

## AGENDA

### Regular Meeting

#### GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center  
11300 Stanford Avenue

August 14, 2007

Council Chamber

ROLL CALL: MEMBER DALTON, MEMBER JONES, MEMBER ROSEN,  
VICE CHAIR NGUYEN, CHAIR BROADWATER

*Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Oral Communications at the beginning of the meeting. Each speaker shall fill out a card stating name and address, to be presented to the City Clerk and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing. Additionally, any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office to arrange for special accommodations. (City Council Manual of Procedures, Section D). Agenda item descriptions are intended to give a brief general description of the item to advise the public of the item's general nature. The Agency may take legislative action it deems appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.*

### Open Session

6:30 p.m.

1. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)
2. CONSENT ITEMS:
  - 2.a. Minutes of Special Meetings of the Agency held July 22 and July 24, 2007, and Regular Meeting held July 24, 2007.
3. PUBLIC HEARINGS: None.

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- 4. ITEMS FOR CONSIDERATION: None.
- 5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:
- 6. CLOSED SESSION:
  - 6.a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Properties: The parcels are commonly referred to as the "35-Acre Site" and is comprised of the following parcels listed by Assessor Parcel Number (APN) and current owners.

APN 231-42-106, 231-42-105, 231-42-104, 231-42-107, 231-42-108, 231-42-110, 231-41-102, 231-41-103, 231-41-104, 231-41-105, 231-41-106, 231-41-113, 231-41-112, 231-41-107, 231-41-109, 231-41-110 and 231-41-111 owned by Lakeview Village Corp

APN 231-41-108 owned by Beth M. Cecich Hansen

APN 231-42-101 owned by Universal Care, Inc.

APN 231-41-111 owned by Myoungsu Jeoung & Suzie S Kim

APN 231-43-101 owned by Buaro Improvement

APN 231-44-140 owned by Leon Elster Inc.

APN 231-44-139 owned by Cheyenne Gold

APN 231-44-138 owned by Survivors For & Silvio Florentin

APN 231-44-137 owned by Chen Lin Wong

APN 231-44-135 owned by Chih-Min Chung & Mei-Lin Chen

APN 231-44-136 owned by Nikolau Trust

APN 231-43-102 and 231-43-103 are Agency Owned

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Agency's Negotiators: Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director  
Greg Blodgett, Economic Development, Sr. Project  
Manager  
Greg Brown, Economic Development, Sr. Project Manager  
Jim DellaLunga, Economic Development, Project Manager  
Aaron Schultz, Economic Development Specialist  
Douglas Evertz, Agency Counsel  
Tom Clark, Agency Counsel  
Celeste Stahl Brady, Agency Counsel  
James Regan, Horwath Hospitality & Leisure  
Florida Booth, Horwath Hospitality & Leisure

Negotiating Parties: Garden Grove Agency for Community Development  
Chad McWhinney for the McWhinney Proposal  
Jonathan Stine for the Gabriliono-Tongva Tribe  
Proposal, and John Cora for VisionMaker Worldwide  
Proposal

Under Negotiation: Price and terms related to the potential Agency  
acquisition of certain rights and/or real property  
interests in the subject property. The purpose of  
the closed session is to seek direction from the  
Agency about negotiations to acquire rights and/or  
interests in the property and the parameters for  
price and terms related to such real property  
negotiations.

6.b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO  
GOVERNMENT CODE SECTION 54956.8

Property: 12461 Springdale Street (APN No. 130-592-23)  
Owner: Garden Grove Agency for Community Development

Agency Negotiators: Matthew Fertal, Director  
Chet Yoshizaki, Economic Development Director  
Gina Gallagher, Real Property

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Negotiating Parties: Garden Grove Agency for Community Development  
and Proposers: Jensen Chen, Thom Falcon,  
Compassionate Service Society

Under Negotiation: Price and terms related to the potential Agency  
Acquisition sale of property. The purpose of the  
closed session is to seek direction from the Agency  
about negotiations to sell rights and/or interests in  
the Property and the parameters for price and  
terms related to such real property negotiations.

7. ADJOURNMENT: