

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, March 25, 2003, at 7:02 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; Neighborhood Improvement Manager, Kim Huy; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

Ray Littrell addressed the Agency, requesting a report concerning alleged hotel projection/revenue discrepancies. (F: A-53.3)

RECESS

At 8:09 p.m., the Chairman declared a recess.

RECONVENE

At 9:23 p.m., the meeting was reconvened with Chairman Rosen and all members in attendance.

CONSULTANT AGREEMENT WITH ERGO WORLDWIDE TO PROVIDE DESIGN AND PRODUCTION OF A TRADESHOW BOOTH, MATERIALS, AND SERVICES IN CONNECTION WITH MARKETING FOR THE UPCOMING ICSC CONFERENCE  
(F: A-55.276) (XR: A-78.1)

Staff report dated March 25, 2003, was introduced.

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the Consultant Agreement by and between the Garden Grove Agency for Community Development and ERGO Worldwide, to provide design and production of a tradeshow booth, materials,

and services in connection with marketing for the upcoming ICSC Conference, be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

CONSULTANT AGREEMENT WITH HDL, COREN & CONE TO PROVIDE CONSULTING SERVICES WHICH INCLUDE MONITORING TAX SHARING AND CAPITAL FACILITIES AGREEMENTS WITH VARIOUS TAX SHARING ENTITIES AS A RESULT OF THE 1992 PLAN AMENDMENT TO THE COMMUNITY PROJECT REDEVELOPMENT PLAN (F: A-55.245)

Staff report dated March 25, 2003, was introduced.

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the Consultant Agreement by and between the Garden Grove Agency for Community Development and Hdl, Coren & Cone to provide consulting services which include monitoring tax sharing and capital facilities agreements with various tax sharing entities as a result of the 1992 Plan Amendment to the Community Project Redevelopment Plan, be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

ACQUISITION OF PROPERTY LOCATED AT 12171 HARBOR BOULEVARD, FOR THE DEVELOPMENT OF HOTELS ALONG THE WEST SIDE OF HARBOR BOULEVARD BETWEEN CHAPMAN AVENUE AND TWINTREE AVENUE (F: A-55.232) (XR: A-84.1) (XR: A-116.6) (XR: 84.1)

Staff report dated March 25, 2003, was introduced.

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the acquisition of real property located at 12171 Harbor Boulevard, for the development of hotels along the west side of Harbor Boulevard between Chapman Avenue and Twintree Avenue as part of Project No. 8865, Parcel 3, be and hereby is approved; the Director and Secretary are authorized to execute the appropriate documents; and the Finance Officer is authorized to draw a warrant in the amount of \$650,000.00 to The Moss Family Trust when appropriate to do so.

MINUTES (F: Vault)

It was moved by Member Broadwater, seconded by Member Leyes, and carried by unanimous vote, that the Minutes of the Adjourned Regular Meeting of the Agency for Community Development held February 4, 2003, and the Regular Meeting held March 11, 2003, be and hereby are approved.

PUBLIC HEARING TO CONSIDER A PROPOSED PURCHASE AND SALE AGREEMENT WITH GT DEVELOPMENT, INCORPORATED, FOR THE SALE OF AGENCY-OWNED PROPERTY LOCATED AT 11272 LORNA STREET, FOR THE PURPOSE OF CONSTRUCTING A SINGLE-FAMILY RESIDENCE (F: A-55.281) (XR: A-84.1) (XR: 84.1)

Staff report dated March 25, 2003, was introduced.

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

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

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the Purchase and Sale Agreement by and between the Garden Grove Agency for Community Development and GT Development, Incorporated, for the sale of Agency-owned property located at 11272 Lorna Street, for the purpose of constructing a single-family residence, be and hereby is approved; and the Director and Secretary are authorized to execute the pertinent documents.

COMMENTS BY MEMBER LEYES

Member Leyes suggested the Agency consider taking advantage of the current interest rates and explore some refinancing opportunities on some of its current bonded indebtedness. (F: A-53.1)

ADJOURN TO CLOSED SESSION

At 10:31 p.m., the meeting was adjourned to Closed Session under the Ralph M. Brown Act, and it was announced that pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding the Sungrove Senior Apartments located at 12811 Garden Grove Boulevard. The negotiating party is Simpson Housing Solutions.

RECONVENE

At 10:34 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 not discussed.

ADJOURNMENT

At 10:35 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY