



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

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

## FINISHED AGENDA & MINUTES

### ROLL CALL (9:09 AM)

#### Roll Call

Present: John W. Thomas; John Cross; Diane Arnold; William Baker, Vice Chair; Thomas Fields, Chair.

Absent/Excused: Vivian M. Tobias.

ALSO PRESENT: Craig Beck, Executive Director; David White, Assistant Executive Director; Michael Mais, Assistant City Attorney; Aldo Schindler, Redevelopment Project Officer; Timothy Hou, Administrative Analyst; Barbi Clark, Development Project Manager; Jamilla Vollmann, Development Project Manager; Jerryl Soriano, Redevelopment Clerk; and Carolyn Harris, City Clerk Specialist.

### FLAG SALUTE (9:10 AM)

David White, Assistant Executive Director, led in the flag salute.

### (08-032R) Recommendation to approve the Minutes for the meeting of March 3, 2008. (9:10 AM)

**Motion:** Approve recommendation.

Moved by William Baker, Vice Chair, seconded by Diane Arnold.

**Vote:** Approve recommendation.

(Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian Tobias.

### PROJECT AREA COMMITTEE REPORTS (9:10 AM)

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

## **EXECUTIVE DIRECTOR'S REPORT (9:13 AM)**

Craig Beck, Executive Director, referred Boardmembers to a Press-Telegram article displaying the demolition of an apartment building in the Central Project Area next to Seaside Park, stating that this was to establish a new park in partnership with Parks, Recreation and Marine and the City of Long Beach; and announced a City of Long Beach partnership kick-off event for a park on Orizaba.

## **PUBLIC PARTICIPATION (9:14 AM)**

There was no public participation.

## **DEVELOPER PRESENTATIONS: 5060 - 5098 LONG BEACH BOULEVARD (9:14 AM)**

David White, Assistant Executive Director, introduced Aldo Schindler, Redevelopment Project Officer, who presented the staff report; John Reekstin, Senior Vice President of Development, The Olson Company; and Denise Ashton, Principal, William Hezmalhalch Architects, who made presentations and responded to questions.

Denise Ashton, Principal, William Hezmalhalch Architects, continued with the design concept of the presentation; and responded to questions.

Boardmember Baker spoke.

Chair Fields spoke.

Boardmember Cross spoke.

The following persons spoke on behalf of Urban Pacific Group, Inc.:

Scott Choppin, CEO, Urban Pacific Group, Inc., and introduced Alan Burks, President ENVIRON Architects;

Byron Schweigert, PharmD, Chief Education and Government Affairs Officer, Long Beach MemorialCare;

Mo Tidemanis, Director of Real Estate, California State University Long Beach Foundation; and

Aaron Wooler, Vice President, Century Housing.

Boardmember Baker spoke.

Boardmember Thomas spoke.

Aldo Schindler, Redevelopment Project Officer, introduced Pablo Leon, Golden Pacific Partners, a subsidiary of The Golden Boy Partners Company, who made a presentation.

Boardmember Thomas spoke.

Craig Beck, Executive Director, responded to questions and thanked the developers for their presentations.

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

Boardmember Cross spoke.

Craig Beck, Executive Director, spoke.

Chair Fields spoke.

Alan Burks, ENVIRON Architects, spoke.

Denise Ashton, Principal, William Hezmalhalch Architects, spoke.

E. Thor Carlson, NPAC, spoke.

#### **PRESENTATION: DOWNTOWN PARKING STRATEGIC PLAN (9:56 AM)**

Craig Beck, Executive Director, made a presentation; introduced Kraig Kojian, President and CEO, Downtown Long Beach Associates; and responded to questions.

Chair Fields spoke.

Kraig Kojian, President and CEO, Downtown Long Beach Associates, continued with the presentation; and responded to questions.

Boardmember Thomas spoke.

**Motion:** Recommendation to receive and file; and refer the Downtown Parking Strategic Plan to City Council.

Moved by John W. Thomas, seconded by William Baker, Vice Chair.

**Vote:** Recommendation to receive and file; and refer the Downtown Parking Strategic Plan to City Council. (Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian Tobias.

