

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

June 26, 2007

Council Chamber

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

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. (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

6:57 p.m.

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

None relevant to the Agency.

2. CONSENT ITEMS: (It is recommended that Items 2.a. through 2.c. be acted on simultaneously unless separate discussion and/or action is requested by an Agency Member.)

MEMBERS: MEMBER DALTON, MEMBER JONES, MEMBER ROSEN,
VICE CHAIR NGUYEN, CHAIR BROADWATER

- 2.a. Renewal of Agreement with Garden Grove Chamber of Commerce for Ambassador Business Retention Bureau services for FY 2007-08. (Estimated cost: \$40,000) (F: A-55.150) (XR: 43.4)

ACTION: Approved.
(5 Ayes.)

- 2.b. Amendment to Agreement with Overland, Pacific & Cutler, Inc., for acquisition, relocation and property management services on an as-needed basis. (Cost: \$250,000 increase for two-year period, \$125,000 of which is in 2007-08 budget) (F: A-55.290) (XR: 43.4) (XR: 57.9)

ACTION: Approved.
(5 Ayes.)

- 2.c. Minutes of the Special Meeting of the Agency held May 29, 2007, and Regular Meeting held June 12, 2007. (F: Vault)

ACTION: Approved.
(5 Ayes.)

3. PUBLIC HEARING: (Motion to approve will include adoption of each Resolution unless otherwise indicated.)

- 3.a. Proposed Budget for Fiscal Year 2007-08. (F: A-34.1)

ACTION: Hearing held.

- 3.a.1. Resolution adopting Budget for Fiscal Year 2007-08.

ACTION: Resolution No. 662 adopted.
(5 Ayes.)

- 3.a.2. Resolution adopting Fiscal Year 2007-08 Budget Administrative Costs.

ACTION: Resolution No. 663 adopted.
(5 Ayes.)

4. ITEMS FOR CONSIDERATION: None.

MEMBERS: MEMBER DALTON, MEMBER JONES, MEMBER ROSEN,
VICE CHAIR NGUYEN, CHAIR BROADWATER

5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR: None.

RECESS: 7:24 p.m.

RECONVENE AND ADJOURN TO CLOSED SESSION: 10:10 p.m.

6. CLOSED SESSION:

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

Properties: Parcels commonly referred to as the "Brookhurst Triangle"
comprised of the following parcels listed by Assessor Parcel
Number (APN), address, if available, and current owners.

- APN 089-071-05 (parking lot) and 089-071-14. Owner:
Garden Grove Agency for Community Development.
- APN 089-071-06 (parking lot) and 89-071-07 and 89-
071-13. Owner: Garden Grove Agency for Community
Development.
- APN 089-071-11. Owner: Garden Grove Agency for
Community Development.
- APN 089-661-03, 089-661-04, 089-661-05, 089-071-24.
Owner: Garden Grove Agency for Community
Development.
- APN 089-071-25, 089-071-08, 089-071-12. Owner J.O.
Trust

Agency's Negotiators: Matthew Fertal, Agency Director

Chet Yoshizaki, Economic Development Director

Greg Blodgett, Economic Development Sr. Project Manager

Alison Moore, Economic Development Project Manager

Tom Clark, Agency Counsel

Celeste Stahl Brady, Agency Counsel

MEMBERS: MEMBER DALTON, MEMBER JONES, MEMBER ROSEN,
VICE CHAIR NGUYEN, CHAIR BROADWATER

Douglas Evertz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community Development and Scott Chopin and Kerry Chopin of Garden Grove Housing Investors LLC, and Jo Ann Traasdahl, Formerly Known As Jo Ann Ayala, As Trustee Of The J.O. Trust Dated August 28, 2001 And John C. Nelson, As Trustee Under The Will Of Mildred Ruth Smith, Deceased, Of The Separate Trust For The Benefit Of Carri Lynn Conaty, Formerly Known As Carri Lynn Van Nimwegen On Behalf Of The Trust For The Benefit Of Carri Lynn Conaty And John C. Nelson As Trustee Under The Will Of Newell Roy Owenby, Deceased, For The Primary Benefit Of Bonnie Faye Owenby, Designated Owners.

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.

RECONVENE IN OPEN SESSION

ACTION: Discussed. No reportable action.

7. ADJOURNMENT: 10:45 p.m.