

William Baker, Chair
Diane L. Arnold, Vice Chair
John Cross, Member
Julie Heggeness, Member



Teer L. Strickland, Member
John Thomas, Member
Vivian Tobias, Member

FINISHED AGENDA & DRAFT MINUTES

[see media](#)

REGULAR MEETING - 9:30 A.M. (SPECIAL TIME)

[see media](#)

ROLL CALL

[see media](#)

Boardmembers William E. Baker, Diane L. Arnold, John Thomas, John Cross,
Present: Julie F. Heggeness and Teer L. Strickland

Boardmembers Vivian Marie Tobias
Absent:

ALSO PRESENT: Amy J. Bodek, Executive Director; Heather Mahood, Chief Assistant City Attorney; Seyed Jalali, Redevelopment Project Officer; Victor Grgas, Asset Management Bureau Manager; Carl Morgan, Redevelopment Project Officer; and Thelinjoris Roberts, Clerk Typist III.

FLAG SALUTE

[see media](#)

Boardmember Arnold led in the flag salute.

PROJECT AREA COMMITTEE REPORTS

[see media](#)

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

Pat Bergendahl, Member, Central Long Beach Project Area Committee (CPAC), spoke.

EXECUTIVE DIRECTOR'S REPORT

[see media](#)

Amy Bodek, Executive Director, provided the Executive Director's Report.

PUBLIC PARTICIPATION:

[see media](#)

There was no public participation.

CONSENT CALENDAR (1-3)

[see media](#)

Passed The Consent Calendar

A motion was made by Boardmember Thomas, seconded by Vice Chair Arnold, to approve Consent Calendar Items. The motion carried by the following vote:

Yes: 6 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness and Teer L. Strickland

Absent: 1 - Vivian Marie Tobias

[see media](#)

1. [10-133R](#) Recommendation to approve the Minutes of the Regular Meeting of the Redevelopment Agency Board held November 15, 2010.

A motion was made to approve the recommendations on the Consent Calendar.

[see media](#)

2. [10-136R](#) Recommendation to approve and authorize the Executive Director to enter into a contract with CJL International in an amount not to exceed \$35,000 for the design and fabrication of the Poly High School Walk of Fame Art Project. (Central - District 6)

A motion was made to approve the recommendations on the Consent Calendar.

[see media](#)

3. [10-137R](#) Recommendation to approve and authorize the Executive Director to execute the transfer of fee title for the Redevelopment Agency-owned parcels at 1195 E. 15th Street, 998 E. Pacific Coast Highway and 1501 E. Anaheim Street to the City of Long Beach. (Central - District 6)

A motion was made to approve the recommendations on the Consent Calendar.

REGULAR AGENDA (4-6)

[see media](#)

ROLL CALL

Boardmembers William E. Baker, Diane L. Arnold, John Thomas, John Cross,
Present: Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

4. [10-139R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt a new resolution finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approve the sale of property to Lester Box, Inc.; and authorize the Executive Director to execute an Owner Participation Agreement with Lester Box, Inc., for 1463 Cota Avenue. (West Long Beach Industrial - District 1)

Chair Baker spoke.

Amy Bodek, Executive Director, introduced Seyed Jalali, Redevelopment Project Officer, who provided the staff report.

Chair Baker spoke.

A motion was made by Vice Chair Arnold, seconded by Boardmember Cross, to approve the recommendation and adopt a new Resolution No. R.A. 19-2010 finding that the consideration for the sale of certain real property in the West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale; approve the sale of property to Lester Box, Inc.; and authorize the Executive Director to execute an Owner Participation Agreement with Lester Box, Inc., for 1463 Cota Avenue. The motion carried by the following vote:

Yes: 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

5. [10-140R](#) Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt a new resolution to determine the public interest and necessity for acquiring and authorizing the condemnation of additional temporary construction easement rights at 1925 East Pacific Coast Highway, a portion of Assessor Parcel Number

7216-032-019, including improvements, for the Cherry Avenue Widening Project. (Central - District 6)

Chair Baker spoke.

Amy Bodek, Executive Director, introduced Victor Grgas, Asset Management Bureau Manager, who provided the staff report.

Chair Baker spoke.

Victor Grgas, Asset Management Bureau Manager, spoke.

Chair Baker spoke.

Bernadette M. Duran, Attorney, California Eminent Domain Law Group, spoke.

Heather Mahood, Chief Assistant City Attorney, spoke.

Todd Moore, Partner, Hahn & Hahn, LLP, spoke.

Boardmember Cross spoke.

Todd Moore, Partner, Hahn & Hahn, LLP, spoke.

Chair Baker spoke.

Boardmember Strickland spoke.

Todd Moore, Partner, Hahn & Hahn, LLP, spoke.

Boardmember Arnold spoke.

Amy Bodek, Executive Director, spoke.

Chair Baker spoke.

A motion was made by Boardmember Cross, seconded by Boardmember Strickland, to approve the recommendation and adopt a new Resolution No. R.A. 20-2010 to determine the public interest and necessity for acquiring and authorizing the condemnation of additional temporary construction easement rights at 1925 East Pacific Coast Highway, a portion of Assessor Parcel Number 7216-032-019, including improvements, for the Cherry Avenue Widening Project. The motion carried by the following vote:

Yes: 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

[see media](#)

6. [10-122R](#) Recommendation to approve and authorize the Executive Director to execute an Exclusive Negotiating Agreement with Forest City Enterprises, Inc., for the development of The Promenade and Broadway project. (Downtown - District 2)

Chair Baker spoke.

Carl Morgan, Redevelopment Project Officer, spoke.

Boardmember Thomas spoke.

Carl Morgan, Redevelopment Project Officer, spoke.

Chair Baker spoke.

Carl Morgan, Redevelopment Project Officer, spoke.

Chair Baker spoke.

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

Yes: 7 - William E. Baker, Diane L. Arnold, John Thomas, John Cross, Julie F. Heggeness, Teer L. Strickland and Vivian Marie Tobias

COMMENTS FROM REDEVELOPMENT AGENCY BOARD MEMBERS

[see media](#)

Boardmember Thomas spoke.

Chair Baker spoke.

Amy Bodek, Executive Director, spoke.

ADJOURNMENT

[see media](#)

At 10:06 A.M., there being no objection, Chair Baker declared the meeting adjourned to

an Executive Session.

It was unanimously agreed to adjourn 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, Amy J. Bodek, and various negotiating parties regarding the price and terms of acquisition of various properties. (North Village Center)

10-138R **EXECUTIVE SESSION**

A. Conference with Real Property Negotiator pursuant to California Government Code §54956.8 (North Village Center).

APN: 7124-017-900
Property Address: 5960 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-017-901
Property Address: 5936 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-017-902
Property Address: 5948 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-916
Property Address: 5892 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-911
Property Address: 5886 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-912
Property Address: 5878 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director

Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-917
Property Address: 5874 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-918
Property Address: 5866 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-919
Property Address: 5860 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-914
Property Address: 5852-54 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-907
Property Address: 5850 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-905
Property Address: 5844 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-915
Property Address: 5836 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-913
Property Address: 5826 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-920
Property Address: 5822 Linden Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-906
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-900
Property Address: 5893-95 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-901
Property Address: 5887 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-923
Property Address: 5873, 5889, 5881 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-909
Property Address: 5869-71 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-033-910
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director

Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-902
Property Address:	5847, 5849, 5855 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-903
Property Address:	5843-45 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-904
Property Address:	5835 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-921
Property Address:	5827-29 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-922
Property Address:	5821, 5823, 5825 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-033-908
Property Address:	5801 Atlantic Avenue / 501 South Street
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition
APN:	7125-034-900
Property Address:	5901 Atlantic Avenue
Agency Negotiator:	Amy J. Bodek, Executive Director
Negotiating Parties:	Redevelopment Agency
Under Negotiation:	Price and Terms of Acquisition

APN: 7125-034-029
Property Address: 5917-25 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-034-902
Property Address: 5927 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7125-034-901
Property Address: 5941 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-900
Property Address: 5870-74 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-901
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-902
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-903
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-904
Property Address: Unknown
Agency Negotiator: Amy J. Bodek, Executive Director

Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-905
Property Address: 5832-34 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-906
Property Address: 5865 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-907
Property Address: 5861 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-908
Property Address: 5853-57 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-909
Property Address: 5821 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-910
Property Address: 5833 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-911
Property Address: 5873 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-912
Property Address: 5895 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-913
Property Address: 5849 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-914
Property Address: 5885 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-915
Property Address: 5881 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-916
Property Address: 635 E. South Street
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-917
Property Address: 5837 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-918
Property Address: 5841 Lime Avenue
Agency Negotiator: Amy J. Bodek, Executive Director
Negotiating Parties: Redevelopment Agency
Under Negotiation: Price and Terms of Acquisition

APN: 7124-032-029
Property Address: 5800 Atlantic Avenue
Agency Negotiator: Amy J. Bodek, Executive Director

Negotiating Parties: Redevelopment Agency and AutoZone
 Development Corporation
Under Negotiation: Price and Terms of Acquisition

William Baker, Chair

Amy J. Bodek, Executive Director