#### **REGULAR AGENDA (1-4) (10:33 AM)**

- 1. 08-033R Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the acquisition of 620 San Francisco Avenue for the Drake/Chavez Greenbelt Project, and to execute the transfer of fee title of the property to the City of Long Beach. (Central**

**- District 1) (10:33 AM)**

David White, Assistant Executive Director, presented the staff report; and responded to questions.

Dennis Eschen, Manager, Planning and Development, Parks, Recreation and Marine, spoke, and responded to questions.

Chair Fields spoke.

Boardmember Cross spoke.

Pat Paris, Chair, CPAC, spoke.

**Motion:** Approve recommendation.

Moved by William Baker, Vice Chair, seconded by John W. Thomas.

**Vote:** Approve recommendation. (Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian Tobias.

**2. 08-034R Approve and authorize the Executive Director to enter into agreements with design firms for architectural and commercial facade design services. (All Project Areas - Citywide) (10:41 AM)**

David White, Assistant Executive Director, introduced Timothy Hou, Administrative Analyst, who presented the staff report.

E. Thor Carlson, NPAC, President, Bixby Knolls Business Improvement Association, and Cultural Heritage Commissioner, spoke.

Chair Fields spoke.

**Motion:** Approve recommendation.

Moved by William Baker, Vice Chair, seconded by John W. Thomas.

**Vote:** Approve recommendation. (Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian Tobias.

Boardmember Baker spoke.

Boardmember Thomas spoke.

**3. 08-035R Approve and authorize the Executive Director to execute an agreement with CelPlan Technologies, Inc. to purchase components and install video camera systems in three phases, in an amount not to exceed \$770,000; and enter**

**into an agreement with City Light and Power, Inc. to install electrical connections in an amount not to exceed \$87,000. (Downtown - Districts 1, 2) (10:47 AM)**

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

Craig Beck, Executive Director, spoke; and responded to questions.

Chair Fields spoke.

Boardmember Cross spoke.

Boardmember Baker spoke.

A dialogue ensued between Boardmember Baker and Craig Beck, Executive Director.

Chair Fields spoke.

Boardmember Thomas spoke.

**Motion:** Approve recommendation of Phase I at a cost not-to-exceed the initial \$341,000 plus 15% contingency fee, \$35,000 for electrical plus 15% contingency fee, and return with further discussion for Phases II and III.

Moved by William Baker, Vice Chair, seconded by Diane Arnold.

**Vote:** Approve recommendation of Phase I at a cost not-to-exceed the initial \$341,000 plus 15% contingency fee, \$35,000 for electrical plus 15% contingency fee, and return with further discussion for Phases II and III.

(Carried 5-0)

Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.

Absent: Vivian Tobias.

**4. 08-036R 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. (Central - District 1) (11:02 AM)**

David White, Assistant Executive Director, introduced Jamilla Vollmann, Development Project Manager, who presented a staff report; and responded to questions.

Boardmember Cross spoke.

Craig Beck, Executive Director, responded to questions.

Boardmember Thomas spoke.

Boardmember Baker spoke.

Chair Fields spoke.

**Motion:** Approve recommendation.  
Moved by John Cross, seconded by Diane Arnold.

**Vote:** Approve recommendation.(Carried 5-0)  
Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.  
Absent: Vivian Tobias.

## EXECUTIVE SESSION

(08-037R) 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 prices and terms of acquisition of Redbarn Pet Products, 2110 West Cowles Street and Urban Growth Long Beach, LLC.

**Motion:** Approve recommendation to receive and file.  
Moved by William Baker, Vice Chair, seconded by Thomas Fields, Chair.

**Vote:** Approve recommendation to receive and file. (Carried 5-0)  
Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.  
Absent: Vivian M. Tobias.


## COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS (11:09 AM)


Boardmember Thomas commended staff for involving the historical communities and non-profit organizations in the demolition event/expansion of Seaside Park.

## ADJOURNMENT

**Motion:** Adjourn to the Executive Session.  
Moved by William Baker, Vice Chair, seconded by Thomas Fields, Chair.

**Vote:** Adjourn to the Executive Session.  
(Carried 5-0)  
Yes: John W. Thomas, John Cross, Diane Arnold, William Baker, Vice Chair, and Thomas Fields, Chair.  
Absent: Vivian M. Tobias.

  
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Thomas Fields, Chair

  
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Craig Beck, Executive Director