

**CITY OF LONG BEACH  
REDEVELOPMENT AGENCY  
BOARD MINUTES**

**MONDAY, MARCH 5, 2007  
COUNCIL CHAMBER  
333 W. OCEAN BLVD., 9:00 AM**

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



Terry Jensen, Member  
Vivian M. Tobias, Member  
Vacant, Member

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**ROLL CALL (9:13 AM)**

**Commissioners** Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E.  
**Present:** Baker, Neil McCrabb and Thomas T. Fields

Also Present: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Michael Mais, Principal Deputy City Attorney; Barbi Clark, Development Project Manager; Lee Mayfield, Redevelopment Project Officer (North); Aldo Schindler, Redevelopment Project Officer (West); Michael Betts, Development Housing Services Manager; Jamilla Vollmann, Development Project Manager; David White, Redevelopment Project Officer; Rebecca Wood, Administrative Analyst; Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC); Alan Tolkoff, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC); Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC); Pat Berghdahl, Central Long Beach Redevelopment Project Area Committee (CPAC); Daisy Gomez, City Clerk Specialist.

**FLAG SALUTE**

Michael Mais, Principal Deputy City Attorney, lead in the flag salute.

[07-035R](#)

Recommendation to receive and file Notice of Adjournment of the February 19, 2007 regular meeting of the City of Long Beach Redevelopment Agency.

Boardmember Arnold and Vice Chair McCrabb noted that Vice Chair McCrabb was absent from the meeting of February 5, 2007, and should not be shown as voting for Agenda Item Nos. 2, 3, 4, 5, and 6; and requested the minutes be corrected.

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

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

[07-034R](#)

Minutes for the Meeting of February 5, 2007.

Boardmember Baker requested that Agenda Item No. 7 in the February 5, 2007 minutes be more specific to boardmembers comments.

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

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

#### **PROJECT AREA COMMITTEE REPORTS**

Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), introduced Laurie Angel, Vice Chair, North Long Beach Redevelopment Project Area Committee (NPAC), who spoke regarding the CRA Conference.

Laurie Angel, Vice Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding the CRA Conference.

Alan Tolkoff, Chair, Central Long Beach Redevelopment Project Area Committee (CPAC), spoke.

#### **EXECUTIVE DIRECTOR'S REPORT**

Craig Beck, Assistant Executive Director, gave a presentation and showed a promotional video on behalf of Patrick West, Executive Director who was delayed.

Chair Fields spoke.

**PUBLIC PARTICIPATION:**

Kraig Kojian, President and CEO of Downtown Long Beach Associates, thanked the Board for their support of "Arts in Motion" and "Party with a Purpose" events on Pine Avenue.

**PROMENADE PRESENTATION**

Barbi Clark, Development Project Manager, introduced the Promenade Project presentation.

Jon Cicchetti, Landscape Architect, presented a computer model of the Promenade design and responded to questions.

Craig Beck, Assistant Executive Director, spoke.

Chair Fields spoke.

Barbi Clark, Development Project Manager, spoke regarding the schedule of the Promenade Project.

Boardmember Jensen spoke.

Boardmember Baker spoke.

**CONSENT CALENDAR (1-7)**

Boardmember Jensen requested that item No. 7 be pulled for discussion.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), requested that item No. 5 be pulled for discussion.

Passed The Consent Calendar

**A motion was made by Boardmember Tobias, seconded by Boardmember Jensen, to approve Consent Calendar Items, except for items. The motion carried by the following vote:**

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

1. [07-020R](#) 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 5661 Atlantic Avenue for a purchase price of \$555,000 plus closing costs. (North - District 8)

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

2. [07-021R](#) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 1814 Pine Avenue. (Central - District 6)

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

**Enactment No:** R.A. 4-2007

3. [07-022R](#) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 530-542 East Willow Street. (Central - District 6)

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

**Enactment No:** R.A. 5-2007

4. [07-023R](#) Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 1440 Temple Avenue. (Central - District 6)

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

**Enactment No:** R.A. 6-2007

5. [07-024R](#)

Recommendation to approve the Relocation Plan; and, adopt a Resolution for a Replacement Housing Plan for 5060 Long Beach Boulevard. (North - District 8)

Lee Mayfield, Redevelopment Project Officer (North), presented the staff report for Item No. 5 on the consent calendar.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding concerns stemmed from a resident's complaint.

**A motion was made by Boardmember Tobias, seconded by Vice Chair McCrabb, to approve recommendation; and adopt Resolution No. R.A. 07-2007 for property located at 5060 Long Beach Boulevard. The motion carried by the following vote:**

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

**Enactment No:** R.A. 7-2007

6. [07-025R](#)

**EXECUTIVE SESSION**

Recommendation to approve and authorize the Executive Director to amend an agreement with Lidgard & Associates for real estate appraisal services in connection with redevelopment activities related to all redevelopment project areas. (All Project Areas - Citywide)

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

7. [07-026R](#)

Recommendation to approve and authorize the Executive Director to execute an agreement with Superior Electrical Advertising for the fabrication and installation of wayfinding/transit connection signage in the

Downtown area south of Ocean Boulevard, in an amount not to exceed \$112,400. (Downtown - District 2)

Craig Beck, Assistant Executive Director, gave a staff report for item No. 7 on the consent calendar.

