

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 22, 2006, at 7:47 p.m.

ROLL CALL: PRESENT: (5) CHAIR NGUYEN, MEMBERS DALTON, KREBS, LEYES, ROSEN

ABSENT: (0) NONE

ORAL COMMUNICATIONS – PUBLIC (F: A-53.3)

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

MINUTES (F: Vault)

Member Krebs moved, seconded by Member Dalton, that the Minutes of the Regular Meeting of the Agency held July 25, 2006, be and hereby are approved. Said motion carried by the following vote:

AYES:	MEMBERS:	(4)	DALTON, KREBS, LEYES, NGUYEN
NOES:	MEMBERS:	(0)	NONE
ABSENT:	MEMBERS:	(0)	NONE
ABSTAIN:	MEMBERS:	(1)	ROSEN

Member Leyes moved, seconded by Member Rosen, that the Minutes of the Regular Meeting of the Sanitary District held August 8, 2006, be and hereby are approved. Said motion carried by the following vote:

AYES:	MEMBERS:	(4)	DALTON, KREBS, LEYES, ROSEN
NOES:	MEMBERS:	(0)	NONE
ABSENT:	MEMBERS:	(0)	NONE
ABSTAIN:	MEMBERS:	(1)	NGUYEN

ACQUISITION OF REAL PROPERTY LOCATED AT 12911 SEVENTH STREET,
OWNED BY THE DOUGLAS HITCHCOCK REVOCABLE TRUST (F: A-116.9)
(XR: A-84.1)

Staff report dated August 22, 2006, was introduced and reviewed by staff.

Member Rosen commented that he is against buying any more properties in this area, noting that the Agency currently owns eleven in the tract. Furthermore, the Agency should consider selling all these properties as a method of obtaining funds.

Member Dalton commented that this property is under market value and is a good investment for the City at this time. Further, he is hopeful that this area will eventually be developed and will be a Civic Center area.

Member Leyes noted that Members Rosen and Dalton both presented good points; however, he too supports the purchase of this property, noting that the price is a bargain and increases the Agency's options of flexibility. He suggested there might be an opportunity to use these properties we own to trade for others, further commenting that this area could possibly be a center for the community where service clubs could all be located.

Member Leyes also indicated that Proposition 90 is on the November ballot and if passed would severely curtail local governments' use of properties for redevelopment purposes, and the Agency will need to be more creative if it passes.

Member Krebs commented that he has been looking for a Master Plan to develop the Civic Center, including Main Street. He further commented that he believes this property is overpriced.

Chair Nguyen commented that inasmuch as this property is under fair market value and can be used to trade in the future, she can support this acquisition, noting that the Agency is currently renting its properties out until a plan is developed.

Member Dalton moved, seconded by Member Leyes, that the Purchase Agreement by and between the Garden Grove Agency for Community Development and Douglas Hitchcock, Trustee of the Douglas Hitchcock Revocable Trust UDT dated November 20, 2003, for property located at 12911 Seventh Street, 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; the Finance Officer is authorized to draw a warrant in the amount of \$620,000 when appropriate to do so; and staff is authorized to monitor the repair and replacement of the necessary improvements and release the funds withheld when appropriate to do so. Said motion carried by the following vote:

AYES:	MEMBERS:	(3)	DALTON, LEYES, NGUYEN
NOES:	MEMBERS:	(2)	KREBS, ROSEN
ABSENT:	MEMBERS:	(0)	NONE

ADJOURNMENT

At 8:07 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY