

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

February 28, 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 6:35 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

6:21 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 REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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Properties: The following parcels listed by Assessor Parcel Number (APN), address, if available, and current owner:

- APN 231-49-121 (Sunbelt), 231-149-120 (Jen Fu Lin & Hong Y L Lin), 231-152-101 (Jerry Bowen), 231-152-102 (Jerry Bowen), 231-152-103 (Richard Kil & Yong Hui Kil), 231-152-104 (Richard Kil & Yong Hui Kil), 231-152-105 (Richard Kil & Yong Hui Kil)

Agency's Negotiators: Matthew Fertal, Agency Director
Chet Yoshizaki, Economic Development Director
Greg Blodgett, Economic Development Project Manager
Celeste Stahl Brady, Agency Counsel
Jon E. Goetz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community
Development and Ajesh Patel Prosperal Hotels

Under Negotiation: Potential disposition, real property sale, price(s)
and terms of payment of the above-listed parcels of real property.

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

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- Due diligence period
- Environmental condition and remediation of property, if any

ACTION: Discussed.

RECESS: 7:18 p.m.

Open Session

7:52 p.m.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council and Sanitary District Oral Communications.)
 - 3.a. J. Tilman Williams addressed the Agency, concerning the sale of his Harbor Boulevard property to the Agency, asking that this matter be settled. He complained about letters from the City harassing him about his converted garage. (F: A-53.3)

RECESS: 8:25 p.m.

RECONVENE: 8:30 p.m.

4. CONSENT ITEMS: None.
5. PUBLIC HEARINGS:
 - 5.a. Purchase and Sale Agreement with GG Homes, LLC, for the sale of Agency-owned property, located at the northeast corner of Chapman Avenue and Magnolia Street. (F: A-55.325) (XR: A-84.1) (XR: A-116.13)

ACTION: Approved.
(5 Ayes.)

6. ITEMS FOR CONSIDERATION:
 - 6.a. Exclusive Negotiating Agreement with Garden Grove Housing Investors (Urban Pacific Builders) for the development of the 15.5 acres of real property known as the "Brookhurst Triangle," bounded by Brookhurst Street on the east, Garden Grove Boulevard on the south, and

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Brookhurst Way on the northern and western edges. (F: A-55.304)
(XR: A-116.7)

ACTION: Approved.
(5 Ayes.)

7. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

None.

8. ADJOURNMENT: 9:03 p.m. to Saturday, March 11, 2006, 8:00 a.m., in the
Crystal Cathedral Family Life Center, International Board Room,
12141 Lewis Street, Garden Grove.