

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, July 11, 2006, at 6:18 p.m.

ROLL CALL: PRESENT: (4) CHAIR NGUYEN, MEMBERS DALTON, KREBS, ROSEN

ABSENT: (1) MEMBER LEYES (Member Leyes joined the meeting at 6:30 p.m.)

PUBLIC INPUT ON CLOSED SESSION ITEM

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

ADJOURN TO CLOSED SESSION

At 6:19 p.m., under the Ralph M. Brown Act, the Chair announced that the meeting was being 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 12911 Seventh Street, Garden Grove, CA, Assessor's Parcel No.: 090-172-18

Agency's Negotiators: Matthew Fertal, Agency Director
Chet Yoshizaki, Economic Development Director

Negotiating Parties: Garden Grove Agency for Community Development and North Hills Realty representing the property owner Douglas Hitchcock Trust

Under Negotiation: Price and terms related to potential acquisition, in fee simple, of the property located at 12911 7th Street. 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 sale.

RECESS

At 7:10 p.m., the Chair declared a recess.

RECONVENE

At 7:17 p.m., the meeting was reconvened in Open Session with Chair Nguyen and all Agency Members in attendance, and it was announced that the previously disclosed item was discussed and that no reportable action was taken.

RECESS

At 7:18 p.m., the Chair declared a recess.

RECONVENE

At 7:38 p.m., the meeting was reconvened with Chair Nguyen and all Agency Members in attendance.

ORAL COMMUNICATIONS - PUBLIC

J. Tilman Williams addressed the Agency concerning property located on 7th Street that was discussed in Closed Session.
(F: 53.1)

RECESS

At 9:06 p.m., the Chair declared a recess.

RECONVENE

At 9:19 p.m., the meeting was reconvened with Chair Nguyen and all Agency Members in attendance.

SUBSTITUTION OF COLLATERAL FOR THE AUGUSTINE PROMISSORY NOTE (HARBOR BOULEVARD PROPERTY); AND ALLOCATION OF FUNDS TO THE ACQUISITION OF PROPERTY IN THE BROOKHURST TRIANGLE PROJECT (F: A-55.232) (XR: A-116.7)

Staff report dated July 11, 2006, was introduced.

It was moved by Member Dalton, seconded by Member Krebs, and carried by unanimous vote, that the substitution of collateral for the Augustine Promissory Note be and hereby is approved; the Director and Secretary are authorized to execute the pertinent documents on behalf of the Agency when appropriate to do so; and the Finance Officer is authorized to re-allocate the funds for the payoff of the Augustine Promissory Note to the acquisition of property for the Brookhurst Triangle Project.

ACQUISITION OF REAL PROPERTY LOCATED AT 10111 GARDEN GROVE BOULEVARD FOR THE PROPOSED DEVELOPMENT COMMONLY KNOWN AS THE BROOKHURST TRIANGLE (F: A-116.7)

Staff report dated July 11, 2006, was introduced.

In response to an inquiry by Member Rosen, the Director advised that the objective is still to use no Agency subsidy.

It was moved by Member Krebs, seconded by Member Leyes, and carried by unanimous vote, that the Purchase Agreement by and between the Garden Grove Agency for Community Development and Dale G. Ruebsamen and Kyong R. Ruebsamen, Trustees of the Ruebsamen Family Trust, be and hereby is approved; the Chair and Secretary are authorized to execute the pertinent documents on behalf of the Agency when appropriate to do so; approximately \$1,405,000 in unbudgeted funds be appropriated in the Agency funds and the Finance Officer is authorized to draw a warrant in the amount of \$1,405,000 when appropriate to do so; and the Agency Secretary is authorized to accept the Grant Deed on behalf of the Agency.

ADJOURNMENT

At 9:29 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY