

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, December 13, 2005, at 6:15 p.m.

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

ABSENT: (0) NONE

PUBLIC INPUT

There were no comments from the public relative to the Closed Session items.

ADJOURN TO CLOSED SESSION

At 6:16 p.m., under the Ralph M. Brown Act, the Chair announced that the meeting was being adjourned to Closed Session in the Founders Room to discuss the following:

AGENCY BOARD CONFERENCE WITH LEGAL COUNSEL

Pursuant to Government Code Section 54956.9(a) - Pending Litigation [Litigation to which local agency is a party and has been initiated formally.]

Agency Board closed session to confer with Agency Counsel regarding pending litigation, Garden Grove Agency for Community Development v. Clayton D. Calendar, Pending in Orange County Superior Court (OCSC), Case No. 04CC1255, filed December 29, 2004.

## RECESS

At 7:13 p.m., the Chair declared a recess.

## RECONVENE

At 7:22 p.m., the meeting was reconvened in the Council Chamber with Chair Nguyen and all Agency Members in attendance, and the Chair announced that the item previously disclosed was discussed, with no action taken. Further, the second item listed on the agenda for discussion in Closed Session will be discussed at the conclusion of the City Council meeting.

## RECESS

At 7:23 p.m., the Chair declared a recess.

## RECONVENE

At 7:45 p.m., the meeting was reconvened in the Council Chamber with Chair Nguyen and all Agency Members in attendance.

## ORAL COMMUNICATIONS - PUBLIC

Gary McGaha, Attorney from the Public Law Center in Santa Ana, addressed the Agency, noting that he is representing the tenants in the Travel Country RV Park. He distributed copies of the Occupancy Agreement and Rules and Regulations spoke about alleged errors, discrepancies and unfair provisions. (F: A-53.3) (XR: A-116.6)

Jose Alvera, resident of the RV Park, addressed the Agency through the aid of a translator, noting that he is representing his neighbors relative to unjust issues in their contract: (1) not permitted to repair cars in front of their trailers; (2) not allowed to have visitors after ten o'clock at night; and (3) have no place for their children to play. (F: A-53.3) (XR: A-116.6)

J. Tilman Williams addressed the Agency concerning the sale of his property on Harbor Boulevard. (F: A-53.3)

Charles Mitchell addressed the Agency, noting that he has heard that part of the recently increased sewer fee may be transferred to the Agency, and he expressed his opposition to that. (F: A-53.3)

Leah Simon-Weisberg, Attorney for the Travel Country RV Park residents, addressed the Agency, commenting on problems with the

contract. She urged that a meeting be set up with either the City Council or staff to rectify their issues. (F: A-53.3) (XR: A-116.6)

Ray Littrell addressed the Agency concerning alleged discrepancies in figures in the Agency Annual Report. (F: A-53.3) (XR: A-128.3)

RECESS

At 8:45 p.m., the Chair declared a recess.

RECONVENE

At 9:14 p.m., the meeting was reconvened in the Council Chamber with Chair Nguyen and all Agency Members in attendance.

SELECTION OF CHAIR AND VICE CHAIR (F: A-10.6)

Vice Chair Rosen moved, seconded by Member Krebs, that Chair Nguyen be reselected as Chair. Said motion carried by the following vote:

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

Chair Nguyen moved, seconded by Member Krebs, that Vice Chair Rosen be reselected as Vice Chair. Said motion carried by the following vote:

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

FY 2004-05 ANNUAL REPORT OF THE GARDEN GROVE AGENCY FOR  
COMMUNITY DEVELOPMENT (F: A-128.3)

Staff report dated December 13, 2005, was introduced, providing a review of the Agency's activities undertaken during the fiscal year. It was noted that under California Community Redevelopment Law, this Annual Report must be presented to the Agency and the City Council, and then transmitted to the State Controller within six months of the end of the fiscal year.

Also submitted for the record was an E-mail from Ray Littrell itemizing areas of concern.

Member Leyes referenced Mr. Littrell's allegations of deficiencies in the report, and discussion ensued relative to Mr. Littrell's concerns.

It was moved by Member Krebs, seconded by Member Rosen, and carried by unanimous vote, that the FY 2004-05 Annual Report of the Garden Grove Agency for Community Development, be and hereby is received and forwarded to the City Council for approval.

FIRST AMENDMENT TO THE STANDARD OFFICE LEASE WITH THE PURCELL MARITAL TRUST FOR REAL PROPERTY LOCATED AT 11277 GARDEN GROVE BOULEVARD (PURCELL) (F: A-55.170)

Staff report dated December 13, 2005, was introduced.

It was moved by Member Krebs, seconded by Member Rosen, and carried by unanimous vote, that the First Amendment to the Standard Office Lease by and between the Garden Grove Agency for Community Development and Pamela Purcell, Trustee of the Purcell Marital Trust, for real property located at 11277 Garden Grove Boulevard, be and hereby is approved.

MINUTES (F: Vault)

It was moved by Member Krebs, seconded by Member Rosen, and carried by unanimous vote, that the minutes of the Regular Meeting of the Agency held November 22, 2005, be and hereby are approved.

MATTERS FROM AGENCY MEMBERS

Chair Nguyen commented on redevelopment in Garden Grove, noting that new development takes time to complete. She thanked staff for their constant efforts to bring in new development, and their service to the people of Garden Grove. (F: A-53.1)

RECESS

At 9:25 p.m., the Chair declared a recess.

RECONVENE AND ADJOURN TO CLOSED SESSION

At 11:14 p.m., under the Ralph M. Brown Act, the Chair announced that the meeting was being adjourned to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcel located at northeast corner of Garden Grove Boulevard and Seventh Street.

Assessor's Parcel No.: 090-173-09  
Agency Negotiator: Matthew Fertal  
City Manager/Agency Director

Negotiating Parties: Garden Grove Agency for Community Development  
Helen Noland

Under Negotiation: Price and terms related to potential acquisition, in fee simple, of the property located at 11361 Garden Grove Boulevard. The purpose of the closed session is to advise the Agency of the offer to sell the property by the owner and seeking direction concerning the sale.

RECONVENE

At 11:27 p.m., the meeting was reconvened in the Council Chamber with Chair Nguyen and all Agency Members in attendance, and the Chair announced that the item previously disclosed was discussed. Further, by unanimous vote, direction was given to acquire the subject property.

ADJOURNMENT

At 11:28 p.m., the meeting was declared adjourned, and it was noted that there would not be a meeting on the next regular scheduled meeting date of December 27, 2005; and the next meeting of the Agency will be held on January 10, 2006.

RUTH E. SMITH  
SECRETARY