

## AGENDA

### Regular Meeting

#### GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center  
11300 Stanford Avenue

October 24, 2006

Council Chamber

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

Member Leyes absent at Roll Call but joined the meeting at 6:22 p.m., and  
Vice Chair Rosen absent at Roll Call but joined the meeting at 6:18 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

6:17 p.m.

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

None.

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

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2. CLOSED SESSION:

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

**Property:** Commonly referred to as the “Langston pit/former landfill site” located at the northwest section of Harbor Boulevard and Chapman Avenue, Assessor Parcel Number/APN 233 181 01, located at 12261 - 12263 Chapman Avenue, Garden Grove, and currently owned by the Garden Grove Sanitary District

**Agency’s Negotiators:** Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director  
Greg Brown, Economic Development Sr. Project Manager  
Jim DellaLunga, Economic Development Project Manager  
Jon Goetz, Agency Counsel  
Omar Sandoval, Deputy City Attorney  
Ronald Lofy, Environmental Consultant  
James Regan, Agency Economic Consultant

**Negotiating Parties:** Garden Grove Agency for Community Development and Situs Development

**Under Negotiation:** Potential sale or other disposition of the above-listed real property, and price and terms of payment, from the Agency to Situs Development.

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

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

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- Potential highest and best use of property and potential alternative land uses

Factors affecting time of payment:

- Conditions to closing of escrow
- Due diligence period
- Environmental condition and remediation of property

ACTION: Discussed. No reportable action taken.

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

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Greg Brown, Economic Development Sr. Project Manager  
Jim DellaLunga, Economic Development Project Manager  
Jon Goetz, Agency Counsel  
Omar Sandoval, Deputy City Attorney  
James Burba, Economic Consultant  
Cory Limbach, Agency Economic Consultant

**Negotiating Parties:** Garden Grove Agency for Community Development and Landmark Companies, LLC

**Under Negotiation:** Potential sale or other disposition of the above-listed real property, and price and terms of payment, from the Agency to Landmark Companies, LLC

Factors Affecting Price and Terms under Negotiation

- Acquisition of subject property
- Recorded covenants

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

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- 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
- Due diligence period
- Environmental condition and remediation of property

ACTION: Discussed. No reportable 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. Bob Owens expressed his displeasure on the late start of open session.  
(F: A-53.3)
4. CONSENT ITEMS:
  - 4.a. Minutes of the Regular Meeting of the Agency held October 10, 2006.  
(F: Vault)

ACTION: Approved.  
(5 Ayes.)

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

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CITY COUNCIL

ROLL CALL: COUNCIL MEMBER KREBS, COUNCIL MEMBER LEYES, COUNCIL  
MEMBER NGUYEN, MAYOR PRO TEM ROSEN, MAYOR DALTON

All Members present.

5. PUBLIC HEARINGS: (Motion to approve will include adoption of each Resolution unless otherwise indicated.)
  - 5.a. Joint Public Hearing with the Garden Grove City Council to consider a Disposition and Development Agreement with Sheldon Public Relations on a proposal to pursue development of an approximately 100-unit condominium project on a 1.66-acre site located on the east side of Grove Avenue, west of Main Street and north of Garden Grove Boulevard. Also for consideration is a Cooperation, Purchase and Sale Agreement by and between the Agency for Community Development and the City of Garden Grove for the conveyance of property identified as Lot No. 1 within the Vehicle Parking District No. 2. (F: A-55.328) (XR: 116 PUD-114-06) (XR: 75.3) (XR: 106.175) (XR: 110.SV-115-06)

ACTION: Hearing held. Resolution No. 658 adopted.  
(3 Ayes; Krebs voted no and Nguyen absent)

RECESS AGENCY AND CITY COUNCIL: 10:48 p.m.

RECONVENE AGENCY: 11:00 p.m.

6. ITEMS FOR CONSIDERATION: None.
7. MATTERS FROM AGENCY MEMBERS AND DIRECTOR: None.
8. ADJOURNMENT: 11:01 p.m. to Monday, November 13, 2006 at 6:15 p.m. at the Community Meeting Center.