

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

January 11, 2005

7:06 p.m.

Council Chamber

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

All members present.

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.

1. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)

None relevant to the Agency.

RECESS: 7:35 p.m.

RECONVENE: 8:05 p.m.

2. CONSENT ITEMS: (It is recommended that Items 2.a. through 2.b. be acted on simultaneously unless separate discussion and/or action are requested by an Agency member or a member of the audience.)
 - 2.a. Award of Contract to American Wrecking, Inc., for the demolition of certain structures and appurtenances along Harbor Boulevard and on Thackery Drive (hotel site). (Estimated Cost: \$78,830.00) (F: A-55.311) (XR: A-116.6)

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

ACTION: Awarded.
(5 Ayes.)

- 2.b. Minutes of the Regular Meeting of the Agency held December 11, 2004.
(F: Vault)

ACTION: Approved.
(5 Ayes.)

3. PUBLIC HEARINGS:: None.

4. ITEMS FOR CONSIDERATION:

- 4.a. Discussion concerning the proposed purchase of the former Costco building at the northwest corner of Brookhurst Street and Chapman Avenue. (F: A-55.106)

ACTION: Not discussed in Open Session.

5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

- 5.a. Report on recent trip to the International Association of Amusement Parks and Attractions. (F: A-78.3)

ACTION: Report presented by Member Rosen. Member Rosen requested that a copy of the study done on the Harbor Corridor in the early 90's be provided to new Agency Members.

- 5.b. Member Rosen announced that he will abstain from discussions concerning Agenda Item 6.a. as he is awaiting an opinion from the Fair Political Practices Commission concerning whether he has a conflict of interest due to the proximity of his residence to subject property located at the northwest corner of Brookhurst Street and Chapman Avenue.

RECESS: 8:14 p.m.

RECONVENE: 10:15 p.m.

6. CLOSED SESSION:

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

6.a. Pursuant to Government Code section 54956.8, the Agency Board will provide direction to its Negotiator (Agency Director) as to the following:

- (a) **Property:** Potential acquisition, disposition and/or real property exchange of certain real property located at the northwest corner of Brookhurst Street and Chapman Avenue, owned by Hughes/Lyon Garden Grove Associates, a California General Partnership, located at the 9500 block of Chapman Avenue and identified as Assessor's Parcel Nos. 132-402-09, 12, 13, 16, 18, 34, 36, 37 and 38, and certain real property owned by Gilbert Street Developers, LLC, a California Limited Liability Company located at 11822 Gilbert Street and identified as Assessor's Parcel No. 132-402-32.

Negotiating Parties: Garden Grove Agency for Community Development and (i) Wal-Mart through its real property negotiator, Michael Navarro of Navarro Retail Group, (ii) Hughes/Lyon Garden Grove Associates and Hughes Investments, and (iii) Gilbert Street Developers LLC.

Under Negotiation: Price and terms of acquisition, disposition, and/or exchange by Agency of all or a part of the subject real properties, including certain terms affecting price and terms of payment for such real property: (1) Total Price; (2) Scope and schedule for the redevelopment of subject property.

- (b) **Property:** Potential disposition, acquisition and/or real property exchange of certain real property located at Century Boulevard and Taft Avenue, including Agency-owned parcels and other parcels as follows: Assessors Parcels Nos. 99-091-04, 10882 G.G. Blvd; 99-091-05, 10872 G.G. Blvd; 99-091-11, 10802 G.G. Blvd; 99-091-14, 13042 Century; 99-091-12, 10792 G.G. Blvd; 99-091-15, 13052 Century Blvd; 99-091-16, 13062 Century Blvd; 99-091-20, 10681-85 Walnut St; 99-091-21, 10691-95 Walnut St; 99-091-22, 13031 Taft Ave; 99-091-23, 13035 Taft Ave; 99-091-24, 13051 Taft Ave; 99-091-25, 13061 Taft Ave; 99-091-26, 13063 Taft Ave; 99-091-27, No site address; 99-091-28, 10782 G.G. Blvd; 99-091-29, 10912 G.G. Blvd; 99-091-30, 10892 G.G. Blvd; 99-091-31, 10671 Walnut St; 10675 Walnut St; 99-091-36, 13072 Century Blvd; 13076 Century Blvd; 13078 Century Blvd; 13074 Century Blvd; 99-091-37, 10862 G.G. Blvd; 99-091-38, 10822 G.G. Blvd; 99-091-39, 10832 G.G. Blvd; 99-092-01, 13081 Taft Ave; 13082-

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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86 Century Blvd; & 99-092-02, 10682 Walnut St; 99-092-04, No site address; 99-092-05, No site address; 99-092-06, No site address.

Such disposition would include and involve said properties in exchange for properties listed in subsection (a) above currently owned by Gilbert Street Developers LLC at Brookhurst and Gilbert.

Negotiating Parties: Garden Grove Agency for Community Development and (i) Gilbert Street Developers LLC.

Under Negotiation: Price and terms of exchange, disposition, and/or acquisition by Agency of all or a part of the subject real properties, including certain terms affecting price and terms of payment for such exchange of real property: (1) Total Price of Exchange; (2) Scope and schedule for the redevelopment of subject property.

ACTION: Discussed.

- 6.b. Pursuant to Government Code section 54957, the Agency Board will review the work of Agency Counsel, Stradling, Yocca, Carlsen, Rauth firm, and Tom Clark.

ACTION: Discussed.

7. ADJOURNMENT: 12:10 a.m. on Wednesday, January 12, 2005.