

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, November 9, 2004, at 7:07 p.m.

ROLL CALL: PRESENT: (4) CHAIRMAN ROSEN, MEMBERS BROADWATER, DALTON, LEYES

ABSENT: (1) TRAN

ALSO PRESENT: Director, Matthew Fertal; Assistant Director, Les Jones; Community Development Director, Susan Emery; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

Stephanie McManus addressed the Agency concerning her fear of losing her property to the Vietnamese Cultural Center. (F: A-53.3) (XR: A-116.10)

Ray Littrell addressed the Agency concerning Site B-2, Palm Court, inquiring whether that is considered "responsible redevelopment." (F: A-53.3)

Tony Flores addressed the Agency, suggesting that a multi-cultural center be considered instead of a Vietnamese Cultural Center, noting that residents are living in fear of acquisition by eminent domain. He commented that the City's current ratio for park acreage to population is below its goal. And lastly, that there is a meeting of the West Garden Grove Residents Association tomorrow to talk about the flooding that occurred in west Garden Grove last month. (F: A-53.3) (XR: A-116.10) (XR: 130.17)

RECESS

At 7:27 p.m., the Chairman declared a recess.

RECONVENE

At 7:34 p.m., the meeting was reconvened with Chairman Rosen and Agency Members Broadwater, Leyes, and Dalton present.

MINUTES (F: Vault)

It was moved by Member Broadwater, seconded by Member Dalton, and carried by unanimous vote of those present, that the minutes of the Regular Meetings of the Agency for Community Development held September 14, September 28, October 12, and October 26, 2004, be and hereby are approved.

DISCUSSION CONCERNING NEGOTIATION AGREEMENT WITH THE NHAN AI FOUNDATION TO EXPLORE THE FEASIBILITY OF DEVELOPING A VIETNAMESE LIBRARY AND CULTURAL CENTER (F: A-116.10)

This item was continued to November 23, 2005, at Member Tran's request.

RECESS

At 7:36 p.m., the Chairman declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 8:45 p.m., the meeting was reconvened in the Founders Room and was adjourned to Closed Session under the Ralph M. Brown Act. It was announced that pursuant to Government Code Sections 54956.8 and 54960.1(c)(2), the Agency will give direction to its negotiator, the Agency Director, with regard to the potential purchase, sale, exchange, and/or lease of certain properties listed below, and the price and/or terms of payment for such transaction(s). The negotiating party is Phat Bui, as representative of Nhan Ai Foundation, and the owner(s) of such properties, to wit real property located at:

Site 1 - 12051, 12081 Garden Grove Blvd. (APN 231-392-26, 27), Owner: East-West Pacific Investments; 12061 Garden Grove Blvd. (APN 231-392-25), Owner: Heid Partners; 12111 Garden Grove Blvd. (APN 231-406-11) Owner: Richard Kim.

Site 2 - 10901 Westminster Avenue (APN 099-362-22), Owner: Leslie Hamilton.

Site 3 - 12942 Civic Center Drive (APN 090-172-07) Owner: Franklin Buccella; 12952 Civic Center Drive (APN 090-172-08) Owner: Franklin Buccella; 12941 7th St. (APN 090-172-16), Owner: Arthur & Linda Viramontes; Agency-owned parcels at 12921, 12932 7th Street (APN 090-172-15, 090-173-07); 11301 Garden Grove Blvd. (APN 090-172-31); 11351 Garden Grove Blvd. (APN 090-172-24), Owner: Luis Salinas; 11341 Garden Grove Blvd. (APN 090-172-25), Owner: Khoi Ngo Vo; 11331 Garden Grove Blvd. (APN 090-172-26), Owner: Chi Huynh; 11315 Garden Grove Blvd. (APN 090-172-27), Owner: Jack Arnold Perris; 12942 7th St. (APN 090-173-08), Owner: Mario Suarez; 11361 Garden Grove Blvd. (APN 090-173-09), Owner: Helen Noland; 11371 Garden Grove Blvd. (APN 090-173-10), Owner: Gerald Sloan.

Site 4 - Agency-owned parcels at 12932 7th St. (APN 090-173-07); 12932, 12942 8th St. (APN 090-174-05, 06); 11391, 11421 Garden Grove Blvd. (APN 090-173-11; 090-174-07); 12942 7th St. (APN 090-173-08) Owner: Mario Suarez; 11361 Garden Grove Blvd. (APN 090-173-09) Owner: Helen Noland; 11371 Garden Grove Blvd. (APN 090-173-10) Owner: Gerald Sloan; 11401 Garden Grove Blvd. (APN 090-173-12) Owner: Clifford Hampton; 12941 8th St. (APN 090-173-13) Owner: James Van Nguyen; 12933 8th St. (APN 090-173-14) Owner: Jeronimo & Margarita Martinez

Site 5 - All of the following City-owned parcels: APN 090-143-05, 090-143-06, 090-143-07, 090-143-08, 090-143-09, 090-143-10, 090-143-11, 090-143-27, 090-143-28

Site 6 - Agency-owned parcel at 11900 Gilbert Street (APN 132-402-02)

RECONVENE IN OPEN SESSION (F: A-116.10)

At 9:03 p.m., the meeting was reconvened in open session with Chairman Rosen and Members Broadwater, Dalton, and Leyes in attendance, and Chairman Rosen announced the following:

- (1) The matter previously disclosed was discussed and no others;
- (2) Although none of the six sites listed were specifically discussed, Member Broadwater indicated he would not participate if the item pertaining to Site 6 were discussed, and

that he would recuse himself due to a conflict of interest under Government Code Section 87100;

(Ten minutes into the discussion, Member Leyes excused himself from discussion in Closed Session in protest that discussion of this matter was not consistent with the listing of the Closed Session item.)

- (3) The Agency provided direction to the Agency Director to bring back this item for Agency consideration and action in both open session and closed session at a subsequent Agency meeting;
- (4) The Agency provided further direction to the Agency Director to rescind the Negotiation Agreement between the Nhan Ai Foundation and the Agency, dated August 24, 2004.

Said motion for the above actions carried by the following vote:

AYES: MEMBERS: (3) BROADWATER, DALTON, ROSEN
NOES: MEMBERS: (0) NONE
ABSENT: MEMBERS: (2) LEYES, TRAN

ADJOURNMENT

At 9:04 p.m., the meeting was declared adjourned.

RUTH E. SMITH
SECRETARY