

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 22, 2003, at 7:40 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; Neighborhood Improvement Manager, Kim Huy; Project Manager, Glen Blodgett; Real Property Agent, Armando Morales; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

There were no Oral Communications from the public relevant to the Agency.

RECESS

At 7:55 p.m., the Chairman declared a recess.

RECONVENE

At 8:05 p.m., the meeting was reconvened with Chairman Rosen and all members in attendance.

ACQUISITION OF REAL PROPERTY LOCATED AT 11391 GARDEN GROVE BOULEVARD (F: A-84.1) (XR: 84.1) (XR: A-116.9)

Staff report dated April 22, 2003, was introduced.

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the acquisition of real property located at 11391 Garden Grove Boulevard, as part of a larger redevelopment site located along the north side of Garden Grove Boulevard between Civic Center Drive and 8th Street, be and hereby is approved; the Director and Secretary are authorized to execute the appropriate documents, including rental

agreements on an interim basis pending the disposition of the property; and the Finance Officer is authorized to draw a warrant in the amount of \$300,000.00 to Wilma Jean Kelley.

FIRST AMENDMENT TO THE PROMISSORY NOTE WITH SUNGROVE GARDEN GROVE PARTNERSHIP, LLC, FOR PROPERTY LOCATED AT 12700 GARDEN GROVE BOULEVARD (F: A-55.211)

Staff report dated April 22, 2003, was introduced.

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the First Amendment to the Promissory Note by and between the Garden Grove Agency for Community Development and Sungrove Garden Grove Partnership, LLC, to allow for the approval of the Small Business Administration loan to assist with the cost of completing the Holiday Inn Express Hotel located at 12700 Garden Grove Boulevard, be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

2003 AGREEMENT OF SETTLEMENT AND MUTUAL RELEASE WITH MARVIN, THOMAS, AND IRIS SMOTRICH AND THE SMOTRICH FAMILY TRUSTS, FOR THE CONVEYANCE OF AGENCY-OWNED OCTA RIGHT-OF-WAY PROPERTY LOCATED ALONG THE WEST SIDE OF EUCLID STREET, SOUTH OF GARDEN GROVE BOULEVARD (F: A-55.280) (XR: A-84.1) (XR: 84.1)

Staff report dated April 22, 2003, was introduced, and it was noted that this matter is also listed on the City Council agenda for approval.

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the 2003 Agreement of Settlement and Mutual Release by and between the Garden Grove Agency for Community Development and Marvin, Thomas, and Iris Smotrich and the Smotrich Family Trusts, for the conveyance of Agency-owned OCTA Right-of-Way property located along the west side of Euclid Street, south of Garden Grove Boulevard, 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 \$100,000.00 when appropriate to do so.

RECESS

At 8:07 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 10:45 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance and was promptly 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.

Further, pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding requests for proposals on the northwest corner of Brookhurst Street and Garden Grove Boulevard, also known as the Brookhurst Triangle. The properties in question are located at 12860 Brookhurst Way (Jose Gonzalez); 10079 Brookhurst Street (H. Friedlander Trust); 10081 Garden Grove Boulevard (H. Friedlander Trust); 12861 and 12865 Brookhurst Street (Newell Owenby/John Nelson/Joann Ayala); 10111 Garden Grove Boulevard (Ruebsamen 2002 Trust); 10115 Garden Grove Boulevard (Newell Owenby/John Nelson/Joann Ayala); 10071 Garden Grove Boulevard (Jose Gonzalez); 12882 Brookhurst Way (Agency for Community Development); 10151 Garden Grove Boulevard (Newell Owenby/Joann Ayala); 10011 Garden Grove Boulevard (Choi Moon); 12791, 12801, 12857 Brookhurst Street (Agency for Community Development); and 12753 Brookhurst Street (Minh V. Tran/Kim Loc). The negotiating party for the properties is the Garden Grove Agency for Community Development.

Present in Closed Session, in addition to Chairman Rosen and all Agency members, were Director, George Tindall; Assistant Director, Matthew Fertal; Assistant City Manager, Les Jones; Economic Development Manager, Glen Krieger; and Neighborhood Improvement Manager, Kim Huy.

RECONVENE

At 11:29 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance, and it was announced that the matters previously disclosed were discussed and no others.

ADJOURNMENT

At 11:30 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY