

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, August 14, 2007, at 6:53 p.m.

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

ABSENT: (0) NONE

ORAL COMMUNICATIONS - PUBLIC

Hung Nguyen, Pham Van Pho, Scott Le, Dr. Vinh Xuan Nguyen, Neil Nguyen, Rev. Van Tran, Lac Tan Nguyen, Than Hien Tran, Trung Nguyen, Rev. Binh Nguyen, Jessica Le, Linh Nguyen, Lan Nguyen, Peter Vu, Nguyen Hung, Bo Bui, and Quynh Nguyen addressed the Agency/City Council, expressing their opposition to building a casino resort on Harbor Boulevard in Garden Grove, citing issues of traffic; noise; gambling, alcohol, and drug addictions; breakdown of family units; increased crime; lost work productivity; and other social and moral issues. It was also noted that costs to the community would outweigh the financial inducements offered by the tribe. A letter from the Vietnamese Interfaith Council in America was submitted for the record, in opposition to allowing the operation of a casino in Garden Grove. Also submitted for the record was a letter from the Vietnamese Community of Southern California requesting that the City not consider the project. A letter on stationery of Lan Quoc Nguyen, Trustee, Board of Education, Garden Grove Unified School District (GGUSD), bearing signatures of Lan Nguyen and Trung Nguyen, GGUSD Board members, Truong Diep, Midway City Sanitary District, Andrew Nguyen, Westminster School District, and Tri Ta, City of Westminster Councilman. And lastly, submitted for the record were 51 pages of petitions bearing signatures of citizens of Garden Grove and surrounding cities in opposition to the casino resort project.

David Lautherboren addressed the Agency/City Council in support of a casino in Garden Grove.

J. Tilman Williams addressed the Agency, urging the City move ahead in the purchase of his property on Harbor Boulevard.

#### RECESS

At 7:45 p.m., the Chair declared a recess.

#### RECONVENE

At 7:50 p.m., the meeting was reconvened with Chair Broadwater and all Agency Members present.

#### ORAL COMMUNICATIONS – PUBLIC (CONTINUED)

Peggy Bergin addressed the Agency/City Council, noting that she is opposed to the building of a casino because of all the lights that would be shining into her home and because of parking issues. She then shared information about a small town she recently visited in Georgia, speaking about their trees, medians, skate park, bike trails, and summer reading program. Lastly, she expressed concern about the removal of green medians in her neighborhood.

Charles Mitchell addressed the Agency/City Council, urging that the issue of bringing a casino to Garden Grove be looked at logically, taking all facets of the matter into consideration; additionally, he referenced the unsuccessful "blue laws" of the past that were put into place to govern the behavior of individuals. He also provided information on the American Legion and urged people to attend their meeting.

Terri Whitney addressed the Agency/City Council, noting that she and her neighborhood are not supportive of a casino in the city. She also complained about an ongoing sewage smell at Nelson Street and Garden Grove Boulevard.

Chair/Council Member Broadwater indicated that he appreciated all the people who came to the meeting; however their fears are premature, further commenting that in his opinion there will never be a casino in Garden Grove.

Agency/Council Member Rosen noted his agreement with Chair/Council Member Broadwater; noting, however, that when and if the proposed numbers actually are presented, the Agency and City

Council has an obligation to look at them. The money proposed by the tribe for the schools may or may not be forthcoming; however, if so, the school district also has an obligation to look at the proposal, because scholarship money may mean college for students who would not otherwise be able to further their education.

Member/Mayor Dalton noted that he will reserve his comments for future consideration; however, the Gabrielino Tribe should ask the Governor if there is indeed a possibility of such a project here.

Agency/Council Member Nguyen thanked everyone for attending the meeting. She indicated that she is against a casino project; and the Agency will be discussing the matter in Closed Session this evening and she will remember all the comments made both for and against it.

#### RECESS

At 8:41 p.m., the Chair declared a recess.

#### RECONVENE

At 9:40 p.m., the meeting was reconvened with Chair Broadwater and Agency Members Dalton, Nguyen, and Rosen present.

#### ORAL COMMUNICATIONS – PUBLIC (CONTINUED)

There were no further comments made by the public.

MEMBER JONES RE-ENTERED THE MEETING ROOM AT 9:41 P.M.

#### MINUTES

It was moved by Member Dalton, seconded by Member Nguyen, and carried by unanimous vote, that the Minutes of the Special Meetings of the Agency held July 22 and July 24, 2007, and the Regular Meeting held July 24, 2007, be and hereby are approved, with a correction to the July 22 minutes, as requested by Member Rosen, to show that the related matters were discussed, but no action was taken.

#### RECESS

At 9:42 p.m., the Chair declared a recess.

## RECONVENE AND ADJOURN TO CLOSED SESSION

At 10:38 p.m., the meeting was reconvened with Chair Broadwater and all Agency Members present.

Agency Special Counsel announced a correction to the listing of the Closed Session item to discuss the "35-Acre Site," being that the name of Jonathan Stein should be removed from the list of Negotiating Parties.

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

Properties: The parcels are commonly referred to as the "35-Acre Site" and is comprised of the following parcels listed by Assessor Parcel Number (APN) and current owners.

APN 231-42-106, 231-42-105, 231-42-104, 231-42-107, 231-42-108, 231-42-110, 231-41-102, 231-41-103, 231-41-104, 231-41-105, 231-41-106, 231-41-113, 231-41-112, 231-41-107, 231-41-109, 231-41-110 and 231-41-111 owned by Lakeview Village Corp

APN 231-41-108 owned by Beth M. Cecich Hansen  
APN 231-42-101 owned by Universal Care, Inc.  
APN 231-41-111 owned by Myoungsu Jeoung & Suzie S Kim  
APN 231-43-101 owned by Buaro Improvement  
APN 231-44-140 owned by Leon Elster Inc.  
APN 231-44-139 owned by Cheyenne Gold  
APN 231-44-138 owned by Survivors For & Silvio Florentin  
APN 231-44-137 owned by Chen Lin Wong  
APN 231-44-135 owned by Chih-Min Chung & Mei-Lin Chen  
APN 231-44-136 owned by Nikolau Trust  
APN 231-43-102 and 231-43-103 are Agency Owned

Agency's Negotiators: Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director  
Greg Blodgett, Economic Development, Sr. Project Manager  
Greg Brown, Economic Development, Sr. Project Manager  
Jim DellaLonga, Economic Development, Project Manager  
Aaron Schultz, Economic Development Specialist  
Douglas Evertz, Agency Counsel  
Tom Clark, Agency Counsel  
Celeste Stahl Brady, Agency Counsel

James Regan, Horwath Hospitality & Leisure  
Florida Booth, Horwath Hospitality & Leisure

Negotiating Parties: Garden Grove Agency for Community  
Development

Chad McWhinney for the McWhinney Proposal  
Jonathan Stein for the Gabrilliono-Tongva Tribe Proposal (removed),  
and John Cora for VisionMaker Worldwide Proposal

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO  
GOVERNMENT CODE SECTION 54956.8

Property: 12461 Springdale Street (APN No. 130-592-23)  
Owner: Garden Grove Agency for Community Development

Agency Negotiators: Matthew Fertal, Director  
Chet Yoshizaki, Economic Development Director  
Gina Gallagher, Real Property

Negotiating Parties: Garden Grove Agency for Community  
Development and Proposers: Jensen Chen, Thom Falcon,  
Compassionate Service Society

Under Negotiation: Price and terms related to the potential Agency  
Acquisition sale of property. The purpose of the closed session is to  
seek direction from the Agency about negotiations to sell rights  
and/or interests in the Property and the parameters for price and  
terms related to such real property negotiations.

#### RECONVENE IN OPEN SESSION

At 11:44 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 item relating to the "35-  
Acre Site" was the only item discussed, and that no reportable  
action was taken.

ADJOURNMENT

At 11:45 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY