

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, February 11, 2003, at 7:00 p.m.

ROLL CALL: PRESENT: (5) CHAIRMAN ROSEN, MEMBERS BROADWATER, DALTON, LEYES, TRAN

ABSENT: (0) NONE

ALSO PRESENT: Director, George Tindall; Assistant Director, Matthew Fertal; Treasurer, Steve Larson; Real Property Agent, Armando Morales; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

There were no Oral Communications from the public.

REQUEST FROM HELPING OTHERS PREPARE FOR ETERNITY (H.O.P.E.), A NON-PROFIT ORGANIZATION, TO USE AGENCY-OWNED PROPERTY LOCATED AT 10675 WALNUT STREET FOR STORAGE PURPOSES (F: A-53.1) (XR: 88.1)

Communication dated December 3, 2002, was re-introduced, and the Director reviewed the background information, noting that this was continued from the meeting of December 10, 2002, in order to allow time to work out the details concerning this arrangement. He noted that the tenant occupying the north portion of the property is amenable to H.O.P.E. occupying the property. The utilities will be shared, and the rent will be \$1.00 a year.

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the request from H.O.P.E. to use Agency-owned property at 10675 Walnut Street for storage purposes be and hereby is approved.

SUBLEASE AGREEMENT WITH THE CITY OF GARDEN GROVE FOR ADDITIONAL OFFICE SPACE AT 11277 GARDEN GROVE BOULEVARD FOR THE WEST ORANGE COUNTY ONE-STOP CENTER (F: A-55.170) (XR: 78.4a)

Staff report dated February 11, 2003, was introduced, and it was noted that this item is also on the City Council agenda for approval.

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the Sublease Agreement by and between the City of Garden Grove and the Garden Grove Agency for Community Development, for additional office space at 11277 Garden Grove Boulevard for the West Orange County One-Stop Center, be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

MINUTES (F: Vault)

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the Minutes of the Regular Meetings of the Agency for Community Development held January 14 and January 28, 2003, be and hereby are approved.

COMMENTS BY MEMBER LEYES

Member Leyes commented concerning the need for community involvement in the Harbor Boulevard conceptual marketing plan in the various steps as the City moves forward. He noted that the new plan does not include the taking of any homes. (F: A-53.1) (XR: A-116.6)

RECESS

At 7:05 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 8:30 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance, 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 will give direction to its negotiator (Agency Director) regarding properties located at 12715-12731 Garden Grove Boulevard (Magill). The negotiating party for the properties is Elder Care Housing Options – The Catalyst Group, Inc.

Additionally, pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding property located at 11822 Gilbert Street. The negotiating party for the property is Gilbert Street Developers.

Further, pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding properties located at

10932 Trask Avenue (Assistance League) and at 13511 Euclid Street (Best California, Ltd.). The negotiating party for the property is Countywide Chrysler.

And pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding property located at 11412 Acacia Parkway. The negotiating party for the property is the Ruth M. Semotan Trust.

Present in Closed Session, in addition to Chairman Rosen and all Agency members, were Director, George Tindall; Assistant Director, Matthew Fertal; Assistant City Manager, Les Jones; Neighborhood Improvement Manager, Kim Huy; Economic Development Manager, Glen Krieger; and Real Property Agent, Armando Morales.

### RECONVENE

At 9:09 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance, and it was announced that the matters previously disclosed were discussed and no others. It was further announced that relative to the discussion concerning the 11822 Gilbert Street property, it was determined that Chairman Rosen had a conflict of interest due to the location of his residence. Therefore, he left the meeting room, and Vice Chairman Dalton assumed the Chair. Chairman Rosen rejoined the meeting upon the conclusion of that discussion.

### ADJOURNMENT

At 9:10 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY