

MINUTES  
GARDEN GROVE AGENCY  
FOR  
COMMUNITY DEVELOPMENT

A regular meeting of the Garden Grove Agency for Community Development was called to order in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, on Tuesday, January 11, 2005, at 7:06 p.m.

ROLL CALL: PRESENT: (5) CHAIR NGUYEN, MEMBERS DALTON, KREBS, LEYES, ROSEN

ABSENT: (0) NONE

ALSO PRESENT: Director, Matthew Fertal; Assistant Director, Les Jones; Finance Officer, Kingsley Okereke; Economic Development Manager, Chet Yoshizaki; Special Counsel, Celeste Brady; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

There were no oral communications from the public relevant to the Agency.

RECESS

At 7:35 p.m., the Chair declared a recess.

RECONVENE

At 8:05 p.m., the meeting was reconvened with Chair Nguyen and all Agency Members in attendance.

AWARD OF CONTRACT FOR THE DEMOLITION OF CERTAIN STRUCTURES AND APPURTENANCES ALONG HARBOR BOULEVARD AND ON THACKERY DRIVE (HOTEL SITE) (F: A-55.311) (XR: A-116.6)

Staff report dated January 11, 2005, was introduced.

It was moved by Member Rosen, seconded by Member Krebs, and carried by unanimous vote, that American Wrecking, Inc., be and hereby is determined to be the lowest acceptable bidder in connection with the demolition of certain structures and appurtenances along Harbor Boulevard and on Thackery Drive (Hotel Site); that contract for said project be and hereby is awarded to said company in the amount of \$78,830.00, in accordance with the terms of the City's plans and specifications and the bid submitted by said company; and the Director and Secretary are authorized to execute the agreement.

#### MINUTES (F: Vault)

It was moved by Member Rosen, seconded by Member Krebs, and carried by unanimous vote, that the minutes of the Regular Meeting of the Agency for Community Development held December 14, 2004, be and hereby are approved.

#### DISCUSSION CONCERNING THE PROPOSED PURCHASE OF THE FORMER COSTCO BUILDING AT THE NORTHWEST CORNER OF BROOKHURST STREET AND CHAPMAN AVENUE (F: A-55.106)

This item was not discussed in Open Session. Member Rosen noted that he lives within 500 feet of the subject property. He has sent a letter to the Fair Political Practices Commission asking for an opinion; however, he has not yet heard back from them. Therefore, he will not participate in the discussion that will be held during Closed Session this evening.

#### REPORT ON RECENT TRIP TO THE INTERNATIONAL ASSOCIATION OF AMUSEMENT PARKS AND ATTRACTIONS (F: A-78.3)

Member Rosen provided a brief report on his recent trip to Florida to meet with representatives of various attractions and parks, noting it was a good opportunity to market the city aggressively.

He requested that a copy of the study that was done on the Harbor Corridor in the early 90's be provided to new Agency members.

#### RECESS

At 8:14 p.m., the Chair declared a recess.

## RECONVENE AND ADJOURN TO CLOSED SESSION

At 10:15 p.m., the meeting was reconvened in the Founders Room and was adjourned to Closed Session under the Ralph M. Brown Act. It was announced that pursuant to Government Code section 54956.8, the Agency Board will provide direction to its Negotiator (Agency Director) as to the following:

(a) **Property:** Potential acquisition, disposition and/or real property exchange of certain real property located at the northwest corner of Brookhurst Street and Chapman Avenue, owned by Hughes/Lyon Garden Grove Associates, a California General Partnership, located at the 9500 block of Chapman Avenue and identified as Assessor's Parcel Nos. 132-402-09, 12, 13, 16, 18, 34, 36, 37 and 38, and certain real property owned by Gilbert Street Developers, LLC, a California Limited Liability Company located at 11822 Gilbert Street and identified as Assessor's Parcel No. 132-402-32.

**Negotiating Parties:** Garden Grove Agency for Community Development and (i) Wal-Mart through its real property negotiator, Michael Navarro of Navarro Retail Group, (ii) Hughes/Lyon Garden Grove Associates and Hughes Investments, and (iii) Gilbert Street Developers LLC.

**Under Negotiation:** Price and terms of acquisition, disposition, and/or exchange by Agency of all or a part of the subject real properties, including certain terms affecting price and terms of payment for such real property: (1) Total Price; (2) Scope and schedule for the redevelopment of subject property.

(b) **Property:** Potential disposition, acquisition and/or real property exchange of certain real property located at Century Boulevard and Taft Avenue, including Agency-owned parcels and other parcels as follows: Assessors Parcels Nos. 99-091-04, 10882 G.G. Blvd; 99-091-05, 10872 G.G. Blvd; 99-091-11, 10802 G.G. Blvd; 99-091-14, 13042 Century; 99-091-12, 10792 G.G. Blvd; 99-091-15, 13052 Century Blvd; 99-091-16, 13062 Century Blvd; 99-091-20, 10681-85 Walnut St; 99-091-21, 10691-95 Walnut St; 99-091-22, 13031 Taft Ave; 99-091-23, 13035 Taft Ave; 99-091-24, 13051 Taft Ave; 99-091-25, 13061 Taft Ave; 99-091-26, 13063 Taft Ave; 99-091-27, No site address; 99-091-28, 10782 G.G. Blvd; 99-091-29, 10912 G.G. Blvd; 99-091-30, 10892 G.G. Blvd; 99-091-31, 10671 Walnut St; 10675 Walnut St; 99-091-36, 13072 Century Blvd; 13076 Century Blvd; 13078 Century Blvd; 13074 Century Blvd; 99-091-37, 10862 G.G. Blvd; 99-091-38, 10822 G.G. Blvd;

99-091-39, 10832 G.G. Blvd; 99-092-01, 13081 Taft Ave; 13082-86 Century Blvd; & 99-092-02, 10682 Walnut St; 99-092-04, No site address; 99-092-05, No site address; 99-092-06, No site address.

Such disposition would include and involve said properties in exchange for properties listed in subsection (a) above currently owned by Gilbert Street Developers LLC at Brookhurst and Gilbert.

**Negotiating Parties:** Garden Grove Agency for Community Development and (i) Gilbert Street Developers LLC.

**Under Negotiation:** Price and terms of exchange, disposition, and/or acquisition by Agency of all or a part of the subject real properties, including certain terms affecting price and terms of payment for such exchange of real property: (1) Total Price of Exchange; (2) Scope and schedule for the redevelopment of subject property.

Additionally, it was announced that pursuant to Government Code section 54957, the Agency Board will review the work of Agency Counsel, Stradling, Yocca, Carlsen, Rauth firm, and Tom Clark.

#### RECONVENE

At 12:09 a.m. on Wednesday, January 12, the meeting was reconvened with Chair Nguyen and all Agency members in attendance, and it was announced that the matters previously disclosed were discussed and no others.

#### ADJOURNMENT

At 12:10 a.m. on Wednesday, January 12, 2005, the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY