

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

August 14, 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

6:53 p.m.

1. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)
 - 1.a. Hung Nguyen, Pham Van Pho, Scott Le, Dr. Vinh Xuan Nguyen, Neil Nguyen, Rev. Van Tran, Lac Tan Nguyen, Than Hien Tran, Trung Nguyen, Rev. Binh Nguyen, Jessica Le, Linh Nguyen, Lan Nguyen, Peter Vu, Nguyen Hung, Bo Bui, and Quynh Nguyen addressed the Agency/City Council, expressing their opposition to placing a casino in

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

Garden Grove, citing issues of traffic, noise, gambling addictions, breakdown of family units, surge in crime, and other social issues.

- 1.b. David Lautherboren addressed the Agency/City Council in support of a casino in Garden Grove.
- 1.c. J. Tilman Williams addressed the Agency, urging the City move ahead in the purchase of his property on Harbor Boulevard.

RECESS: 7:45 p.m.

RECONVENE: 7:50 p.m.

- 1.d. Peggy Bergin addressed the Agency/City Council, noting that she is opposed to the building of a casino because of all the lights that would be shining into her home and because of parking issues. She then shared information about a small town she recently visited in Georgia, speaking about their trees, medians, skatepark, bike trails, and summer reading program. Lastly, she expressed concern about the removal of green medians in her neighborhood.
- 1.e. Charles Mitchell addressed the Agency/City Council, urging that the issue of bringing a casino to Garden Grove be looked at logically, taking all facets of the matter into consideration; additionally, he referenced the unsuccessful "blue laws" of the past that were put into place to govern the behavior of individuals. He also provided information on the American Legion and urged people to attend their meeting.
- 1.f. Terri Whitney addressed the Agency/City Council, noting that she and her neighborhood are not supportive of a casino in the city. She also complained about an ongoing sewage smell at Nelson Street and Garden Grove Boulevard.

RECESS: 8:41 p.m.

RECONVENE: 9:40 p.m.

1. ORAL COMMUNICATIONS – PUBLIC (CONTINUED):

None.

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

2. CONSENT ITEMS:

2.a. Minutes of Special Meetings of the Agency held July 22 and July 24, 2007, and Regular Meeting held July 24, 2007.

ACTION: Approved, with correction to July 22 minutes.
(5 Ayes.)

3. PUBLIC HEARINGS: None.

4. ITEMS FOR CONSIDERATION: None.

5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR: None.

RECESS: 9:42 p.m.

RECONVENE: 10:38 p.m.

NOTE: Agency Special Counsel corrected the Closed Session listing for 6.a. to remove the name of Jonathan Stein from the list of Negotiating Parties.

6. CLOSED SESSION:

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

Properties: The parcels are commonly referred to as the "35-Acre Site" and is comprised of the following parcels listed by Assessor Parcel Number (APN) and current owners.

APN 231-42-106, 231-42-105, 231-42-104, 231-42-107, 231-42-108, 231-42-110, 231-41-102, 231-41-103, 231-41-104, 231-41-105, 231-41-106, 231-41-113, 231-41-112, 231-41-107, 231-41-109, 231-41-110 and 231-41-111 owned by Lakeview Village Corp

APN 231-41-108 owned by Beth M. Cecich Hansen

APN 231-42-101 owned by Universal Care, Inc.

APN 231-41-111 owned by Myoungsu Jeoung & Suzie S Kim

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

APN 231-43-101 owned by Buaro Improvement

APN 231-44-140 owned by Leon Elster Inc.

APN 231-44-139 owned by Cheyenne Gold

APN 231-44-138 owned by Survivors For & Silvio Florentin

APN 231-44-137 owned by Chen Lin Wong

APN 231-44-135 owned by Chih-Min Chung & Mei-Lin Chen

APN 231-44-136 owned by Nikolau Trust

APN 231-43-102 and 231-43-103 are Agency Owned

Agency's Negotiators: Matthew Fertal, Agency Director

Chet Yoshizaki, Economic Development Director

Greg Blodgett, Economic Development, Sr. Project
Manager

Greg Brown, Economic Development, Sr. Project Manager

Jim DellaLonga, Economic Development, Project Manager

Aaron Schultz, Economic Development Specialist

Douglas Evertz, Agency Counsel

Tom Clark, Agency Counsel

Celeste Stahl Brady, Agency Counsel

James Regan, Horwath Hospitality & Leisure

Florida Booth, Horwath Hospitality & Leisure

Negotiating Parties: Garden Grove Agency for Community Development

Chad McWhinney for the McWhinney Proposal

Jonathan Stein for the Gabriliono-Tongva Tribe

Proposal, and John Cora for VisionMaker Worldwide
Proposal

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

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

price and terms related to such real property negotiations.

ACTION: Discussed. No reportable action.

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

Property: 12461 Springdale Street (APN No. 130-592-23)
Owner: Garden Grove Agency for Community Development

Agency Negotiators: Matthew Fertal, Director
Chet Yoshizaki, Economic Development Director
Gina Gallagher, Real Property

Negotiating Parties: Garden Grove Agency for Community Development and Proposers: Jensen Chen, Thom Falcon, Compassionate Service Society

Under Negotiation: Price and terms related to the potential Agency Acquisition sale of property. The purpose of the closed session is to seek direction from the Agency about negotiations to sell rights and/or interests in the Property and the parameters for price and terms related to such real property negotiations.

ACTION: Not discussed.

7. ADJOURNMENT: 11:45 p.m.