



MINUTES

Special Meeting

OVERSIGHT BOARD OF THE CITY OF GARDEN GROVE AS SUCCESSOR AGENCY
TO THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT

Community Meeting Center, Council Chamber
11300 Stanford Avenue, Garden Grove, CA 92840

April 9, 2012

Open Session

1:32 p.m.

ROLL CALL:	Chair Dalton	City of Garden Grove
	Vice Chair Nguyen	County of Orange
	Member Delp	County of Orange
	Member Dunn	Coast Community College District
	Member Guerrero	City of Garden Grove
	Member Jones	Orange County Sanitation District
	Member Mefford	Garden Grove Unified School District

Member Dunn absent at Roll Call, but joined the meeting at 2:06 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

Member Guerrero led the Pledge.

1. PUBLIC COMMENTS

1.a. Matthew Reid, representing Land & Design , spoke concerning ROPS Item No. 29 – Site C Disposition and Development Agreement, and requested the Board approve this item as an Enforceable Obligation.

2. CONSENT ITEMS:

2.a. Minutes of the meetings held March 28, 2012, and April 4, 2012.

Action: Received and filed.

Motion: Nguyen Seconded: Guererro

Carried by unanimous vote of those present.

MEMBERS: Chair Dalton, Vice Chair Nguyen, Member Delp, Member Dunn,
Member Guererro, Member Jones, Member Mefford

3. INFORMATIONAL ITEMS

- 3.a. Florida Booth, Horwath Hospitality & Leisure LLC, will provide an overview of the hotel projects financing.

Action: Presentation provided.

- 3.b. Review of cash flow analysis.

Action: Deferred to the end of the meeting. Copies presented and reviewed. (Member Nguyen absent)

4. ITEMS FOR CONSIDERATION

- 4.a. Review and consideration for approval of various obligations from the Recognized Obligation Payment Schedule.

- 4.a.1. ROPS Item 7. Hyatt Regency Owner Participation Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Guererro Seconded: Delp
Carried by unanimous vote of those present.

- 4.a.2. ROPS Item 8. Residence Inn Disposition and Development Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Jones Seconded: Guererro
Carried by unanimous vote of those present.

- 4.a.3. ROPS Item 9. Sheraton Hotel Disposition and Development Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Dalton Seconded: Guererro
Carried by unanimous vote of those present.

Member Dunn arrived to the meeting at 2:06 p.m.

MEMBERS: Chair Dalton, Vice Chair Nguyen, Member Delp, Member Dunn,
Member Guererro, Member Jones, Member Mefford

4.a.4. ROPS Item 27. Water Park Hotel Disposition and Development Agreement.

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Jones Seconded: Guererro

Carried by the following vote:

Ayes: Dalton, Dunn, Guererro, Jones, Mefford

Noes: None

Abstain: Delp, Nguyen

4.a.5. ROPS Item 29. Site C Disposition and Development Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Jones Seconded: Guererro

Carried by the following vote:

Ayes: Dalton, Delp, Dunn, Guererro, Jones, Nguyen

Noes: Mefford

4.a.6. ROPS Item 20. Site B2 Disposition and Development Agreement Phase II Acquisition

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Jones Seconded: Mefford

Carried by unanimous vote.

4.a.7. ROPS Item 11. Katella Cottages Disposition and Development Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Delp Seconded: Dunn

Carried by the following vote:

Ayes: Dalton, Delp, Dunn, Guererro, Mefford, Nguyen

Noes: None

Abstain: Jones

MEMBERS: Chair Dalton, Vice Chair Nguyen, Member Delp, Member Dunn,
Member Guererro, Member Jones, Member Mefford

4.a.8. ROPS Item 12. Katella Cottages Note

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Delp Seconded: Dunn

Carried by the following vote:

Ayes: Dalton, Delp, Dunn, Guererro, Mefford, Nguyen

Noes: None

Abstain: Jones

4.a.9. ROPS Item 17. Garden Grove Hyundai Commercial Rehabilitation Agreement.

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Mefford Seconded: Jones

Carried by unanimous vote.

4.a.10. ROPS Item 18. Volkswagen of Garden Grove Owner Participation Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Guererro Seconded: Dunn

Carried by unanimous vote.

4.a.11. ROPS Item 19. Lili Garden Grove Plaza Disposition and Development Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Guererro Seconded: Jones

Carried by unanimous vote.

4.a.12. ROPS Item 26. Garden Grove Unified School District Capital Facilities Agreement

Action: Approved to be placed on Recognized Obligation Payment Schedule.

Motion: Jones Seconded: Mefford

Carried by unanimous vote.

MEMBERS: Chair Dalton, Vice Chair Nguyen, Member Delp, Member Dunn,
Member Guererro, Member Jones, Member Mefford

4.b. Review and consideration for approval of the Brookhurst Triangle Disposition and Development Agreement and the Embassy Suites Disposition and Development Agreement from the Enforceable Obligation Payment Schedule.

4.b.1. Brookhurst Triangle Disposition and Development Agreement

Action: Approved to be included as part of the Enforceable Obligation Payment Schedule.

Motion: Jones Seconded: Guerrero

Carried by the following vote:

Ayes: Dalton, Dunn, Guererro, Jones, Mefford

Noes: None

Abstain: Delp, Nguyen

Member Nguyen left the meeting at 3:35 p.m.

4.b.2. Embassy Suites Disposition and Development Agreement

Action: Approved to be included as part of the Enforceable Obligation Payment Schedule.

Motion: Guerrero Seconded: Dunn

Carried by the following vote:

Ayes: Dalton, Dunn, Guererro, Jones, Mefford

Noes: None

Abstain: Delp

Absent: Nguyen

4.c. Disposition of former Redevelopment Agency owned property at 12361 Chapman Avenue, Garden Grove.

Action: Approved.

Motion: Delp Seconded: Jones

Carried by unanimous vote of those present.

5. MATTERS FROM CHAIR, BOARD MEMBERS, AND DIRECTOR

5.a. Agenda materials for the April 10, 2012, meeting were distributed.

6. ADJOURNMENT 3:56 p.m.