

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, October 11, 2005, at 7:39 p.m.

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

ABSENT: (0) NONE

ORAL COMMUNICATIONS - PUBLIC

Verla Lambert addressed the Agency, suggesting efforts be made to bring a Tall Mouse upscale craft shop into the city. (F: A-53.3)

Martin Rocha addressed the Agency, through the help of a translator, expressing his gratitude for the efforts that have been made to clean up and repair the Travel Country RV Park; however, he indicated that fire extinguishers need to be replaced and a full-time bi-lingual person is needed in the office there. He expressed appreciation for the Spanish translation of the staff report providing a status concerning the property. (F: A-53.3) (XR: A-55.290)

Gary McGahia, Attorney from the Public Law Center in Santa Ana, addressed the Agency, noting he is representing the majority of the tenants in the Travel Country RV Park. He commented that all notices must be in both English and Spanish, fire extinguishers are not situated throughout the park, and Spanish and Vietnamese interpreters should be provided at all meetings. (F: A-53.3) (XR: A-55.290)

STATUS REPORT CONCERNING AGENCY-OWNED PROPERTY LOCATED AT 12721 HARBOR BOULEVARD (TRAVEL COUNTRY RV PARK) (F: A-55.290)

Staff report dated October 11, 2005, was introduced, and staff provided an update both in English and in Spanish. In response to comments previously made by Gary McGahia under Oral Communications, staff indicated the fire extinguisher situation will be checked out, noting there have been incidents of vandalism at the RV park. Relative to having an interpreter available at the meetings, a staff member is always available to translate.

It was moved by Member Krebs, seconded by Member Dalton, and carried by unanimous vote, that the Status Report concerning Agency-owned property located at 12721 Harbor Boulevard (Travel Country RV Park) be and hereby is received and ordered filed.

MINUTES (F: Vault)

It was moved by Member Krebs, seconded by Member Dalton, and carried by unanimous vote, that the Minutes of the Adjourned Regular Meeting of the Agency held August 30, 2005, be and hereby are approved.

PROPOSED DEAL POINTS WITH LANDMARK COMPANIES, LLC, FOR THE CONSTRUCTION OF A 300-ROOM EXPANSION TO THE EMBASSY SUITES HOTEL ON A SITE IMMEDIATELY NORTH OF THE EXISTING EMBASSY SUITES HOTEL ON THE WEST SIDE OF HARBOR BOULEVARD. (F: A-55.190)

Staff report dated October 11, 2005, was introduced, and staff reviewed the conceptual negotiation points for the development of a 300-room Embassy Suites Hotel, which is proposed to be situated on the north side of the existing Embassy Suites Hotel, located on the west side of Harbor Boulevard north of Chapman Avenue.

Mark David, owner of both the Embassy Suites and the Marriott Suites, and Dominick Acolino, General Manager of the Embassy Suites, addressed the Agency members concerning the proposed development.

In response to an inquiry from Member Dalton concerning the radius protection agreement with the Hilton Hotels, Mr. David indicated there is a need to build the second tower in order to renew that agreement. He also noted that they would be instituting paid parking at the existing Embassy Suites.

In response to an inquiry by Member Leyes, Mr. David noted that there would be some form of physical connection between the two towers.

Member Krebs commented that he would like to see the Agency keep ownership of the property in question for the additional parking facility and lease it out for parking.

Special Counsel noted that the matter before the Board at this time is only for direction on the proposed deal points; further, that the proposed deal points are not binding contractually.

Member Rosen also expressed interest in the Agency maintaining ownership of the property as a means of obtaining some income from the parking facility.

Discussion ensued relative to the level of Agency participation, and the Director noted that the cost of construction has gone up, and the current proposal is more in line with the current picture in surrounding areas.

Member Krebs moved, seconded by Member Leyes, for the purpose of discussion, that the proposed deal points as outlined in the staff report, be and hereby are approved.

Member Rosen proposed an amendment to the motion relative to the last deal point that the Agency will assist the developer in securing the additional parking facilities. He suggested that be changed to say that the Agency will work with the developer to create the additional parking facilities.

Both the maker of the motion and the second noted their acceptance of the amendment.

Member Rosen indicated to Special Counsel that there is a need to discuss the status of pending litigation relative to that property at a future Closed Session.

Chair Nguyen noted her concern with the parking situation.

The foregoing motion to direct staff to proceed on the proposed deal points, as outlined in the staff report, with an amendment to the last deal point that the Agency will work with the developer to create the additional parking facilities, be and hereby is approved.

ADJOURNMENT

At 8:58 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY