

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

October 24, 2006

Council Chamber

ROLL CALL: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
VICE CHAIR ROSEN, CHAIR NGUYEN

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 City Council 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.

Closed Session

6:15 p.m.

1. PUBLIC INPUT: (Anyone wishing to address only Closed Session items may do so at this time.)
2. CLOSED SESSION:
 - 2.a. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS-PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: Commonly referred to as the "Langston pit/former landfill site" located at the northwest section of Harbor Boulevard and Chapman Avenue, Assessor Parcel Number/APN 233 181 01, located at

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
VICE CHAIR ROSEN, CHAIR NGUYEN

12261 - 12263 Chapman Avenue, Garden Grove, and currently owned
by the Garden Grove Sanitary District

Agency's Negotiators: Matthew Fertal, Agency Director
Chet Yoshizaki, Economic Development Director
Greg Brown, Economic Development Sr. Project Manager
Jim DellaLonga, Economic Development Project Manager
Jon Goetz, Agency Counsel
Omar Sandoval, Deputy City Attorney
Ronald Lofy, Environmental Consultant
James Regan, Agency Economic Consultant

Negotiating Parties: Garden Grove Agency for Community
Development and Situs Development

Under Negotiation: Potential sale or other disposition of the above-
listed real property, and price and terms of payment, from the Agency
to Situs Development.

Factors Affecting Price and Terms under Negotiation

- Acquisition of subject property
- Recorded covenants
- Scope of redevelopment of subject property and offsite improvements
- Physical condition of property at close of escrow
- Condition of title to property at close of escrow
- Indemnities of Buyer/Seller
- Representations and warranties of Seller
- Potential highest and best use of property and potential alternative land uses

Factors affecting time of payment:

- Conditions to closing of escrow
- Due diligence period

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
VICE CHAIR ROSEN, CHAIR NGUYEN

- Environmental condition and remediation of property
- 2.b. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS-PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

Property: Commonly referred to as the “Langston pit/former landfill site” located at the northwest section of Harbor Boulevard and Chapman Avenue, Assessor Parcel Number/APN 233 181 01, located at 12261 - 12263 Chapman Avenue, Garden Grove, and currently owned by the Garden Grove Sanitary District

Agency’s Negotiators: Matthew Fertal, Agency Director
Chet Yoshizaki, Economic Development Director
Greg Brown, Economic Development Sr. Project Manager
Jim DellaLonga, Economic Development Project Manager
Jon Goetz, Agency Counsel
Omar Sandoval, Deputy City Attorney
James Burba, Economic Consultant
Cory Limbach, Agency Economic Consultant

Negotiating Parties: Garden Grove Agency for Community Development and Landmark Companies, LLC

Under Negotiation: Potential sale or other disposition of the above-listed real property, and price and terms of payment, from the Agency to Landmark Companies, LLC

Factors Affecting Price and Terms under Negotiation

- Acquisition of subject property
- Recorded covenants
- Scope of redevelopment of subject property and offsite improvements
- Physical condition of property at close of escrow
- Condition of title to property at close of escrow
- Indemnities of Buyer/Seller
- Representations and warranties of Seller

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
VICE CHAIR ROSEN, CHAIR NGUYEN

- Potential highest and best use of property and potential alternative land uses

Factors affecting time of payment:

- Conditions to closing of escrow
- Due diligence period
- Environmental condition and remediation of property

Open Session

7:00 p.m.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council and Sanitary District Oral Communications.)

4. CONSENT ITEMS:

4.a. Minutes of the Regular Meeting of the Agency held October 10, 2006.

CITY COUNCIL

ROLL CALL: COUNCIL MEMBER KREBS, COUNCIL MEMBER LEYES, COUNCIL MEMBER NGUYEN, MAYOR PRO TEM ROSEN, MAYOR DALTON

5. PUBLIC HEARINGS: (Motion to approve will include adoption of each Resolution unless otherwise indicated.)
 - 5.a. Joint Public Hearing with the Garden Grove City Council to consider a Disposition and Development Agreement with Sheldon Public Relations on a proposal to pursue development of an approximately 100-unit condominium project on a 1.66-acre site located on the east side of Grove Avenue, west of Main Street and north of Garden Grove Boulevard. Also for consideration is a Cooperation, Purchase and Sale Agreement by and between the Agency for Community Development and the City of Garden Grove for the conveyance of property identified as Lot No. 1 within the Vehicle Parking District No. 2.

RECESS CITY COUNCIL

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
VICE CHAIR ROSEN, CHAIR NGUYEN

6. ITEMS FOR CONSIDERATION: None.
7. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:
8. ADJOURNMENT: to Monday, November 13, 2006, at 6:15 p.m. in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue.