

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, May 8, 2007, at 5:35 p.m.

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

ABSENT: (1) MEMBER NGUYEN (absent at Roll Call, but joined the meeting at 5:37 p.m.)

PUBLIC INPUT ON CLOSED SESSION ITEM

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

MEMBER NGUYEN JOINED THE MEETING AT 5:37 P.M.

ADJOURN TO CLOSED SESSION

At 5:38 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcel located at Lot 1 of Tract No. 644, in the City of Garden Grove, County of Orange, State of California, as per map recorded in Book 20, Page 6 of Miscellaneous Maps, in the Office of the County Recorder of said County. Except the North 4 feet thereof.

Assessor's Parcel No.: 090-173-05

Agency Negotiators: Matthew Fertal, Agency Director and
Chet Yoshizaki, Economic Development Director

Negotiating Parties: Garden Grove Agency for Community
Development and Harry M. Watkins and Mary I. Watkins

Under Negotiation: Price and terms related to potential acquisition,
in fee simple, of the property located at 12912 7th Street,
Garden Grove, CA. The purpose of the closed session is to
advise the Agency of the offer to sell the property by the owner
or owner's agent and seeking direction concerning the price and
terms of the sale.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO
GOVERNMENT CODE SECTION 54956.8

Properties: APN 089-071-08 (12861 and 12865 Brookhurst Street),
089-071-12 (10115 Garden Grove Boulevard) and 089-071-25
and 10151 Garden Grove Boulevard).

Agency's Negotiators: Matthew Fertal, Agency Director
Chet Yoshizaki, Economic Development Director
Greg Blodgett, Economic Development Project Manager
Alison Moore, Project Manager
Douglas Evertz, Agency Counsel
Jon Goetz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community
Development and Jo Ann Trassdahl, formerly known as Jo Ann
Ayala, as Trustee of the J.O. Trust dated August 2001, and
JOHN C. NELSON, AS TRUSTEE UNDER THE WILL OF MILDRED
RUTH SMITH, DECEASED, OF THE SEPARATE TRUST FOR THE
BENEFIT OF CARRI LYNN CONATY, FORMERLY KNOWN AS
CARRI LYNN VAN NIMWEGEN AND AS TRUSTEE UNDER THE
WILL OF NEWELL ROY OWENBY, DECEASED, FOR THE PRIMARY
BENEFIT OF BONNIE FAYE OWENBY.

Under Negotiation: Price and terms related to the potential Agency
acquisition of title to the Properties and/or certain rights or
interests in the Properties. The purpose of the closed session is
to seek direction from the Agency about negotiations to acquire
title to and rights and/or interests in the Properties and the
parameters for price and terms related to such real property
negotiations.

RECESS

At 6:41 p.m., the Chair declared a recess.

RECONVENE IN OPEN SESSION

At 6:49 p.m., the meeting was reconvened in the Council Chamber with Chair Broadwater and all Agency Members present. It was announced that the previously disclosed items were discussed and that no reportable action was taken.

RECESS

At 6:50 p.m., the Chair declared a recess.

RECONVENE

At 6:58 p.m., the meeting was reconvened with Chair Broadwater and all Agency Members present.

ORAL COMMUNICATIONS

There were no oral communications from the public relevant to the Agency.

RECESS

At 7:12 p.m., the Chair declared a recess.

RECONVENE

At 7:43 p.m., the meeting was reconvened with Chair Broadwater and all Agency Members present.

ACQUISITION OF REAL PROPERTY LOCATED AT 12912 SEVENTH STREET, OWNED BY HARRY M. AND MARY I. WATKINS (F: A-84.1)

Staff report dated May 8, 2007, was introduced.

Member Rosen noted that he will be voting against this acquisition for the reasons he has previously and consistently stated.

Member Dalton moved, seconded by Member Nguyen, that Agreement by and between the Garden Grove Agency for Community Development and Harry M. Watkins and Mary I. Watkins for the acquisition of real property located at 12912 Seventh Street,

be and hereby is approved; the Chair and Secretary are authorized to execute the pertinent documents on behalf of the Agency; and the Finance Officer is authorized to draw a warrant in the amount of \$550,000 when appropriate to do so.

Said motion carried by the following vote:

AYES:	MEMBERS: (4)	DALTON, JONES, NGUYEN, BROADWATER
NOES:	MEMBERS (1)	ROSEN
ABSENT:	MEMBERS: (0)	NONE

ADJOURNMENT

At 7:46 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY