

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 14, 2004, at 9:10 p.m.

ROLL CALL: PRESENT: (4) CHAIR ROSEN, MEMBERS DALTON, LEYES, NGUYEN

ABSENT: (0) NONE

ALSO PRESENT: Director, Matthew Fertal; Assistant Director, Les Jones; Finance Officer, Kingsley Okereke; Economic Development Manager, Chet Yoshizaki; Legal Counsel, John Shaw; and Secretary, Ruth Smith.

ORAL COMMUNICATIONS – PUBLIC

There were no oral communications from the public.

RECESS

At 9:45 p.m., the Chair declared a recess.

RECONVENE

At 10:03 p.m., the meeting was reconvened with Chair Rosen and all Agency Members in attendance.

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

It was moved by Chair Rosen, seconded by Member Dalton, and carried by unanimous vote, that Member Nguyen be selected as Chair.

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

AYES:	MEMBERS: (3)	DALTON, NGUYEN, ROSEN
NOES:	MEMBERS: (1)	LEYES
ABSENT:	MEMBERS: (0)	NONE

Member Leyes commented that he would have preferred that this be continued until after the new Member has been appointed.

MEMBER NGUYEN ASSUMED THE CHAIR

FY 2003-04 ANNUAL REPORT OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT (F: A-128.3)

Staff report dated December 14, 2004, 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.

It was moved by Member Dalton, seconded by Member Rosen, and carried by unanimous vote, that the FY 2003-04 Annual Report of the Garden Grove Agency for Community Development, be and hereby is received and forwarded to the City Council for approval.

MINUTES (F: Vault)

It was moved by Member Dalton, seconded by Member Rosen, and carried by unanimous vote, that the minutes of the Regular Meeting of the Agency for Community Development held November 23, 2004, be and hereby are approved.

PUBLIC HEARING TO CONSIDER THE FIVE-YEAR IMPLEMENTATION PLAN FOR 2005-09 FOR THE COMMUNITY PROJECT AREA AND THE BUENA CLINTON PROJECT AREA (F: A-48.24)

Staff report dated December 14, 2004, was introduced and staff provided an overview of several of the Agency proposed programs. It was noted that noticing requirements for the public hearing have been completed in accordance with the California Community Redevelopment Law, Section 33490(d).

Chair Nguyen declared the public hearing opened and asked if anyone wished to address the Agency on the matter.

Nick Dibs addressed the Agency, noting that redevelopment should be used cautiously because the tax increment increase does not benefit the community as a whole and stays only within redevelopment. He commented that the Plaza Alicante Hotel, now the Hyatt Regency, is built over a landfill. He further commented that the City needs to scale back on its redevelopment.

Tom Trischler addressed the Agency, noting that he was involved in the planning of the Alicante Hotel, and it is built next to a landfill, not on one; and property tax increment is only one piece of the puzzle. Tax dollars do go citywide, and all the hotels in the area are doing fairly well. Furthermore, the Alicante was a successful project.

Verla Lambert addressed the Agency and presented a drawing she had developed showing her plan for Harbor Boulevard development. She commented that development there should be done slowly and reasonably, with attention paid to quality of life. She spoke about International West and noted that she wants something there that the citizens can be proud of.

There being no further comments from the audience, the public hearing was declared closed.

Member Leyes noted that after the retreat is held in January, new ideas may be presented.

Member Rosen noted that individual projects would have to be voted on individually.

#### RESOLUTION NO. 647

It was moved by Member Leyes, seconded by Member Rosen, and carried by unanimous vote, that full reading of Resolution No. 647 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT ADOPTING A FIVE-YEAR IMPLEMENTATION PLAN FOR 2005-2009 FOR THE GARDEN GROVE COMMUNITY PROJECT AREA AND THE BUENA CLINTON PROJECT AREA, be and hereby is adopted.

#### RECESS

At 10:27 p.m., the Chair declared a recess.

### RECONVENE AND ADJOURN TO CLOSED SESSION

At 11:12 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 section 54956.8, the Agency will give direction to its negotiator (Agency Director) as to price and terms of payment for the sale of Agency-owned property located at the corner of Gilbert Street and Chapman Avenue, Assessor's Parcel Nos. 132-402-02 and 132-402-20. The potential buyer is the General Services Administration of the United States Government, with Hewson Properties, Inc., of Commerce CRG, Joel Hewson, as agent for the buyer.

### RECONVENE

At 11:49 p.m., the meeting was reconvened with Chair Nguyen and all Agency members in attendance, and it was announced that the matter previously disclosed was discussed and no others.

### ADJOURNMENT

At 11:50 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY