

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



Stacy McDaniel, Director  
Kristie Kinney Pabst, Director  
Patrice Wong, Director  
Anna Ulaszewski, Director

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## FINISHED AGENDA AND MINUTES

### CALL TO ORDER - 4:02 P.M.

Chair Brown called the meeting to order.

### ROLL CALL

**Boardmembers** Jonathan Gotz, Patrick Brown, C. Anna Ulaszewski, Kevin  
**Present:** Cwayna, Patrice Wong, Stacy McDaniel and Kristie Kinney Pabst  
**Boardmembers** Michael W. McCarthy  
**Absent:**

Staff present: Dennis Thys, President; Ellie Tolentino, Vice President; Amy Burton, Deputy City Attorney; Patrick Ure, Housing Development Officer; Dale Hutchinson, Housing Operations Officer; LaVerne Duncan, Housing Communications Officer; Norma Lopez, Development Project Manager; Silvia Medina, Community Development Analyst; Maria Pangelinan, Community Development Analyst; Pat Parga, Bureau Secretary; Heather Murdock, Clerk Typist.

Guests: Barbara Liebold, Liebold, McClendon & Mann; Sarah White, Clifford Beers Housing, Inc.; Jim Bonar, Clifford Beers Housing, Inc.; Jim Howell, J. S. Egan Design; Diane Arnold, RDA Board member

### REPORT OF THE CHAIR

Chair Brown spoke about the success of the Foreclosure Fair at Jordan High School on Saturday, September 12, 2009.

Vice President Tolentino stated that there were 1,750 attendees and that 758 mortgages were serviced.

Further discussion ensued regarding the success of the Foreclosure Fair.

### ACTION ITEMS

1. [09-008HC](#) Recommendation to approve the minutes of the Annual Meeting of

August 19, 2009.

Boardmember Cwayna spoke about a correction in the minutes to item 5F.

Further discussion ensued regarding the correction.

President Thys recommended that the minutes be approved with the understanding that Staff Grainger would add a clarifying statement to item 5F.

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

**Yes:** 5 - Patrick Brown, C. Anna Ulaszewski, Kevin Cwayna, Patrice Wong and Kristie Kinney Pabst

**Abstain:** 2 - Jonathan Gotz and Stacy McDaniel

**Absent:** 1 - Michael W. McCarthy

2. [09-003HC](#)

Recommendation to elect The Long Beach Housing Development Company (LBHDC) Board Officers; and

Recommendation to assign members to the Legislative/Advocacy, Programs and Projects Committees.

Vice President Tolentino presented the staff report.

**Chair Brown was re-elected Chair and Boardmember McDaniel was elected Vice Chair.**

**Committee members were assigned as noted in the staff report.**

3. [09-006HC](#)

Recommendation to authorize the President to enter into a contract with Liebold, McClendon & Mann to provide legal services to The Long Beach Housing Development Company in an amount not to exceed \$600,000 for a two-year period effective October 1, 2009.

Vice President Tolentino presented the staff report.

Boardmember Gotz inquired if the firm would be participating in the 5% discount requested by the City from all its vendors.

Barbara Liebold, Liebold, McClendon & Mann, responded that her firm would be participating.

A discussion ensued between Vice Chair McDaniel and Barbara Liebold regarding other billing issues.

Chair Brown spoke.

Barbara Liebold spoke.

Vice Chair McDaniel inquired about the minimum billing unit.

Barbara Liebold responded to Vice Chair McDaniel.

Boardmember Gotz spoke.

Vice Chair McDaniel inquired about the amount paid to the firm in the last 2 years.

Staff Hutchinson responded that over the last 2 years the LBHDC has spent a little over \$700,000.

Further discussion ensued.

Barbara Liebold thanked the Board.

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

**Yes:** 7 - Jonathan Gotz, Patrick Brown, C. Anna Ulaszewski, Kevin Cwayna, Patrice Wong, Stacy McDaniel and Kristie Kinney Pabst

**Absent:** 1 - Michael W. McCarthy

4. [09-004HC](#)

Recommendation to approve Stages I, II, and III of the Design Review Process for the Courtyards Apartments project (CD 1 and 4).

Vice President Tolentino introduced Sarah White and Jim Bonar from Clifford Beers Housing, Inc. and Jim Howell from J.S. Egan Design.

Jim Bonar presented the design of the units.

Further discussion followed regarding the design.

Boardmember Cwayna inquired about security at the sites.

Further discussion ensued between Jim Bonar and Boardmember Cwayna regarding the security at the sites.

President Thys inquired about the energy efficiency elements of the project.

Jim Howell responded to President Thys' inquiry.

