	100 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	City of Long Beach

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Under Negotiation:	Price and Terms of Acquisition
APN:	7281-018-015
Property Address:	150 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	First States Investors 5000A LLC
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-900, 901
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-015
Property Address:	200, 206, 218, 220 & 222 Long Beach Blvd.
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-016
Property Address:	232 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Redevelopment Agency, City of Long Beach
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-011
Property Address:	240 Long Beach Boulevard
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Phillip & Jacqueline Smith/Smith Family Trust
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-008, 009
Property Address:	320 E. 3rd St., 318 E. 3rd St. and 242 Long Beach Blvd.
Agency Negotiator:	Patrick H. West, Executive Director
Negotiating Parties:	Bank of America/Suzanne Weatherly Trust
Under Negotiation:	Price and Terms of Acquisition
APN:	7281-017-005, 007

Property Address: 338 E. 3rd Street and 330 E. 3rd Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ernest & Louise Belcher Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-001, 002  
Property Address: 340, 342, 344 & 346 E. 3rd Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Rita M. Michener Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-003  
Property Address: 348 & 350 E. 3rd Street  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Fiedler W. Darrow  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-004, 006  
Property Address: 352 E. 3rd Street, 356 E. 3rd Street,  
237 Elm Ave  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Rita M. Michener Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-017-010  
Property Address: 227 & 239 Elm Avenue  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Ramon & Norma T. Lugan/Arron  
& Vanessa Lugan  
Under Negotiation: Price and Terms of Acquisition

APN: 7280-028-917  
Property Address: 248 E. Broadway  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Long Beach Housing Development  
Company  
Under Negotiation: Price and Terms of Acquisition

E. Conference with Real Property Negotiator pursuant to California  
Government Code §54956.8 (Shoreline Gateway).

APN: 7281-023-010, 011, 016 and 017  
Property Address: 40 Atlantic Ave., 19 Lime Ave. &

39 Lime Ave.  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Bob W.  
& Diane Y. Lawrence  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-013  
Property Address: 615 E. Ocean Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Levon A.  
Akopiantz, CO-TR/L. A. & A. Akopiantz  
Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-014  
Property Address: 619 E. Ocean Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Kurt B. &  
L. K. Schneiter Trust  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-015  
Property Address: 635 E. Ocean Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Shoreline  
Gateway, LLC  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-023-018  
Property Address: 645 E. Ocean Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency and Henry J.  
and Margaret A. Levin  
Under Negotiation: Price and Terms of Acquisition

APN: 7281-022-901  
Property Address: 725 and 777 E. Ocean Boulevard  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Redevelopment Agency & City of  
Long Beach  
Under Negotiation: Price and Terms of Acquisition

Conference with Real Property Negotiator pursuant to California

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Government Code §54956.8 (Update on Menorah Triangle Site - Phase II and III).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Northeast Corner of Atlantic Avenue and Artesia Boulevard).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on the MTA Block Development).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Update on Broadway Block Development).

Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (Shoreline Gateway).

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

**ADJOURNMENT (9:40 AM)**

Motion: Adjourn.

Moved by William Baker, seconded by Vice Chair Neil McCrabb.

Vote: Adjourn.(Carried 6-0)

Yes: Diane Arnold, William Baker, Terry Jensen, Rick Meghiddo, Vice Chair Neil McCrabb, and Chair Thomas Fields.