

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 28, 2003, at 7:07 p.m.

ROLL CALL: PRESENT: (5) CHAIRMAN ROSEN, MEMBERS BROADWATER, DALTON, LEYES, TRAN

ABSENT: (0) NONE

ALSO PRESENT: Deputy City Manager, Les Jones; Assistant Director, Matthew Fertal; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

There were no Oral Communications from the public relevant to the Agency.

RECESS

At 7:16 p.m., the Chairman declared a recess.

RECONVENE

At 7:37 p.m., the meeting was reconvened with Chairman Rosen and all Agency Members in attendance.

MINUTES (F: Vault)

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote, that the Minutes of the Regular Meeting of the Agency for Community Development held October 14, 2003, be and hereby are approved.

CONSIDERATION OF TIME FRAMES TO COMPLETE THE DEVELOPMENT PROPOSALS FOR THE BROOKHURST TRIANGLE, LOCATED ON THE NORTHWEST CORNER OF BROOKHURST STREET AND GARDEN GROVE BOULEVARD (F: A-116.7)

Staff report dated October 28 2003, was introduced and presented by staff. It was noted that staff's recommendation was to allow the developers 30 days to revise or submit their proposal for the Brookhurst Triangle.

It was noted that at the community meeting held on October 8, 2003, Agency members expressed support of the goals identified in the Garden Grove Boulevard/Brookhurst Street Corridor Revitalization Study and the City's General Plan, which identified the Brookhurst Triangle as being appropriate for intensive, integrated mixed-use development. It was felt that the entire site should be master-planned and be phased. In addition, Agency members felt that the master plan needed to be designed to take full advantage of market opportunities and trends in land uses, maximize development potentials and revenue to the City, and be economically feasible based on market and financial studies.

It was also noted that staff anticipates receiving two additional proposals for the Brookhurst Triangle within the next 60 days from Bosa Development and Daiwoo Motor Sales Corporation, which include multi-story residential towers and commercial uses. It is staff's recommendation that developers wishing to revise or submit a proposal for the Triangle be given 30 days to submit their proposals or revisions, and that all developers complete their market and financial feasibility studies within 90 days. Further, that a set of development goals and criteria be sent to all developers who have submitted proposals for the Triangle, including Bosa Development and Daewoo Motor Sales Corporation.

Discussion ensued relative to reaching a decision on the time frames and guidelines.

The Assistant Director reiterated that the recommendation is to notify the parties submitting proposals that the development is going to need more intensification, and they are invited to make revisions should they choose to. Twelve total proposals have been received, and it is not suggested that we go out and solicit any additional proposals from any other entities.

Member Broadwater moved, seconded by Member Leyes, that the deadline be extended to December 31, 2003, for the 12 parties to submit their revised proposals, with an extra 60 days for the economics; and that they be advised that they have flexibility to do less than 16 acres, as far as leaving the buildings on the end alone, and they can include the little triangle north of Stanford Avenue.

Member Leyes seconded the motion for purpose of discussion. He noted that the original scoping included the office building at the north end of the

Triangle, and the developers chose not to include it, probably for economic reasons. But they can choose to include it as part of their proposal. He noted that he would hope that whatever they come up with they would integrate that into their master planning and probably do some reciprocal access if it makes sense. He noted that he likes the idea of inviting them to look at the far northern tip north of Stanford; however, of the original seven proposals, only one developer included that, and it was as a landscape amenity. The development goals and criteria are fine. He reiterated that this project should be self-supporting and bear the brunt of infrastructure costs.

He suggested that perhaps a couple of the original seven entities might want to pull together with a joint proposal, or partner with somebody else. One of the original seven is involved in a high-rise residential project in Irvine that is not unlike what has been discussed here, but with different partners.

The Assistant Director clarified that if one of the original parties wants to partner with someone other than another of the original parties, that would be acceptable.

Discussion ensued concerning the fairness of changing the rules and the possibility of reopening the RFP process.

Chairman Rosen moved an amendment to the motion that we invite the original seven to submit proposals, but that we accept proposals from anybody up to December 31.

Member Dalton seconded the motion.

Member Broadwater indicated he would not accept the amendment into his motion.

Member Leyes withdrew his second to the original motion.

Chairman Rosen moved, seconded by Member Tran, that the deadline for submittals, based on the "Development Goals for the Brookhurst Triangle," be extended to January 2, 2004; the original seven developers who have submitted proposals be invited to submit any additional proposals; subsequent developers be notified of the "Development Goals"; and proposals from any other developers be accepted up to January 2, 2004; an additional deadline of February 28, 2004, be set for submittal of detailed financial information with the proposals; and discussion of the proposals be calendared for the January 13, 2004 Agency meeting.

Said motion carried by the following vote:

AYES:	MEMBERS: (4)	DALTON, LEYES, ROSEN, TRAN
NOES:	MEMBERS: (1)	BROADWATER
ABSENT:	MEMBERS: (0)	NONE

RECESS

At 8:10 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 9:10 p.m., the meeting was reconvened and adjourned to the Founders Room for Closed Session under the Ralph M. Brown Act. It was announced that pursuant to Government Code section 54956.8, the Agency will give direction to its Negotiator (Agency Director) concerning price and terms of payment for property located on the northwest corner of Chapman Avenue and Harbor Boulevard (Harbor Greens). The negotiating party is NAFCO.

Present in Closed Session, in addition to Chairman Rosen and all Agency Members, were Assistant Director, Matthew Fertal; Assistant City Manager, Les Jones; Economic Development Manager, Glen Krieger; Project Manager, Greg Blodgett; and Legal Counsel, John Shaw.

RECONVENE

At 9:39 p.m., the meeting was reconvened with Chairman Rosen and all Agency members in attendance, and it was announced that the matter previously disclosed was discussed and no others.

ADJOURNMENT

At 9:40 p.m., the meeting was declared adjourned.

RUTH SMITH
SECRETARY