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

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

#### **REGULAR AGENDA (8-14)**

8. [07-027R](#) Recommendation to approve the proposed target sites for improvement under the façade program in the West Long Beach Industrial Redevelopment Project Area. (West - District 1)

Aldo Schindler, Redevelopment Project Officer (West), presented the staff report.

A discussion ensued.

Craig Beck, Assistant Executive Director, responded to questions.

Martha Thuente, Chair, North Long Beach Redevelopment Project Area Committee (NPAC), spoke.

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

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

9. [07-028R](#) Recommendation to approve and authorize the Executive Director to execute a six-month extension to the Option Agreement with the Menorah

Senior Housing Foundation. (Central - District 6)

Jamilla Vollmann, Development Project Manager, presented the staff report.

Patrick West, Executive Director, joined the meeting.

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

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

**10. [07-029R](#)**

Recommendation to approve and authorize the Executive Director to execute an Amended and Restated Disposition and Development Agreement with the Menorah Senior Housing Foundation.  
(Central - District 6)

**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, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**11. [07-030R](#)**

Recommendation to authorize the Executive Director to execute an agreement in an amount not to exceed \$155,250 with City Light & Power.  
(Downtown - Districts 1 and 2)

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

A discussion ensued.

Laurie Angel, North Long Beach Redevelopment Project Area Committee (NPAC), spoke regarding energy efficiency and the need for lighting in developing parking lots.

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

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

**12. [07-031R](#)**

Recommendation to approve and authorize the Executive Director to execute an Agreement and all other related documents to complete a conversion of property at 110 West Sixth Street from rental to ownership; and, to approve a profit participation payment by the Owner, DCO Pine Avenue LP, to the Long Beach Redevelopment Agency in the amount of \$700,000. (Downtown - District 1)

Rebecca Wood, Administrative Analyst, presented the staff report.

Eric Bell, Project Director, DCO Pine Avenue LP, gave a presentation and responded to questions.

A discussion ensued.

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

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

**13. [07-032R](#)**

Recommendation to approve and authorize the Executive Director to enter into a contract with APA Engineering, Inc., in an amount not to exceed \$350,000 for design services on Oregon and Daisy Avenues between Anaheim Street and Pacific Coast Highway. (Central - District 2)

David White, Redevelopment Project Officer (Central), presented the staff report.

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, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**14. [07-033R](#)**

Recommendation to hold a Public Hearing, receive supporting documentation into the record and conclude the Public Hearing;

Recommendation to Adopt a Resolution of the Redevelopment Agency finding that conveyance of certain real properties is not less than fair market value, approving the conveyance of property to the Long Beach Housing Development Company and approving the Quitclaim pertaining thereto and authorizing the execution of the quitclaim; and

Recommendation to authorize the Executive Director to execute all documents necessary to convey ownership of certain properties on the Westside of Atlantic Avenue, between 20th and Hill Streets, from the Long Beach Redevelopment Agency to the Long Beach Housing Development Company. (Central- District 6)

Chair Fields opened the hearing.

Craig Beck, Executive Assistant Director, introduced the item.

Michael Betts, Housing Services Development Project Manager, presented the staff report and responded to questions.

A discussion ensued.

Patrick West, Executive Director, responded to questions.

Chair Fields closed the hearing.

**A motion was made by Boardmember Baker, seconded by Vice Chair McCrabb, to approve recommendation and adopt Resolution No. R.A. 08-2007. The motion carried by the following vote:**

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

**Enactment No:** R.A. 8-2007

**COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS**

Vice Chair McCrabb spoke regarding the presentation.

Boardmember Jensen spoke regarding an extension and expansion of the Art program.

Boardmember Fields spoke regarding expanding public art displays.

Patrick West, Executive Director, responded to questions regarding art exhibit programs.

Patrick West, Executive Director, spoke regarding a Central and North Long Beach Tour that was very successful.

[07-025R](#)

**EXECUTIVE SESSION**

Recommendation to approve and authorize the Executive Director to amend an agreement with Lidgard & Associates for real estate appraisal services in connection with redevelopment activities related to all redevelopment project areas. (All Project Areas - Citywide)

A. 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 Northwest Corner of Pacific Avenue and Pacific Coast Highway.

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 the Shoreline Gateway Project.

C. 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 the Southwest corner of Third Street and The Promenade.

D. 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 the North Village Center. (10:56 AM)

**ADJOURNMENT (10:56 AM)**

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