

AGENDA

Regular Meeting

GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center
11300 Stanford Avenue

December 13, 2005

Council Chamber

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

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 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

6:15 p.m.

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

None.

2. CLOSED SESSION:

2.b. AGENCY BOARD CONFERENCE WITH LEGAL COUNSEL
Pursuant to Government Code Section 54956.9(a) - Pending Litigation

MEMBERS: MEMBER DALTON, MEMBER KREBS, MEMBER LEYES,
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[Litigation to which local agency is a party and has been initiated formally.]

Agency Board closed session to confer with Agency Counsel regarding pending litigation, *Garden Grove Agency for Community Development v. Clayton D. Calendar*, Pending in Orange County Superior Court (OCSC), Case No. 04CC1255, filed December 29, 2004.

ACTION: Discussed. No action taken.

Open Session

7:45 p.m.

3. ORAL COMMUNICATIONS - PUBLIC: (To be held simultaneously with City Council Oral Communications.)
 - 3.a. Gary McGaha, Attorney from the Public Law Center in Santa Ana, addressed the Agency, noting that he is representing the tenants in the Travel Country RV Park. He distributed copies of the Occupancy Agreement and Rules and Regulations spoke about alleged errors, discrepancies and unfair provisions. (F: A-53.3) (XR: A-116.6)
 - 3.b. Jose Alvera, resident of the RV Park, addressed the Agency through the aid of a translator, noting that he is representing his neighbors relative to unjust issues in their contract: (1) not permitted to repair cars in front of their trailers; (2) not allowed to have visitors after ten o'clock at night; and (3) have no place for their children to play. (F: A-53.3) (XR: A-116.6)
 - 3.c. J. Tilman Williams addressed the Agency concerning the sale of his property on Harbor Boulevard. (F: A-53.3)
 - 3.d. Charles Mitchell addressed the Agency, noting that he has heard that part of the recently increased sewer fee may be transferred to the Agency, and he expressed his opposition to that. (F: A-53.3)
 - 3.e. Leah Simon-Weisberg, Attorney for the Travel Country RV Park residents, addressed the Agency, commenting on problems with the

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contract. She urged that a meeting be set up with either the City Council or staff to rectify their issues. (F: A-53.3) (XR: A-116.6)

- 3.f. Ray Littrell addressed the Agency concerning alleged discrepancies in figures in the Agency Annual Report. (F: A-53.3) (XR: A-128.3)

RECESS: 8:45 p.m.

RECONVENE: 9:14 p.m.

4. ANNUAL MEETING OF THE AGENCY:

- 4.a. Selection of Chair and Vice Chair. (F: A-10.6)

ACTION: Member Nguyen reselected as Chair.
(4 Ayes. Leyes voted no.)

ACTION: Member Rosen reselected as Vice Chair.
(4 Ayes. Leyes voted no.)

5. CONSENT ITEMS: (It is recommended that Items 5.a. through 5.c. be acted on simultaneously unless separate discussion and/or action is requested by an Agency Member.)

- 5.a. Approval of FY 2004-05 Annual Report for the Garden Grove Agency for Community Development and transmittal to the City Council.
(F: A-128.3)

ACTION: Approved.
(5 Ayes.)

- 5.b. First Amendment to the Standard Office Lease with the Purcell Marital Trust for real property located at 11277 Garden Grove Boulevard (Purcell). (F: A-55.170)

ACTION: Approved.
(5 Ayes.)

- 5.c. Minutes of the Regular Meeting of the Agency held November 22, 2005.
(F: Vault)

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ACTION: Approved.
(5 Ayes.)

6. PUBLIC HEARINGS: None.

7. ITEMS FOR CONSIDERATION: None.

8. MATTERS FROM AGENCY MEMBERS AND DIRECTOR:

8.a. Chair Nguyen commented on redevelopment in Garden Grove, noting that new development takes time to complete. She thanked staff for their constant efforts to bring in new development, and their service to the people of Garden Grove. (F: A-53.1)

RECESS: 9:25 p.m.

RECONVENE: 11:14 p.m.

2. CLOSED SESSION (CONTINUED)

2.a. CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO
GOVERNMENT CODE SECTION 54956.8

Property: Parcel located at northeast corner of Garden Grove
Boulevard and Seventh Street.

Assessor's Parcel No.: 090-173-09

Agency Negotiator: Matthew Fertal
City Manager/Agency Director

Negotiating Parties: Garden Grove Agency for Community Development
Helen Noland

Under Negotiation: Price and terms related to potential acquisition, in
fee simple, of the property located at 11361 Garden Grove Boulevard.
The purpose of the closed session is to advise the Agency of the offer to
sell the property by the owner and seeking direction concerning the sale.

ACTION: Discussed. By unanimous vote, direction was
given to acquire the subject property.

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VICE CHAIR ROSEN, CHAIR NGUYEN

9. ADJOURNMENT: 11:28 p.m.

Please note that there will be no meetings on Tuesday,
December 27, 2005

HAPPY HOLIDAYS