

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 23, 2007, at 6:17 p.m.

ROLL CALL: PRESENT: (5) CHAIR BROADWATER, MEMBERS DALTON, DINA NGUYEN, JANET NGUYEN, ROSEN

ABSENT: (0) NONE

PUBLIC INPUT ON CLOSED SESSION ITEM

There was no input from the public concerning the Closed Session item.

ADJOURN TO CLOSED SESSION

At 6:18 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

Conference with real property negotiators pursuant to Government code section 54956.8.

Properties: APN 89-071-05, 89-071-06, 89-071-07, 89-071-13, and 89-071-14 (10071 and 10081 Garden Grove Boulevard). Owner: Dai Lee.  
APN 89-071-08, 89-071-12 and 89-071-25 (10115 and 10151 Garden Grove Boulevard, 12861 and 12865 Brookhurst Street). Owner: Joann Ayala Trust

APN 89-071-30 (10011 Garden Grove Boulevard).  
Owner: JAE MOON CHOI.

Agency's Negotiators: Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development  
Director  
Greg Blodgett, Economic Development  
Project Manager  
Alison Moore, Project Manager  
Douglas Evertz, Agency Counsel  
Jon Goetz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community  
Development and Dai Lee, Joann Nelson and  
JAE MOON CHOI

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

#### RECESS

At 6:57 p.m., the Chair declared a recess.

#### RECONVENE IN OPEN SESSION

At 7:30 p.m., the meeting was reconvened with Chair Broadwater  
and all Members in attendance.

#### ORAL COMMUNICATIONS – PUBLIC

Charles Mitchell addressed the Agency, commenting that it is  
unfortunate that he had to bring to the Sanitary District Advisory  
Commission the matter of Sanitary District funds being expended to  
end the lease for the golf driving range in order to get information  
that if the property were sold, the money would come back to the  
Sanitary District. (F: A-53.3) (XR: S-53.3) (XR: S-55.4)

PUBLIC HEARING TO CONSIDER A PURCHASE AND SALE AGREEMENT WITH GG HOMES FOR AGENCY-OWNED PARCELS IDENTIFIED AS APN 089-201-16, APN 089-202-09, AND APN 089-202-33, LOCATED AT WESTLAKE AVENUE AND ACACIA PARKWAY (F: A-55.320)

Staff report dated January 23, 2007, was introduced.

Chair Broadwater declared the public hearing opened and asked if anyone wished to address the Agency on the matter.

There being no response from the audience, the public hearing was declared closed.

It was moved by Member Rosen, seconded by Member Janet Nguyen, and carried by unanimous vote, that the Purchase and Sale Agreement with GG Homes, LLC, for the sale of Agency-owned parcels identified as APN 089-201-16, APN 089-202-09, and APN 089-202-33 (Westlake Properties), located at Westlake Avenue and Acacia Parkway, be and hereby is approved; and the Chair and Secretary are authorized to execute the pertinent documents on behalf of the Agency when appropriate to do so.

ADJOURNMENT

At 8:07 p.m., the meeting was declared adjourned.

(LATER IN THE EVENING AFTER A CITY COUNCIL RECESS, CHAIR BROADWATER ANNOUNCED THAT THE MATTER PREVIOUSLY DISCUSSED IN CLOSED SESSION WAS, IN FACT, DISCUSSED, AND NO REPORTABLE ACTION WAS TAKEN.)

RUTH E. SMITH  
SECRETARY