Vice Chair McDaniel inquired about ground water recharge elements.

Jim Howell responded to Vice Chair McDaniel's inquiry.

Boardmember Pabst stated her opposition to the project due to the overall high cost per unit.

Further discussion ensued between Boardmembers.

Staff Ure clarified that the LBHDC's assistance is only \$50,000 a unit.

Further discussion ensued between Boardmembers.

Chair Brown suggested that Boardmember Pabst take a tour of the Elm Avenue Apartments.

Vice Chair McDaniel stated that this project fulfills the LBHDC's core mission and the cost to the LBHDC is low.

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

**Yes:** 6 - Jonathan Gotz, Patrick Brown, C. Anna Ulaszewski, Kevin Cwayna, Patrice Wong and Stacy McDaniel

**No:** 1 - Kristie Kinney Pabst

**Absent:** 1 - Michael W. McCarthy

5. [09-007HC](#)

Recommendation to receive and file the revised Housing Services Bureau Proposed Budget for Fiscal Year 2010.

Vice President Tolentino presented the staff report.

Boardmember Ulaszewski inquired about the Memorandum of Understanding (MOU) between Redevelopment Agency (RDA) and LBHDC regarding the loan of FY10 housing set-aside to RDA and subsequent repayment of the loan.

Vice President Tolentino responded that the MOU was just an attachment and was previously approved by the LBHDC and the RDA.

Further discussion ensued between Boardmembers regarding the MOU.

Boardmember Pabst inquired about the possiblility of the RDA not paying back the funds.

Further discussion ensued regarding the possible non-payment.

President Thys replied that the RDA has a financial motivation to repay the funds.

Further discussion ensued between Boardmembers regarding the repayment.

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

**Yes:** 7 - Jonathan Gotz, Patrick Brown, C. Anna Ulaszewski, Kevin Cwayna, Patrice Wong, Stacy McDaniel and Kristie Kinney Pabst

**Absent:** 1 - Michael W. McCarthy

Boardmember Wong left the meeting.

Boardmember Gotz left the meeting.

Boardmember Cwayna left the meeting.

There was no quorum.

6. [09-009HC](#) Recommendation to receive and file minutes of the various committees.

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

A) Executive Review Committee - No September Meeting

B) Programs Committee - September Minutes

Boardmember Ulaszewski spoke.

C) Projects Committee - No August meeting; September Minutes not yet available.

Boardmember McDaniel spoke.

D) Legislative/Advocacy Committee - August Minutes

Boardmember Ulaszewski spoke.

- E) Community Development Advisory Commission  
No report given, Boardmember McCarthy was absent.

7. [09-010HC](#) Recommendation to receive and file various reports of the President.

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

- A) Summary of Projects Report  
Vice President Tolentino presented the staff report.

- B) Upcoming Items and Significant Issues  
Vice President Tolentino presented the staff report.

Boardmember Ulaszewski inquired about the tax credit award for the Palace Hotel.

Vice President Tolentino stated that the Palace Hotel was awarded tax credits and then reviewed the next steps involved in the process.

Staff Hutchinson updated the Board on the Second Mortgage Assistance Program (SMAP).

Boardmember McDaniel asked about the possibility of doing a press release about the success of the SMAP.

Further discussion ensued between Boardmembers and staff regarding the SMAP program.

President Thys stated that staff had just received a Proforma from Brookfield Homes and will be bringing it to the Board in October.

President Thys spoke about the ability of the LBHDC to require projects to give preference to Long Beach residents.

Further discussion between Boardmembers ensued regarding this preference.

Chair Brown inquired if Boardmembers were available for a retreat in November.

Vice President Tolentino asked if the Board would like the retreat to be in place of the regular Board meeting.

Further discussion followed regarding the retreat.

Boardmember Pabst asked about the recommendations included in the annual audit.

Vice President Tolentino responded to Boardmember Pabst

C) Upcoming Meetings and Special Events

Vice President Tolentino stated that there would not be an Executive Review Committee Meeting in October, but there would be a Projects Committee meeting.

Vice President Tolentino announced the first anniversary of Inside Long Beach.

Staff Duncan gave the details regarding the anniversary event on October 2 and stated that Boardmembers would receive more information via email.

**NEW BUSINESS**

President Thys announced the birth of Tristan Alexander Sorensen to the parents of staff member Meggan Sorensen and her husband Walter.

**PUBLIC PARTICIPATION**

There were no members of the public present.

**ADJOURNMENT - 5:16 P.M.**

The Board meeting adjourned.

Respectfully submitted,

Approved by:

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DENNIS J. THYS, PRESIDENT

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PATRICK BROWN, CHAIR