

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 28, 2006, at 6:21 p.m.

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

ABSENT: (1) MEMBER LEYES (joined the meeting at 6:35 p.m.)

PUBLIC INPUT ON CLOSED SESSION ITEM

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

ADJOURN TO CLOSED SESSION

At 6:22 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 REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Properties: The following parcels listed by Assessor Parcel Number (APN), address, if available, and current owner:

- APN 231-49-121 (Sunbelt), 231-149-120 (Jen Fu Lin & Hong Y L Lin), 231-152-101 (Jerry Bowen), 231-152-102 (Jerry Bowen), 231-152-103 (Richard Kil & Yong Hui Kil), 231-152-104 (Richard Kil & Yong Hui Kil), 231-152-105 (Richard Kil & Yong Hui Kil)

Agency's Negotiators: Matthew Fertal, Agency Director

Chet Yoshizaki, Economic Development Director
Greg Blodgett, Economic Development Project Manager
Celeste Stahl Brady, Agency Counsel
Jon E. Goetz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community
Development and Ajesh Patel Prosperal Hotels

Under Negotiation: Potential disposition, real property sale, price(s)
and terms of payment of the above-listed parcels of real
property.

Factors Affecting Price and Terms under Negotiation:

- Acquisition of subject property
- Recorded covenants
- Scope of redevelopment of subject property and offsite improvements
- Physical condition of property at close of escrow
- Condition of title to property at close of escrow
- Indemnities of Buyer/Seller
- Representations and warranties of Seller
- Potential highest and best use of property and potential alternative land uses

Factors affecting time of payment:

- Conditions to closing of escrow
- Due diligence period
- Environmental condition and remediation of property, if any

RECESS

At 7:18 p.m., the Chair declared a recess.

RECONVENE

At 7:52 p.m., the meeting reconvened with Chair Nguyen and all Agency Members in attendance.

ORAL COMMUNICATIONS - PUBLIC

J. Tilman Williams addressed the Agency, concerning the sale of his Harbor Boulevard property to the Agency, asking that this matter be settled. He complained about letters from the City harassing him about his converted garage. (F: A-53.3)

RECESS

At 8:25 p.m., the Chair declared a recess.

RECONVENE

At 8:30 p.m., the meeting reconvened with Chair Nguyen and all Agency Members in attendance.

PUBLIC HEARING - PURCHASE AND SALE AGREEMENT WITH GG HOMES, LLC, FOR THE SALE OF AGENCY-OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF CHAPMAN AVENUE AND MAGNOLIA STREET (F: A-55.320) (XR: A-84.1) (XR: A-116.13)

Staff report dated February 28, 2006, was introduced and reviewed by staff.

Thom Falcon, the developer, addressed the Agency concerning the proposed project, noting that the homes will be fronting on Chapman Avenue with the garages in the back and the entrance to the development off of Magnolia Street.

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

Cy LaBree addressed the Agency in opposition to this project, stating that the Magnolia/Chapman intersection is problematic, and entering the development off of Magnolia would create an even worse situation. He inquired whether a traffic study was done.

The Director noted that this hearing is only for the approval of the sale of the property, not for approval of the proposed development.

Peggy Bergin addressed the Agency, expressing concern about visitor parking and the large homes on small lots. She also expressed concern about the Magnolia/Chapman intersection.

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

Member Leyes noted that the property is already zoned residential, and the Planning Commission will review the site plan.

It was moved by Member Leyes, seconded by Member Krebs, and carried by unanimous vote, that the Purchase and Sale Agreement by and between the Garden Grove Agency for Community Development and GG Homes, LLC, for the sale of Agency-owned parcels identified as APN 132-442-25, APN 132-442-26, APN 132-442-27, APN 132-442-28 and APN 132-442-29, located at the northeast corner of Chapman Avenue and Magnolia Street, be and hereby is approved; and the Chair and Secretary are authorized to execute the pertinent documents.

EXCLUSIVE NEGOTIATING AGREEMENT WITH GARDEN GROVE HOUSING INVESTORS (URBAN PACIFIC BUILDERS) FOR THE DEVELOPMENT OF THE 15.5 ACRES OF REAL PROPERTY KNOWN AS THE "BROOKHURST TRIANGLE," BOUNDED BY BROOKHURST STREET ON THE EAST, GARDEN GROVE BOULEVARD ON THE SOUTH, AND BROOKHURST WAY ON THE NORTHERN AND WESTERN EDGES (F: A-55.304) (XR: A-116.7)

Staff report dated February 28, 2006, was introduced and reviewed by staff.

Member Leyes noted that this is a signature project and is another step in the process. This property is the last large available parcel in the city, and an Environmental Impact Report will probably be necessary.

Member Rosen noted that the Agency has been saying this would be a project without Agency subsidy, further noting that the reports should set out all the financial details.

It was moved by Member Leyes, seconded by Member Dalton, and carried by unanimous vote, that the Exclusive Negotiating Agreement by and between the Agency for Community Development and the Garden Grove Housing Investors (Urban Pacific Builders) for the development of the 15.5 acres of real property known as the "Brookhurst Triangle," bounded by Brookhurst Street on the east,

Garden Grove Boulevard on the south, and Brookhurst Way on the northern and western edges, be and hereby is approved.

ADJOURNMENT

At 9:03 p.m., the meeting was declared adjourned to Saturday, March 11, 2006, 8:00 a.m., in the Crystal Cathedral Family Life Center, International Board Room, 12141 Lewis Street, Garden Grove.

RUTH E. SMITH
SECRETARY