

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, April 11, 2006, at 7:51 p.m.

ROLL CALL: PRESENT: (5) CHAIR NGUYEN, MEMBERS DALTON, KREBS, LEYES, ROSEN

ABSENT: (0) NONE

ORAL COMMUNICATIONS - PUBLIC

David Terry Lautherborn addressed the Agency, commenting on the blighted Harbor Corridor area. (F: A-53.1) (XR: A-116.6)

RECESS

At 8:15 p.m., the Chair declared a recess.

RECONVENE

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

MINUTES (F: Vault)

It was moved by Member Krebs, seconded by Member Rosen, and carried by unanimous vote, that the minutes of the Regular Meeting of the Agency held March 28, 2006, be and hereby are approved.

AGREEMENT WITH LEDO INTERNATIONAL, INC., TO UPDATE THE
FEASIBILITY STUDY AND MARKET ANALYSIS FOR THE INTERNATIONAL
WEST MASTER PLAN (F: A-55.251) (XR: A-116.6)

Staff report dated April 11, 2006, was introduced and reviewed by staff.

The Director noted that this is a component of the General Plan and could be funded out of the General Plan update fund. Further, that there is a cost advantage to doing this before the General Plan update. Additionally, the renderings and drawings would reflect what the Feasibility Study indicates and would be a small component of the whole contract.

Member Leyes commented that the OCTA right-of-way runs diagonally through the site, and he suggested an OCTA grant be sought for partial funding when looking at the transportation component.

Member Rosen commented on the need to do a new feasibility study. He also commented that the City identification on the artwork should be bigger.

Chair Nguyen inquired what has been implemented of the 2001 concept.

The Director responded that the Agency has stayed the course of the master plan for International West. Information needs to be updated, noting that high-rise residential has become a driving force and will be looked at. He also noted that the study identified a strong hotel demand; however, something needs to be created for the southern portion, and two new hotels are part of the plan. The master plan needs to be updated with current data to support our mission.

Chair Nguyen commented that she does not see results from the 2001 study and she does not believe more money should be spent when nothing is seen from the past plan. She further commented that people at IAPA didn't know anything about International West.

Member Dalton commented on the need for a vision, noting that if this is not approved, past money spent will have been wasted. There is still a need for more hotel rooms. Things take a longer time to happen than we would like. The Agency has to update the feasibility study, and he will support this to keep the vision flourishing.

Member Krebs moved approval of the agreement, seconded by Member Dalton.

Member Leyes suggested the motion be amended to reflect that the \$9,000 revision of the artwork and power point presentation be identified as a third phase of the agreement after the results of the feasibility study are seen. Additionally, he would like staff to look at the source of funding and see if some of the funding could be taken out of the General Plan update fund and report back on this at a later date.

The maker of the motion and the second agreed to the amendment to the motion.

Member Leyes noted that this does not include a casino, but would not preclude one. The Theme Park would be an amusement park.

Member Rosen noted that the chance of having a casino is small, and the feasibility study will tell if this is a good location for a Theme Park. Furthermore, there has been no alternative vision offered. And an update feasibility study will tell us whether we should be seeking an alternative vision.

The foregoing motion to approve the agreement by and between the Garden Grove Agency for Community Development and LEDO International, Inc., to proceed with the update of the International West feasibility study and market analysis, be and hereby is approved, as amended to reflect that the revision of the artwork and power point presentation be identified as a third phase of the agreement, dependent upon the results of the feasibility study; that staff determine whether some of the funding could be taken out of the General Plan update fund; and the Director and Secretary be authorized to execute the agreement. Said motion carried by the following vote:

AYES:	MEMBERS: (4)	DALTON, KREBS, LEYES, ROSEN,
NOES:	MEMBERS: (1)	NGUYEN
ABSENT:	MEMBERS: (0)	NONE

ADJOURNMENT

At 7:34 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY