

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 28, 2006, at 7:13 p.m.

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

ABSENT: (0)

ORAL COMMUNICATIONS – PUBLIC

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

MINUTES (F: Vault)

It was moved by Member Krebs, seconded by Member Leyes, and carried by unanimous vote, that the minutes of the Adjourned Regular Meeting of the Agency held November 13, 2006, be and hereby are approved.

DISPOSITION AND DEVELOPMENT AGREEMENT WITH LANDMARK COMPANIES FOR THE CONSTRUCTION OF A 225-ROOM EXPANSION OF THE EXISTING EMBASSY SUITES HOTEL LOCATED AT 11767 HARBOR BOULEVARD; AND APPROVAL OF A COOPERATION AGREEMENT WITH THE GARDEN GROVE SANITARY DISTRICT (F: A-55.190)

At the request of the developer, this matter was continued to January 9, 2007.

NEGOTIATING AGREEMENT WITH TL PROPERTIES, INC., FOR THE DEVELOPMENT OF A THEME PARK AS PART OF THE IMPLEMENTATION OF THE INTERNATIONAL WEST RESORT ON A SITE LOCATED ON THE EAST SIDE OF HARBOR BOULEVARD, AND BOUNDED BY THE SR 22 FREEWAY TO THE NORTH, NEWHOPE STREET TO THE WEST, AND WESTMINSTER AVENUE TO THE SOUTH (F: A-116.6)

Staff report dated November 28, 2006, was introduced and reviewed by staff.

In response to concerns expressed by Agency members, the Director noted that the west boundary of the development area would be changed to Newhope Street.

Mike Lam, representing TL Properties, Inc., addressed the Agency and outlined their process thus far. Mr. Lam indicated that they have the necessary capital, \$8 billion, and are requesting a negotiating agreement to allow time to assemble a development team ensuring success in developing a theme park in Garden Grove.

Member Rosen noted that this is a change for the Agency. In the past, the Agency has been presented with development ideas without the necessary financing; in this situation, the developer has the financing, and is looking to build a development team. He indicated that he would support the negotiating agreement allowing TL Development the three-month time period to evaluate their proposal and establish a team, with the caveat that no City monies be used.

Member Dalton noted that he is also encouraged about the amount of money TL Development has available for this project and commented that the project needs refining; however, this is a preliminary step. Those issues will be addressed during the development process.

Member Krebs stated that he would support approval of the negotiating agreement. However, for the project to progress, the Agency should have definitive dollar amounts available from the developer and no City funds should be used in this development.

Member Leyes commented on the \$8 billion the developer has for the project, noting that the City is assuming very little risk through the negotiating agreement time period.

Chair Nguyen commented that prior to the meeting she was undecided about supporting this agreement; however, based on the

presentation and the amount of financial backing the developer has, she will be supporting the approval of the agreement.

It was moved by Member Rosen, seconded by Member Leyes, and carried by unanimous vote, that the Negotiating Agreement by and between the Garden Grove Agency for Community Development and TL Properties, Inc., to develop a concept for the Theme Park site, be and hereby is approved, with the west boundary of the development area being Newhope Street.

MATTERS FROM AGENCY MEMBERS AND DIRECTOR

Chair Nguyen thanked Member Leyes for his efforts on behalf of the City during his 16 years of service on the Agency Board.

ADJOURNMENT

At 8:05 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR
DEPUTY SECRETARY