

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 27, 2007, at 5:34 p.m.

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

ABSENT: (0) NONE

PUBLIC INPUT ON CLOSED SESSION ITEM

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

ADJOURN TO CLOSED SESSION

At 5:35 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

AGENCY BOARD CONFERENCE WITH LEGAL COUNSEL  
Pursuant to Government Code Section 54956.9(a) - Pending Litigation [Litigation to which local agency is a party and has been initiated formally.]

Agency Board closed session to confer with Agency Counsel regarding pending litigation, *Woo Suk Yang and Kyung S. Yang, et al. v. Garden Grove Agency for Community Development, et al.*, Pending in Orange County Superior Court (OCSC), Case No. 05 CC12160, filed November 14, 2005.

RECONVENE

At 6:39 p.m. the meeting was reconvened in the Council Chamber with Chair Broadwater and all Agency members present, and it was announced that the matter previously disclosed was discussed and no reportable action was taken.

## RECESS

At 6:40 p.m., the Chair declared a recess.

## RECONVENE

At 6:43 p.m., the meeting was reconvened with Chair Broadwater and all Agency members present, to conduct a joint public hearing with the Garden Grove Housing Authority.

JOINT PUBLIC HEARING WITH THE GARDEN GROVE HOUSING AUTHORITY TO CONSIDER THE DISPOSITION OF CERTAIN PROPERTIES PURSUANT TO THE PROPOSED AFFORDABLE HOUSING AGREEMENT WITH THE GARDEN GROVE HOUSING AUTHORITY, WHICH PROPERTIES ARE LOCATED AT 12902, 12911, AND 12932 7<sup>th</sup> STREET; 12911, 12932, AND 12942 8<sup>th</sup> STREET; 12941 AND 12941-1/2 9<sup>th</sup> STREET; 11352 AND 11412 ACACIA PARKWAY; 11391 GARDEN GROVE BOULEVARD; 11421 GARDEN GROVE BOULEVARD; AND 12951 7<sup>th</sup> STREET. THE PROPOSED AGREEMENT PROVIDES FOR THE AGENCY'S CONVEYANCE OF THE PROPERTIES TO THE AUTHORITY, AND FOR THE AUTHORITY'S OPERATION OF AFFORDABLE RENTAL HOUSING ON THE PROPERTIES (F: H-55.1) (XR: A-116.9)

Staff report dated March 27, 2007, was introduced, and background information was provided by staff.

Agency Chair Broadwater declared the public hearing opened and asked if anyone wished to address the Agency/Authority on the matter.

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

Member/Commissioner Rosen commented that he has voted against the acquisition of some of these properties in the past, noting that it would reduce the property values. Additionally, the housing tract will be wiped out. The properties should be sold into the private market.

Staff noted that the agreement does not call for the removal of houses at this time.

Member/Commissioner Rosen commented that the single-family homes would be turned into rental units.

Member/Commissioner Dalton noted that several properties have become available at a reasonable price, and advantage should be taken to obtain them at market value.

Chair/Commissioner Broadwater noted that there is no reason not to buy the properties at a reasonable price.

Member/Commissioner Rosen again commented that this is a residential neighborhood and it will eventually be wiped out.

AGENCY RESOLUTION NO. 661

Member Nguyen moved, seconded by Member Dalton, that full reading of Resolution No. 661 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING AN AFFORDABLE HOUSING AGREEMENT BETWEEN THE AGENCY AND THE GARDEN GROVE HOUSING AUTHORITY be and hereby is adopted.

Upon the following vote:

AYES:	MEMBERS: (3)	DALTON, NGUYEN, BROADWATER
NOES:	MEMBERS (1)	ROSEN
ABSENT:	MEMBERS: (0)	NONE

said Resolution No. 661 was declared adopted.

HOUSING RESOLUTION NO. 157

Chair Nguyen moved, seconded by Commissioner Dalton, that full reading of Resolution No. 157 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE HOUSING AUTHORITY APPROVING AN AFFORDABLE HOUSING AGREEMENT BETWEEN THE AGENCY AND THE GARDEN GROVE HOUSING AUTHORITY be and hereby is adopted.

Upon the following vote:

AYES:	COMMISSIONERS: (5)	BROADWATER, DALTON, O'CONNOR, TA, NGUYEN
NOES:	COMMISSIONERS: (1)	ROSEN
ABSENT:	COMMISSIONERS: (0)	NONE

said Resolution No. 157 was declared adopted.

RECESS

At 6:54 p.m., the Chair declared a recess.

RECONVENE

At 7:12 p.m., the meeting was reconvened with Chair Broadwater and all Agency members present.

ORAL COMMUNICATIONS – PUBLIC

Ray Littrell addressed the Agency, urging the sale of certain property on Harbor Boulevard be completed. (F: A-53.3)

RECESS

At 7:40 p.m., the Chair declared a recess.

RECONVENE

At 7:51 p.m., the meeting was reconvened with Chair Broadwater and all Agency members present.

AGREEMENT WITH LIDGARD AND ASSOCIATES, INC., FOR APPRAISAL SERVICES ON AN AS-NEEDED BASIS (F: A-55.261)

Staff report dated March 27, 2007, was introduced.

It was moved by Member Rosen, seconded by Member Dalton, and carried by unanimous vote, that the Agreement by and between the Garden Grove Agency for Community Development and Lidgard and Associates, Inc., for appraisal services on an as-needed basis for three years with two one-year options, in an amount not to exceed \$50,000 annually, be and hereby is approved; and the Director and Secretary are authorized to execute the agreements.

PURCHASE AND SALE AGREEMENT WITH DEBBIE K. LEE AND DAI R. LEE FOR AN APPROXIMATE THREE-ACRE PARCEL OF IMPROVED REAL PROPERTY, CURRENTLY BEING USED FOR THE OPERATION OF THE GARDEN GROVE HYUNDAI AUTOMOBILE DEALERSHIP, LOCATED AT 10071 AND 10081 GARDEN GROVE BOULEVARD (F: A-55.333) (XR: A-116.7)

Staff report dated March 27, 2007, was introduced and reviewed by staff.

Member Rosen commented that in the past it was indicated that the Brookhurst Triangle project should pay for itself, and he asked if that is still the case.

Staff responded that at this time there is no subsidy called for, based on the current plan; and if anything changes, the Agency would be notified.

Member Nguyen commented that the purchase is a gamble inasmuch as the project is not definite and certain at this time. She was concerned about the ramifications should the developer fail to carry out the proposed plan.

Chair Broadwater commented that the Brookhurst Triangle project is huge and needs to be done in bits and pieces.

Member Rosen commented that he does not see much risk.

Member Dalton moved, seconded by Chair Broadwater, that the Purchase and Sale Agreement by and between the Garden Grove Agency for Community Development and Dai R. Lee and Debbie K. Lee, for property located at 10071 and 10081 Garden Grove Boulevard, be and hereby is approved; the Finance Director is authorized to appropriate Agency funding of the initial deposit of \$2,000,000; and the Director is authorized to make minor modifications and execute the pertinent documents, along with the Secretary, on behalf of the Agency when appropriate to do so. Said motion carried by the following vote:

AYES:	MEMBERS: (3)	DALTON, ROSEN, BROADWATER
NOES:	MEMBERS (1)	NGUYEN
ABSENT:	MEMBERS: (0)	NONE

AUTHORIZATION FOR ISSUANCE OF REQUEST FOR PROPOSAL FOR THE INTERNATIONAL WEST 35-ACRE CENTRAL HUB SITE GENERALLY LOCATED SOUTH OF LAMPSON AVENUE, BOUNDED BY HARBOR BOULEVARD ON THE EAST AND BUARO STREET ON THE WEST (F: A-116.6)

Staff report dated March 27, 2007, was introduced, and background information was provided by staff.

Member Rosen commented that the City Council should make this decision. He further commented that the presentation was different than what was provided in the packet of information. He referenced comments he had made in September 2006 concerning the feasibility study and market analysis, and indicated he would like to

discuss this in a Study Session before moving ahead with the Request for Proposal.

In response to an inquiry by Member Dalton, staff noted that several developers have been looking at the site; and a short delay would not adversely affect being able to present this at ICSC in May. It was moved by Member Dalton, seconded by Chair Broadwater, and carried by unanimous vote, that this matter be postponed until a Study Session can be held in April to discuss the Feasibility Study.

#### ADJOURNMENT

At 8:15 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY