

MINUTES

GARDEN GROVE CITY COUNCIL
and
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

A Special Meeting of the City Council of the City of Garden Grove and the Garden Grove Agency for Community Development was called to order in the Founders Room of the Community Meeting Center, 11300 Stanford Avenue, on Tuesday, May 27, 2008, at 5:41 p.m.

CITY COUNCIL

ROLL CALL: PRESENT: (4) MAYOR DALTON, COUNCIL MEMBERS
JONES, NGUYEN, ROSEN

ABSENT: (1) COUNCIL MEMBER BROADWATER

AGENCY

ROLL CALL: PRESENT: (4) VICE-CHAIR NGUYEN, MEMBERS DALTON,
JONES, ROSEN

ABSENT: (1) CHAIR BROADWATER

ORAL COMMUNICATIONS – PUBLIC

There were no oral communications from the public.

PRESENTATION - ECONOMIC DEVELOPMENT STRATEGY AS PRESENTED BY
JOHN HUSING, CONSULTANT (F: 57.1)

John Husing, Ph.D. presented economic information on the City's condition, including population, employment and payroll, housing, demographics, and the City's revenue sources.

ADJOURNMENT

At 6:38 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR
SECRETARY/CITY CLERK

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, May 27, 2008, at 7:01 p.m.

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

ABSENT: (1) CHAIR BROADWATER

ORAL COMMUNICATIONS – PUBLIC

Peggy Bergin addressed the Agency/City Council, regarding the refinancing of the existing Section 108 HUD loan matter scheduled for consideration later in the meeting. (F: A-53.3) (XR: 53.3)

RECESS

At 7:25 p.m., the Vice Chair declared a recess.

RECONVENE

At 7:37 p.m., the meeting was reconvened in the Council Chamber with Vice Chair Nguyen and Members Dalton, Jones, and Rosen present.

LESSEE'S RELOCATION RELEASE AND WAIVER AGREEMENT AND SELLER'S INDEMNITY AGREEMENT WITH HARDIN HYUNDAI, INC., AND DAI R. LEE AND DEBBIE K. LEE; AND SITE AND BUILDING LEASE WITH HARDIN HYUNDAI, INC. REGARDING GARDEN GROVE HYUNDAI DEALERSHIP
(F: A-55.333) (XR: A-116.7)

It was determined that this matter was appropriately publicized and was heard and considered under Public Hearings.

REFINANCE OF EXISTING SECTION 108 HUD LOAN (F: 117.11)

This item was heard in conjunction with the Garden Grove City Council.

Staff report dated May 27, 2008, was introduced and reviewed by staff.

The 2008 HUD Refinancing facilitates the issuance of refunding certificates, with the proceeds used to defease the outstanding trust certificates associated with the original 1997 loan as replaced by the 1999 loan. The certificates are guaranteed under Section 108 of the Housing and Community Development Act of 1974. The interest rates for the upcoming public offering are expected to be significantly lower than those on the City's existing loan, ranging from 5.96 percent to 7.72 percent; to a projected interest rate range on the series HUD 2008-A certificates from 2.62 percent to 4.51 percent. Refinancing the loan would reduce the City's interest expense, resulting in a projected debt service savings of \$857,600 over the remaining life of the loan.

RESOLUTION NO. 667

It was moved by Agency Member Jones, seconded by Agency Member Dalton, and carried by unanimous vote of those present, that full reading of Resolution No. 667 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT CONSENTING TO A CONTRACT FOR LOAN GUARANTEE ASSISTANCE AND A FIXED RATE NOTE FOR SERIES HUD 2008-A CERTIFICATES WITH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE AGENCY DIRECTOR, AS AND IF NECESSARY, EXECUTE AND ENTER INTO SUCH DOCUMENTS AS NECESSARY AND APPROPRIATE FOR THE IMPLEMENTATION THEREOF AS SUCH RELATE TO THE 1999 COOPERATION AGREEMENT BETWEEN THE CITY AND AGENCY, ALL SUBJECT TO APPROVAL BY THE CITY ATTORNEY AND AGENCY COUNSEL; AND MAKING CERTAIN OTHER FINDINGS IN CONNECTION THEREWITH, be and hereby is approved.

RESOLUTION NO. 8818-08

It was moved by Council Member Jones, seconded by Mayor Dalton, and carried by unanimous vote of those present, that full reading of Resolution No. 8818-08 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING A CONTRACT FOR LOAN GUARANTEE ASSISTANCE AND A

FIXED RATE NOTE FOR SERIES HUD 2008-A CERTIFICATES WITH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE CITY MANAGER TO FINALIZE, EXECUTE, AND ENTER INTO SUCH DOCUMENTS AND SUCH OTHER DOCUMENTS AS NECESSARY AND APPROPRIATE FOR THE IMPLEMENTATION THEREOF, ALL SUBJECT TO APPROVAL BY THE CITY ATTORNEY AND AGENCY COUNSEL; AND MAKING CERTAIN OTHER FINDINGS IN CONNECTION THEREWITH, be and hereby is approved.

MINUTES (F: Vault)

It was moved by Member Dalton, seconded by Member Rosen, and carried by unanimous vote of those present, that the minutes of the Regular Agency Meeting held April 22, 2008, be and hereby are approved.

PUBLIC HEARING - LESSEE'S RELOCATION RELEASE AND WAIVER AGREEMENT AND SELLER'S INDEMNITY AGREEMENT WITH HARDIN HYUNDAI, INC., AND DAI R. LEE AND DEBBIE K. LEE; AND SITE AND BUILDING LEASE WITH HARDIN HYUNDAI, INC. REGARDING GARDEN GROVE HYUNDAI DEALERSHIP (F: A-55.333) (XR: A-116.7)

Staff report dated May 27, 2008, was introduced and reviewed by staff.

Vice Chair Nguyen declared the Public Hearing open and asked if anyone wished to address the Agency on the matter.

Bob Owens commented on the cost of automobiles and maintenance.

There being no further response from the audience, the Public Hearing was declared closed.

It was moved by Member Jones, seconded by Member Rosen, and carried by unanimous vote of those present, that the Lessee's Relocation Release and Waiver Agreement and Seller's Indemnity Agreement by and between the Garden Grove Agency for Community Development and Hardin Hyundai, Inc., joined in by Hardin Automotive, and Dai R. Lee and Debbie K. Lee, be and hereby is approved; and the Director and Secretary are authorized to execute the pertinent documents on behalf of the Agency; and that the Site and Building Lease Agreement for property located at 10081 Garden Grove Boulevard, by and between the Garden Grove Agency for Community Development and Hardin Hyundai, Inc., be and hereby is approved; the Director is authorized to make minor modifications on

behalf of the Agency when appropriate to do so; and the Director and Secretary are authorized to execute the pertinent documents on behalf of the Agency.

PUBLIC HEARING - MID-TERM REVIEW AND AMENDMENT OF THE FIVE YEAR IMPLEMENTATION PLAN 2004-2009

It was moved by Member Jones, seconded by Member Dalton, and carried by unanimous vote of those present, that this item be continued until the June 10, 2008, meeting.

ADJOURNMENT

At 7:54 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR
SECRETARY