

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 26, 2007, at 6:57 p.m.

ROLL CALL: PRESENT: (5) CHAIR BROADWATER, MEMBERS DALTON, JONES, NGUYEN, ROSEN

ABSENT: (0) NONE

ORAL COMMUNICATIONS

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

RENEWAL OF AGREEMENT WITH THE GARDEN GROVE CHAMBER OF COMMERCE FOR AMBASSADOR BUSINESS RETENTION BUREAU SERVICES FOR FY 2007-08 (F: A-55.150) (XR: 43.3)

Staff report dated June 26, 2007, was introduced.

It was moved by Member Jones, seconded by Member Rosen, and carried by unanimous vote that, based on the Chamber's 2006-07 performance, the Agreement by and between the Garden Grove Agency for Community Development and the Garden Grove Chamber of Commerce, be renewed for Fiscal Year 2007-08 for the amount of \$40,000; and the Director and Secretary are authorized to execute the agreement.

AMENDMENT 1 TO AGREEMENT WITH OVERLAND, PACIFIC & CUTLER, INC., FOR ACQUISITION, RELOCATION AND PROPERTY MANAGEMENT SERVICES ON AN AS-NEEDED BASIS (F: A-55.290) (XR: 43.4) (XR: 57.9)

Staff report dated June 26, 2007, was introduced.

It was moved by Member Jones, seconded by Member Rosen, and carried by unanimous vote, that Amendment 1 to the Agreement by and between the Garden Grove Agency for Community Development and Overland, Pacific & Cutler, Inc., for acquisition and relocation services for two additional years, in an amount not to exceed \$600,000 (\$250,000 increase for two-year period, \$125,000 of which is in the FY 2007-08 budget), be and hereby is approved; and the Director and Secretary are authorized to execute the agreement.

#### MINUTES

It was moved by Member Jones, seconded by Member Rosen, and carried by unanimous vote, that the minutes of the Special Meeting of the Agency held May 29, 2007, and the Regular Meeting held June 12, 2007, be and hereby are approved.

#### PUBLIC HEARING TO CONSIDER THE AGENCY'S PROPOSED BUDGET FOR FISCAL YEAR 2007-08 (F: A-34.1)

Staff reports dated June 26, 2007, were introduced and reviewed by staff. The total proposed budget for Fiscal Year 2007-08 is \$29,294,500, balanced without borrowing any money from the general fund. Staff reviewed the FY 2007-08 major program objectives.

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

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

Member Rosen commented on the proposed \$350,000 budget for Civic Center Property Management, noting that he would like to sell off those properties already owned, and he requested that a study session be scheduled to discuss the various proposed Economic Development projects.

#### RESOLUTION NO. 662

It was moved by Member Jones, seconded by Member Nguyen, and carried by unanimous vote, that full reading of Resolution No. 662 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT ADOPTING AN ANNUAL BUDGET FOR FISCAL YEAR 2007-08, be and hereby is adopted.

RESOLUTION NO. 663

It was moved by Member Jones, seconded by Member Nguyen, and carried by unanimous vote, that full reading of Resolution No. 663 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT'S EXPENDITURE OF FUNDS FOR THE PROVISION OF CERTAIN ADMINISTRATIVE FUNCTIONS, be and hereby is adopted.

RECESS

At 7:24 p.m., the Chair declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 10:10 p.m., under the Ralph M. Brown Act, the meeting was reconvened with Chair Broadwater and all Agency Members present, and it was announced that the Agency would adjourn to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Properties: Parcels commonly referred to as the "Brookhurst Triangle" comprised of the following parcels listed by Assessor Parcel Number (APN), address, if available, and current owners.

APN 089-071-05 (parking lot) and 089-071-14. Owner: Garden Grove Agency for Community Development.

APN 089-071-06 (parking lot) and 89-071-07 and 89-071-13. Owner: Garden Grove Agency for Community Development.

APN 089-071-11. Owner: Garden Grove Agency for Community Development.

APN 089-661-03, 089-661-04, 089-661-05, 089-071-24. Owner: Garden Grove Agency for Community Development.

APN 089-071-25, 089-071-08, 089-071-12. Owner: J.O. Trust.

Agency's Negotiators: Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director  
Greg Blodgett, Economic Development Sr. Project Manager  
Alison Moore, Economic Development Project Manager  
Tom Clark, Agency Counsel

Celeste Stahl Brady, Agency Counsel  
Douglas Evertz, Agency Counsel

Negotiating Parties: Garden Grove Agency for Community Development and Scott Chopin and Kerry Chopin of Garden Grove Housing Investors LLC, and Jo Ann Traasdahl, Formerly Known As Jo Ann Ayala, As Trustee Of The J.O. Trust Dated August 28, 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 On Behalf Of The Trust For The Benefit Of Carri Lynn Conaty And John C. Nelson As Trustee Under The Will Of Newell Roy Owenby, Deceased, For The Primary Benefit Of Bonnie Faye Owenby, Designated Owners.

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

#### RECONVENE IN OPEN SESSION

At 10:44 p.m., the meeting was reconvened in Open Session with Chair Broadwater and all Agency Members in attendance, and it was announced that the previously disclosed item was discussed, and no reportable action was taken.

#### ADJOURNMENT

At 10:45 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY