

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

November 9, 2004

7:07 p.m.

Council Chamber

ROLL CALL: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

Member Tran absent.

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.

1. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)
 - 1.a. Stephanie McManus addressed the Agency concerning her fear of losing her property to the Vietnamese Cultural Center.
 - 1.b. Ray Littrell addressed the Agency concerning Site B-2, Palm Court, inquiring whether that is considered "responsible redevelopment."
 - 1.c. Tony Flores addressed the Agency, suggesting that a multi-cultural center be considered instead of a Vietnamese Cultural Center, noting that residents are living in fear of acquisition by eminent domain. He commented that the City's current ratio for park acreage to population is below its goal. And lastly, that there is a meeting of the West Garden Grove Residents Association tomorrow to talk about the flooding that occurred in west Garden Grove last month.

MEMBERS: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

RECESS: 7:27 p.m.

RECONVENE: 7:34 p.m.

2. CONSENT ITEMS:

- 2.a. Minutes of Regular Meetings of the Agency held September 14, September 28, October 12, and October 26, 2004.

ACTION: Approved.

(4 Ayes. Tran absent.)

3. PUBLIC HEARINGS:

None.

4. ITEMS FOR CONSIDERATION:

- 4.a. Discussion concerning Negotiation Agreement with the Nhan Ai Foundation to explore the feasibility of developing a Vietnamese Library and Cultural Center.

ACTION: Continued to November 23, 2004.

5. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

None.

6. CLOSED SESSION:

- 6.a. Pursuant to Government Code Sections 54956.8 and 54960.1(c)(2), the Agency will give direction to its negotiator, the Agency Director, with regard to the potential purchase, sale, exchange, and/or lease of certain properties listed below, and the price and/or terms of payment for such transaction(s). The negotiating party is Phat Bui, as representative of Nhan Ai Foundation, and the owner(s) of such properties, to wit real property located at:

6.a.1. "Site 1"

12051, 12081 Garden Grove Blvd. (APN 231-392-26, 27),
Owner: East-West Pacific Investments; 12061 Garden Grove

MEMBERS: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

Bld. (APN 231-392-25), Owner: Heid Partners; 12111 Garden
Grove Blvd. (APN 231-406-11) Owner: Richard Kim

6.a.2. "Site 2"

10901 Westminster Avenue (APN 099-362-22), Owner: Leslie
Hamilton

6.a.3. "Site 3"

12942 Civic Center Drive (APN 090-172-07) Owner: Franklin
Buccella; 12952 Civic Center Drive (APN 090-172-08) Owner:
Franklin Buccella; 12941 7th St. (APN 090-172-16), Owner:
Arthur & Linda Viramontes; Agency-owned parcels at 12921,
12932 7th Street (APN 090-172-15, 090-173-07); 11301 Garden
Grove Blvd. (APN 090-172-31); 11351 Garden Grove Blvd.
(APN 090-172-24), Owner: Luis Salinas; 11341 Garden Grove
Blvd. (APN 090-172-25), Owner: Khoi Ngo Vo; 11331 Garden
Grove Blvd. (APN 090-172-26), Owner: Chi Huynh; 11315
Garden Grove Blvd. (APN 090-172-27), Owner: Jack Arnold
Perris; 12942 7th St. (APN 090-173-08), Owner: Mario Suarez;
11361 Garden Grove Blvd. (APN 090-173-09), Owner: Helen
Noland; 11371 Garden Grove Blvd. (APN 090-173-10), Owner:
Gerald Sloan

6.a.4. "Site 4"

Agency-owned parcels at 12932 7th St. (APN 090-173-07);
12932, 12942 8th St. (APN 090-174-05, 06); 11391, 11421
Garden Grove Blvd. (APN 090-173-11; 090-174-07); 12942 7th
St. (APN 090-173-08) Owner: Mario Suarez; 11361 Garden
Grove Blvd. (APN 090-173-09) Owner: Helen Noland; 11371
Garden Grove Blvd. (APN 090-173-10) Owner: Gerald Sloan;
11401 Garden Grove Blvd. (APN 090-173-12) Owner: Clifford
Hampton; 12941 8th St. (APN 090-173-13) Owner: James Van
Nguyen; 12933 8th St. (APN 090-173-14) Owner: Jeronimo &
Margarita Martinez

6.a.5. "Site 5"

All of the following City-owned parcels: APN 090-143-05,
090-143-06, 090-143-07, 090-143-08, 090-143-09, 090-143-
10, 090-143-11, 090-143-27, 090-143-28

6.a.6. "Site 6"

Agency-owned parcel at 11900 Gilbert Street (APN 132-402-02)

MEMBERS: MEMBER BROADWATER, MEMBER LEYES, MEMBER TRAN,
VICE CHAIRMAN DALTON, CHAIRMAN ROSEN

ACTION: Discussed. To be relisted in both Open and Closed Sessions on November 23, 2004. Negotiation Agreement dated August 24, 2004, with Nhan Ai Foundation rescinded.

(3 Ayes. Leyes and Tran absent.)

7. ADJOURNMENT: 9:04 p.m.