

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 24, 2006, at 6:25 p.m.

ROLL CALL: PRESENT: (4) CHAIR NGUYEN, MEMBERS DALTON, KREBS, ROSEN

ABSENT: (1) MEMBER LEYES (joined the meeting at 6:28 p.m.)

PUBLIC INPUT

There were no comments from the public relative to the Closed Session items.

ADJOURN TO CLOSED SESSION

At 6:26 p.m., under the Ralph M. Brown Act, the Chair announced that the meeting was being adjourned to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH LEGAL COUNSEL FOR INITIATION OF LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(c)

The Agency acquired, and now owns and operates, certain real Property located at 12141 and 12151 Harbor Boulevard, Garden Grove and commonly referred to as Green's Discount Glass and Screen and Los Sanchez Mexican Restaurant respectively ("Property"). Agency Board will hold a Closed Session pursuant to Government Code Section 54956.9(c) to confer with legal counsel, the Agency Director, and staff and to provide direction and/or authority about (i) whether or not to initiate litigation, including filing unlawful detainer action(s) and/or related legal proceedings

from commencement through completion of such action(s), against the occupants of Green's Discount Glass and Screen, at the Property, including Vernon Enterprises, Inc. and Los Sanchez Restaurant, at the Property, including Victor Gomez, Aida Gomez and Sebastian Gomez and any other person or persons in alleged unlawful possession at the Property based on facts and circumstances that support the need to initiate litigation.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Properties: Parcels commonly referred to as the "Garden Grove Hyundai" automobile dealership and comprised of the following parcels listed by Assessor Parcel Number (APN), address, if available, and current owners and lessees:

APN 89-071-05 (parking lot) and 89-071-14 (10071 Garden Grove Blvd.). Owner: Jose L. Gonzalez. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.

APN 89-071-06 (parking lot) and 89-071-07 and 89-071-13 (10081 Garden Grove Blvd.). Owner: Taylor Katz and Herbert Friedlander. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.

APN 89-071-11, 10111 Garden Grove Blvd. Owner: Dale G. Ruebsamen. Lessee: Han Kook Enterprise, Inc., dba Garden Grove Hyundai.

Agency's Negotiators: Matthew Fertal, City Manager/Agency Director; Chet Yoshizaki, Economic Development Director; Greg Blodgett, Economic Development Project Manager; Celeste Stahl Brady, Agency Counsel; Douglas Evertz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community Development and Dai R. Lee and Steven C. Kim for Garden Grove Hyundai

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

RECESS

At 7:08 p.m., the Chair declared a recess.

RECONVENE

At 7:43 p.m., the meeting reconvened with Chair Nguyen and all Agency Members in attendance.

ORAL COMMUNICATIONS - PUBLIC

Tony Rector addressed the Agency, asking how much money was forgiven in the Trading Post issue. He inquired whether property will be locked up until the Casino issue is resolved. He asked why staff and the Agency members continue to attend trade shows with nothing to show for it. He suggested two pieces of land for a Trader Joe's, being Love's Restaurant on Harbor Boulevard and the corner of Trask Avenue and Euclid Street. (F: A-53.3) (XR: A-116.14)

REIMBURSEMENT OF LOW TO MODERATE HOUSING FUND WITH REDEVELOPMENT FUNDS (F: A-117.2) (XR: A-116.7)

Staff report dated January 24, 2006, was introduced and reviewed by staff.

RESOLUTION NO. 653

It was moved by Member Leyes, seconded by Member Rosen, and carried by unanimous vote, that full reading of Resolution No. 653 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT TO FUND REAL PROPERTY ACQUISITION EXPENSES WITH REDEVELOPMENT FUNDS, be and hereby is adopted.

RECESS

At 10:30 p.m., the Chair declared a recess and announced that the two Closed Session items previously disclosed were not discussed and will be discussed at the end of the City Council meeting when the Agency will reconvene in Closed Session.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 12:16 a.m., on Wednesday, January 25, 2006, the meeting was reconvened with Chair Nguyen and all Members in attendance, and it was announced that under the Ralph M. Brown Act, the meeting

was being adjourned to Closed Session in the Founders Room to discuss the following two items previously disclosed.

RECONVENE IN OPEN SESSION

At 1:14 a.m., the meeting was reconvened with Chair Nguyen and all Agency Members in attendance, and it was announced that the previously disclosed items were discussed and no others. Further, that no action was taken.

ADJOURNMENT

At 1:15 a.m. on Wednesday, January 25, 2006, the meeting was declared adjourned to Tuesday, January 31, 2006, at 6:30 p.m. in the Founders Room of the Community Meeting Center, 11300 Stanford Avenue.

RUTH E. SMITH
SECRETARY