

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, June 22, 2004, at 7:08 p.m.

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

ABSENT: (0) NONE

ALSO PRESENT: Director, Matthew Fertal; Community Development Director, Susan Emery; Finance Officer, Kingsley Okereke; Deputy Legal Counsel, Douglas Holland; and Deputy Secretary, Priscilla Stierstorfer.

ORAL COMMUNICATIONS – PUBLIC

Michelle and Jose Lopez commented regarding the relocation of their business at 12241 Harbor Boulevard that is being discussed in Closed Session. (F: A-53.3)

RECESS

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

RECONVENE

At 8:30 p.m., the meeting was reconvened with Chairman Rosen and all Members in attendance.

EXTENSION OF AGREEMENT WITH GARDEN GROVE CHAMBER OF COMMERCE FOR AMBASSADOR BUSINESS RETENTION BUREAU SERVICES (F: A-55.150)

Staff report dated June 22, 2004, was introduced.

It was moved by Member Broadwater, seconded by Member Tran, and carried by unanimous vote, that the Agreement by and between the Agency for Community Development and the Garden Grove Chamber of Commerce for Ambassador Business Retention Bureau services be and hereby is approved; and the Director and Secretary are authorized to execute the document.

AGREEMENT WITH AMERINATIONAL COMMUNITY SERVICES, INC. TO PROVIDE LOAN ADMINISTRATION SERVICES (F: A-55.195)

Staff report dated June 22, 2004, was introduced.

It was moved by Member Broadwater, seconded by Member Tran, and carried by unanimous vote, that the Agreement by and between the Agency for Community Development and AmeriNational Community Services, Inc., to provide Loan Administration services be and hereby is approved; and the Director and Secretary are authorized to execute the document.

MINUTES (F: Vault)

It was moved by Member Broadwater, seconded by Member Tran, and carried by unanimous vote, that the minutes of the Regular Agency for Community Development meeting held June 8, 2004, be and hereby are approved.

PUBLIC HEARING TO CONSIDER THE AGENCY'S PROPOSED BUDGET FOR FISCAL YEAR 2004-05 (F: A-34.1)

Staff reports dated June 22, 2004, were introduced, presenting an overview of the major program objectives for both Economic Development and Neighborhood Improvement; and presenting suggested administrative appropriations that will benefit the Agency and the project areas for the ensuing year.

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

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

RESOLUTION NO. 640

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that full reading of Resolution

No. 640 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT ADOPTING AN ANNUAL BUDGET FOR FISCAL YEAR 2004-05, be and hereby is adopted.

RESOLUTION NO. 641

It was moved by Member Leyes, seconded by Member Dalton, and carried by unanimous vote, that full reading of Resolution No. 641 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PROVISION OF CERTAIN ADMINISTRATIVE FUNCTIONS, be and hereby is adopted.

PUBLIC HEARING TO CONSIDER A PROPOSED PURCHASE AND SALE AGREEMENT WITH LOS SANCHEZ MEXICAN RESTAURANT (SEBASTIAN GOMEZ AND VICTOR AND AIDA GOMEZ) FOR THE SALE OF A PORTION OF CERTAIN REAL PROPERTY (APPROXIMATELY 30,000 SQUARE FEET) LOCATED AT THE SOUTHEAST CORNER OF GARDEN GROVE BOULEVARD AND ROCKINGHORSE ROAD, PROPOSED AS A COMMERCIAL DEVELOPMENT AND APPURTENANT IMPROVEMENTS

(F: A-55.301) (XR: A-84.1) (XR: 84.1) (XR: A-116.5)

Staff report dated June 22, 2004, was introduced.

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

There being no response from the audience or Agency members, the public hearing was declared closed.

It was moved by Member Dalton, seconded by Member Broadwater, and carried by unanimous vote, that the Purchase and Sale Agreement by and between the Garden Grove Agency for Community Development and, Los Sanchez Mexican Restaurant (Sebastian Gomez and Victor and Aida Gomez) for the sale of Agency-owned property (approximately 3,000 square feet) located at the southeast corner of Garden Grove Boulevard and Rockinghorse Road, be and hereby is approved; and the Director and Secretary are authorized to execute the pertinent documents.

RESOLUTION APPROVING THE BORROWING OF A PORTION OF THE AGENCY'S LOW AND MODERATE INCOME HOUSING FUNDS FOR THE PURPOSE OF PAYING ITS EDUCATIONAL REVENUE AUGMENTATION FUND PAYMENT FOR FISCAL YEAR 2004-05 (F: A-34.1)

Staff report dated June 22, 2004, was introduced.

RESOLUTION NO. 642

It was moved by Member Dalton, seconded by Member Broadwater, and carried by unanimous vote, that full reading of Resolution No. 642 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING THE BORROWING OF A PORTION OF ITS LOW AND MODERATE INCOME HOUSING FUNDS FOR THE PURPOSE OF PAYING ITS EDUCATIONAL REVENUE AUGMENTATION FUND (ERAF) PAYMENT FOR FISCAL YEAR 2004-05, be and hereby is adopted.

RECESS

At 8:40 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 11:00 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) concerning price and terms of payment with regard to 12241 Harbor Boulevard (APN 231-471-06). The negotiating party with whom the Agency is negotiating is Advanced Car Creations.

Additionally, pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding the potential sale of property located at 12625 Harbor Boulevard (APN 231-431-02) (FireStation Motel).

Further, pursuant to Government Code section 54956.8, the Agency will give direction to its negotiator (Agency Director) regarding the sale of Agency-owned property located at 11900 Gilbert Street (APN 132-402-02). The negotiating party is Phat Bui.

RECONVENE

At 11:59 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 12 midnight, the meeting was declared adjourned.

PRISCILLA STIERSTORFER
DEPUTY SECRETARY