

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

January 24, 2006

Council Chamber

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

Member Leyes was absent at roll call but joined the meeting at 6:28 p.m.

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

6:25 p.m.

1. PUBLIC INPUT: (Anyone wishing to address only Closed Session items may do so at this time.)

None.

2. CLOSED SESSION:

- 2.a. **CONFERENCE WITH LEGAL COUNSEL FOR INITIATION OF LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(c)**

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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The Agency acquired, and now owns and operates, certain real Property located at 12141 and 12151 Harbor Boulevard, Garden Grove and commonly referred to as Green's Discount Glass and Screen and Los Sanchez Mexican Restaurant respectively ("Property"). Agency Board will hold a closed session pursuant to Government Code Section 54956.9(c) to confer with legal counsel, the Agency Director, and staff and to provide direction and/or authority about (i) whether or not to initiate litigation, including filing unlawful detainer action(s) and/or related legal proceedings from commencement through completion of such action(s), against the occupants of Green's Discount Glass and Screen, at the Property, including Vernon Enterprises, Inc. and Los Sanchez Restaurant, at the Property, including Victor Gomez, Aida Gomez and Sebastian Gomez and any other person or persons in alleged unlawful possession at the Property based on facts and circumstances that support the need to initiate litigation. (F: 53.3)

ACTION: Discussed at end of open session. No action taken.

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

Properties: Parcels commonly referred to as the "Garden Grove Hyundai" automobile dealership and comprised of the following parcels listed by Assessor Parcel Number (APN), address, if available, and current owners and lessees:

- APN 89-071-05 (parking lot) and 89-071-14 (10071 Garden Grove Blvd.). Owner: Jose L. Gonzalez. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.
- APN 89-071-06 (parking lot) and 89-071-07 and 89-071-13 (10081 Garden Grove Blvd.). Owner: Taylor Katz and Herbert Friedlander. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.
- APN 89-071-11, 10111 Garden Grove Blvd. Owner: Dale G. Ruebsamen. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.

Agency's Negotiators: Matthew Fertal, City Manager/Agency Director; Chet Yoshizaki, Economic Development Director; Greg

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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Blodgett, Economic Development Project Manager; Celeste Stahl
Brady, Agency Counsel; Douglas Evertz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community
Development and Dai R. Lee and Steven C. Kim for Garden Grove
Hyundai

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

ACTION: Discussed at end of open session. No action taken.

Open Session

7:43 p.m.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City
Council and Sanitary District Oral Communications.)
 - 3.a. Tony Rector addressed the Agency, asking how much money was
forgiven in the Trading Post issue. He inquired whether property will be
locked up until the Casino issue is resolved. He asked why staff and the
Agency members continue to attend trade shows with nothing to show
for it. He suggested two pieces of land for a Trader Joe's, being Love's
Restaurant on Harbor Boulevard and the corner of Trask Avenue and
Euclid Street. (F: A-53.3)
4. CONSENT ITEMS: None.
5. PUBLIC HEARINGS: None.
6. ITEMS FOR CONSIDERATION:
 - 6.a. Resolution to fund real property acquisition expenses with
redevelopment funds. (F: A-117.2) (XR: A-116.7) (XR: A-84.1)

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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ACTION: Resolution No. 653 adopted.
(5 Ayes.)

7. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

None.

RECESS: 10:30 P.M.

RECONVENE: 12:16 A.M., WEDNESDAY MORNING.

8. ADJOURNMENT: 1:15 a.m. on Wednesday, January 25, 2006, to Tuesday, January 31, 2006, at 6:30 p.m. in the Founders Room of the Community Meeting Center, 11300 Stanford Avenue.