

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 11, 2004, at 7:00 p.m.

ROLL CALL: PRESENT: (5) CHAIRMAN ROSEN, MEMBERS BROADWATER, DALTON, LEYES, TRAN

ABSENT: (0) NONE

ALSO PRESENT: Director, Matthew Fertal; Assistant Director, Les Jones; Community Development Director, Susan Emery; Legal Counsel, John Shaw; and Deputy Secretary, Priscilla Stierstorfer.

ORAL COMMUNICATIONS – PUBLIC

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

RECESS

At 7:32 p.m., the Chairman declared a recess.

RECONVENE

At 8:50 p.m., the meeting was reconvened with Chairman Rosen and all Members in attendance.

CITY COUNCIL

ROLL CALL PRESENT: (5) MAYOR BROADWATER, COUNCILMEMBERS DALTON, LEYES, ROSEN, TRAN

ABSENT: (0) NONE

JOINT PUBLIC HEARING WITH THE GARDEN GROVE CITY COUNCIL TO CONSIDER A DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) WITH LAING PACIFIC I, LLC, FOR THE DEVELOPMENT OF PROPERTY LOCATED ON

THE SOUTH SIDE OF KATELLA AVENUE, WEST OF GILBERT STREET
(F: A-55.299)

Staff report dated May 11, 2004, was introduced, and staff provided background information and reviewed the salient points of the proposed agreement.

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

Mr. Dan Pedley, partner with Laing Pacific I, LLC, commented that one of things that attracted them to this parcel was that the Agency had already identified it as needing the project that they are recommending.

Mr. Abel Avalos, also with Laing Pacific I, LLC, commented that his company is a private building company that focuses its efforts in doing urban rejuvenation.

Ray Littrell commented that it was his understanding that the company would be receiving 80% of the revenue for 20 years. There would be 42 homes built, and that money should be used for education. Schools do not have enough money to purchase toilet seats.

Mr. Pedley commented that school fees will be on this development. He noted that if it were not for the tax increment, it would not be feasible to do the project, and the city would be stuck with the strip mall. This project will improve the area.

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

Member/Mayor Broadwater commented that Laing Pacific I, LLC took over this project when a previous developer walked away. He noted that he understood Mr. Littrell's concerns; however, a 20% increase in revenue is better than no increase at all. That property looks terrible; it is one of the worse areas. He commented that it is expensive for the City; however, it will be well worth it for the quality of the project.

In response to Member/Councilman Leyes, the Director/City Manager commented that they will be paying the fair market value for the property, and they will not be subject to the requirements of SB975.

Member/Councilman Dalton commented that the center has been deteriorating and has become one of the worst areas in Garden Grove. The businesses there are not that successful, and the center is falling apart. He noted that he is not a fan of cost sharing, but that is the only way that there can be quality homes at that site.

Member/Councilman Tran questioned whether the site plan and floor plans are the same as the ones they previously considered. The Director/City Manager commented that the floor plans will not change; however, the alley will have to be vacated as part of the site plan.

Member/Councilman Rosen commented that this project is expensive because businesses have to be torn down. He noted that 20% of the revenue is better than nothing. The schools are benefiting from redevelopment as well as from some of the fees the developer has to pay. He commented that the Agency/Council did not agree with eminent domain. The developer will acquire the property. The agreement does provide that this is not a prevailing wage project. He noted that if the State should determine otherwise, the developer would bear the additional cost.

RESOLUTION NO. 639

It was moved by Member Dalton, seconded by Member Tran, and carried by unanimous vote, that full reading of Resolution No. 639 be waived, and said Resolution entitled A RESOLUTION OF THE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND LAING PACIFIC I, LLC, be and hereby is adopted.

RESOLUTION NO. 8566-04

It was moved by Councilman Dalton, seconded by Councilman Tran, and carried by unanimous vote, that full reading of Resolution No. 8566-04 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING THE EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AND LAING PACIFIC I, LLC, be and hereby is adopted.

THE CITY COUNCIL RECESSED.

ACQUISITION OF REAL PROPERTY LOCATED AT 12581 HARBOR BOULEVARD
(F: A-116.6) (XR: A-84.1) (XR: 84.1)

Staff report dated May 11, 2004, was introduced.

It was moved by Member Dalton, seconded by Member Leyes, and carried by unanimous vote, that the acquisition of real property located at 12581 Harbor Boulevard, as part of a larger redevelopment site located along the west side of Harbor 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 up to \$675,000.00 to Gold C. & Slayton R. Trust, when appropriate to do so.

ACQUISITION OF REAL PROPERTY LOCATED AT 12241 HARBOR BOULEVARD AND 12252 THACKERY DRIVE (F: A-116.6) (XR: A-84.1) (XR: 84.1)
(XR: A-55.232)

Staff report dated May 11, 2004, was introduced.

It was moved by Member Dalton, seconded by Member Leyes, and carried by unanimous vote, that the acquisition of real property located at 12241 Harbor Boulevard and 12252 Thackery Drive, as part of a larger redevelopment site located along the west side of Harbor Boulevard between Chapman Avenue and Twintree Avenue, be and hereby is approved; the Director and Secretary are authorized to execute the appropriate documents; the Finance Officer is authorized to draw a warrant in the amount of \$850,000.00 plus closing costs to Robert Brown, when appropriate to do so; and the Director and Secretary are authorized to execute agreements for asbestos testing, asbestos abatement, and demolition, at the lowest responsible bids, when appropriate to do so.

MINUTES (F: Vault)

It was moved by Member Dalton, seconded by Member Leyes, and carried by unanimous vote, that the minutes of the Regular Agency for Community Development meeting held April 27, 2004, be and hereby are approved.

RECESS

At 9:08 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 10:36 p.m., the meeting was reconvened in the Founders Room and was adjourned to Closed Session under the Ralph M. Brown Act. It was announced that pursuant to Government Code section 54956.8, the Agency Board will give direction to its negotiator (Agency Director) regarding Agency-owned property located at the southeast corner of Garden Grove Boulevard and Rockinghorse Road (APN 100-501-01 to 05; 100-501-23 to 32; 100-501-48 to 52; 100-501-69 to 70; 100-501-71, 75 and 76). The negotiating party is Los Sanchez Mexican Restaurant.

RECONVENE

At 10:49 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 discussed and no others.

ADJOURNMENT

At 10:50 p.m., the meeting was declared adjourned.

PRISCILLA STIERSTORFER
DEPUTY SECRETARY