

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 24, 2004, at 7:05 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; Economic Development Manager, Glen Krieger; Finance Officer, Kingsley Okereke; Neighborhood Improvement Manager, Kim Huy; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

Al Beaudette of Lowe Enterprises addressed the Agency, expressing his gratitude for the Agency delaying its decision on January 13 relative to the Negotiation Agreement for the Longston Pit landfill site. (F: A-53.3) (XR: A-55.295) (XR: 73.9) (XR: A-55.229) (XR: A-116.6)

Tony Flores addressed the Agency requesting financial information concerning the hotels on Harbor Boulevard.

Chairman Rosen directed staff to provide the requested information to both Tony Flores and Ray Littrell. (F: A-53.3)

MINUTES (Vault)

It was moved by Member Broadwater, seconded by Member Tran, and carried by unanimous vote, that the minutes of the Regular Agency for Community Development meetings held January 27 and February 10, 2004, be and hereby are approved.

NEGOTIATION AGREEMENT WITH TRICON DEVELOPMENT FOR THE 9.86-
ACRE LONGSTON PIT LANDFILL SITE LOCATED WITHIN THE BOUNDARIES
OF THE GARDEN GROVE COMMUNITY PROJECT AREA (F: A-55.295)
(XR: 73.9) (XR: A-55.229) (XR: A-116.6)

Member Dalton requested that the Closed Session on this matter be held before discussion takes place. Members Broadwater and Leyes indicated that they do not believe one is necessary. Chairman Rosen commented that inasmuch as there are competing offers, he also believes they should discuss this first in Closed Session. He further commented that the Agency could not accept the Trischler offer tonight since it is not listed on the agenda.

Member Dalton moved, seconded by Member Tran, that the Agency adjourn to Closed Session to discuss this matter before discussing it in Open Session. Said motion carried by the following vote:

AYES: MEMBERS: (3) DALTON, TRAN, ROSEN
NOES: MEMBERS: (2) BROADWATER, LEYES
ABSENT: MEMBERS: (0) NONE

DISCUSSION REGARDING DEVELOPMENT PROPOSALS FOR THE
BROOKHURST TRIANGLE (F: A-116.7)

Staff report dated February 24, 2004, was introduced, and the Director advised the Agency members that no action needs to be taken on this matter at this time.

Staff reviewed the report, noting that it is staff's recommendation that detailed financial costs and market feasibility analyses from Urban Pacific/KB Home, Charles Kim/Ted Yoon, and Meredith Enterprises are to be submitted by April 6, 2004.

ADJOURN TO CLOSED SESSION

At 7:34 p.m., the meeting was adjourned to the Founders Room for 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) concerning properties located at 12261 Chapman Avenue (233-181-01 & 233-171-21, 19) and 12361 Chapman Avenue (233-171-09), known as the Longston Pit. The parties with whom the Agency is negotiating are Tricon, Tarsadia, Lowe Enterprises, and John Laing Homes.

The Chairman also announced that the other item listed on the agenda for discussion in Closed Session concerning the Brookhurst Triangle will not be discussed this evening.

RECONVENE

At 7:57 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance, and it was announced that the matter previously disclosed was discussed and no others.

CONTINUED DISCUSSION CONCERNING THE NEGOTIATION AGREEMENT WITH TRICON DEVELOPMENT FOR THE 9.86-ACRE LONGSTON PIT LANDFILL SITE LOCATED WITHIN THE BOUNDARIES OF THE GARDEN GROVE COMMUNITY PROJECT AREA (F: A-55.295) (XR: 73.9) (XR: A-55.229) (XR: A-116.6)

Chairman Rosen announced that no direction was given to the negotiator in Closed Session.

Staff report dated February 24, 2004, was introduced and reviewed by staff.

Member Broadwater moved, seconded by Member Leyes, that an Exclusive Negotiating Agreement by and between the Agency for Community Development and Shea Tricon, LLC, for a six-month period of time for the 9.86-acre Longston Pit Landfill site, be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

Member Broadwater commented that he would not vote for an extension should it be requested.

Member Dalton commented that some people involved in this project previously have brought projects to the City that have not gone anywhere. He also commented that there should be a bidding war between the two interested parties, and he is not sure six months is enough time for Tricon to do its work.

Member Tran commented that the period of time for submittal of a report has been shortened to six months. Tricon has worked with the City for over a year and a half. It is only fair to give them an opportunity to come back in six months with a report.

Member Leyes commented that the terms have been changed, and he is not sure a shorter term is good for the Agency. Both teams are competent. Inasmuch as Tricon has been working with the City

for a year and a half, it is unfair to pull out the rug from under them. Additionally, Shea Homes is a class operation, and he is glad to see them involved here.

Chairman Rosen commented that he would have voted against the \$1 price in the former agreement for the property; however, that was eliminated and there is no commitment on the price. He does not know if six months is enough time, but noted that if real progress is seen, he might be amenable to extending it.

The foregoing motion carried by the following vote:

AYES:	MEMBERS: (4)	BROADWATER, LEYES, TRAN, ROSEN
NOES:	MEMBERS: (1)	DALTON
ABSENT:	MEMBERS: (0)	NONE

ADJOURNMENT

At 8:10 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY