

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, August 28, 2007, at 5:43 p.m.

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

ABSENT: (1) MEMBER DALTON (JOINED THE MEETING AT 5:45 P.M.)

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Properties: APN 089-071-25, 089-071-08, 089-071-12. Owner: J.O. Trust

Agency's Negotiators: Matthew Fertal, Agency Director; Chet Yoshizaki, Economic Development Director; Greg Blodgett, Sr. Project Manager; Tom Clark, Agency Counsel; Celeste Stahl Brady, Agency Counsel.

Negotiating Parties: Jo Ann Traasdahl, formerly known as Jo Ann Ayala, as trustee of the J. O. Trust dated August 2001, and John C. Nelson, as trustee under the will of Mildred Ruth Smith, deceased, of the separate trust for the benefit of Carri Lyn Conaty, formerly known as Carri Lyn Van Nimwegen, and as trustee under the will of Newell Roy Owenby, deceased, for the primary benefit of Bonnie Faye Owenby

Under Negotiation: Price and terms related to the potential Agency acquisition of certain rights and/or real property interests in the subject Properties. The purpose of the closed session is to seek direction from the Agency regarding the price and terms of payment with respect to such real property negotiations.

## RECESS

At 6:35 p.m., the Chair declared a recess.

## RECONVENE IN OPEN SESSION

At 7:14 p.m., the meeting was reconvened in the Council Chamber with Chair Broadwater and all Agency Members present. It was announced that the previously disclosed item was not discussed.

## ORAL COMMUNICATIONS - PUBLIC

Anthony Thien Doan addressed the Agency and presented a proposal in response to the RFP for the 35-acre site. (F: A-53.3) (XR: A-116.6)

Dr. Binh Nguyen, Chris Feliajan, Ho Tuyet Mai, Hoa Tran, Ven. Thich Uron Thanh, Brian Taylor, Rev. Chong H. Nguyen, Rev. Tuyen Ven Nguyen, Pho Van Pham, Rev. Wilfredo, Bo Dinh Bui, Linh Nguyen, Quynh Nguyen, and Hoang Ho addressed the Agency/City Council, expressing their opposition to building a casino in Garden Grove, citing traffic and noise issues, gambling addictions, breakdown of family units, surge in crime, and other social issues. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Peggy Bergin addressed the Agency/City Council regarding safety in her neighborhood being threatened due to a recent homicide on the footbridge near her home and asked for evening patrols to be increased. She also indicated her opposition to the building of a casino. She then shared information about her recent visit to Washington, speaking about their trees and the nakedness of Garden Grove's medians. (F: A-53.3) (XR: 53.3) (XR: A-116.6) (XR: 82.1)

Rev. Van Tran addressed the Agency/City Council in opposition to building a casino in Garden Grove and presented a petition with 5,643 signatures supporting that position. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

## RECESS

At 7:46 p.m., the Chair declared a recess.

## RECONVENE

At 7:59 p.m., the meeting was reconvened with Chair Broadwater and all Agency Members present.

ORAL COMMUNICATIONS – PUBLIC (CONTINUED):

Janine Fowler addressed the Agency/City Council, complimenting the City's new website, offering suggestions for improvement on the website as well as additional ways to promote the city. She further commented on the lengthy process involved in building a casino in the city. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

J. Tilman Williams addressed the Agency/City Council, urging the City to move ahead with the purchase of his property on Harbor Boulevard. He further stated his support to building a casino in town. He announced he turned his guns into the Police Department and he is now against guns being allowed in homes. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 82.1)

David Vill addressed the Agency/City Council, urging safe and sane fireworks be abolished in the city. He also indicated he is opposed to a casino being built in Garden Grove. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 61.6)

Lan Quoc Nguyen addressed the Agency/City Council, expressing his frustration that the casino issue was not listed on tonight's agenda for a vote. He indicated the number of people attending the meeting is larger than before and will increase until the Agency/City Council addresses the issue. He further commented the proposed charter would cause divisiveness in the community. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 128.6)

Peter Vu and Jessica Le addressed the Agency/City Council, expressing opposition to building a casino in town and to the City pursuing becoming a Charter city. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 128.6)

Harry Pearce addressed the Agency/City Council, requesting, in addition to the incentives offered by the Tribe to allow the casino to be built in the city, that the long-term effects also be considered when making the decision. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Lactan Nuygen addressed the Agency/City Council, expressing opposition to building a casino in the city, as well as his support of Lan Quoc Nguyen's opposition to becoming a Charter city. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Tony Flores addressed the Agency/City Council in support of the city being divided into districts; however, he indicated this could be done without becoming a Charter City. He further indicated if the casino

benefits the taxpayers by keeping rates, fees, and taxes from increasing, he would be in favor of building a casino in the city.  
(F: A-53.3) (XR: 53.3) (XR: A-116.14)

#### MINUTES

It was moved by Member Rosen, seconded by Member Dalton, and carried by unanimous vote, that the Minutes of the Regular Meeting held August 14, 2007, be and hereby are approved.

PURCHASE AND SALE AGREEMENT WITH JO ANN TRAASDAHL, ET AL, FOR 3.22 ACRES OF IMPROVED REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF GARDEN GROVE BOULEVARD AND BROOKHURST STREET, A PORTION OF THE 14-ACRE BROOKHURST TRIANGLE SITE (F: A-55.337)  
(XR: A-116.7)

Chair Broadwater announced that this item is being pulled.

#### ADJOURNMENT

At 9:41 p.m., the meeting was declared adjourned.

KATHLEEN BAILOR  
DEPUTY SECRETARY

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, September 11, 2007, at 5:42 p.m.

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

ABSENT: (1) MEMBER JONES (JOINED THE MEETING AT 5:49 P.M.)

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

ABSENT: (1) COUNCIL MEMBER JONES (JOINED THE MEETING AT 5:49 P.M.)

PUBLIC INPUT ON CLOSED SESSION ITEM

Trung Nguyen addressed the Agency/City Council, urging all options be considered carefully relative to the development of the 35-acre site and the development of a Casino not be approved. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Artie Herod addressed the Agency/City Council, expressing her support for the development of a Casino in Garden Grove, noting that the city needs the revenue. (F: 53.3) (XR: A-53.3) (XR: A-116.14)

MEMBER JONES JOINED THE MEETING AT 5:49 P.M.

Richard Prinsler addressed the Agency/City Council, expressing his support for the development of a Casino in Garden Grove, noting that if it is not built in Garden Grove, it will be built in a neighboring city. (F: A-53.3) (XR: 53.3) (XR: 116.14)

Tony Baretta addressed the Agency/City Council, expressing his support for the development of a Casino in Garden Grove, commenting that the city needs the revenue. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

## ADJOURN TO CLOSED SESSION

### CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

At 5:56 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

Properties: The parcels are commonly referred to as the "35-Acre Site" and is comprised of the following parcels listed by Assessor Parcel Number (APN) and current owners.

APN 231-42-106, 231-42-105, 231-42-104, 231-42-107, 231-42-108, 231-42-110, 231-41-102, 231-41-103, 231-41-104, 231-41-105, 231-41-106, 231-41-113, 231-41-112, 231-41-107, 231-41-109, 231-41-110 and 231-41-111 owned by Lakeview Village Corp

APN 231-41-108 owned by Beth M. Cecich Hansen

APN 231-42-101 owned by Universal Care, Inc.

APN 231-41-111 owned by Myoungsu Jeoung & Suzie S Kim

APN 231-43-101 owned by Buaro Improvement

APN 231-44-140 owned by Leon Elster Inc.

APN 231-44-139 owned by Cheyenne Gold

APN 231-44-138 owned by Survivors For & Silvio Florentin

APN 231-44-137 owned by Chen Lin Wong

APN 231-44-135 owned by Chih-Min Chung & Mei-Lin Chen

APN 231-44-136 owned by Nikolau Trust

APN 231-43-102 and 231-43-103 are Agency Owned

Agency's Negotiators: Matthew Fertal, Agency Director  
Chet Yoshizaki, Economic Development Director  
Greg Blodgett, Economic Development, Sr. Project Manager  
Greg Brown, Economic Development, Sr. Project Manager  
Jim Della Longa, Economic Development, Project Manager  
Aaron Schulze, Economic Development Specialist  
Douglas Evertz, Agency Counsel  
Tom Clark, Agency Counsel  
Celeste Stahl Brady, Agency Counsel  
James Regan, Horwath Hospitality & Leisure  
Florida Booth, Horwath Hospitality & Leisure

Negotiating Parties: Garden Grove Agency for Community Development, Chad McWhinney for the McWhinney Proposal, John Cora for VisionMaker Worldwide Proposal, Trish Corey for Lakeview Village Corp, Chuck Fry for Buaro Improvement, Beth M. Cecich Hansen, Universal Care Inc., Myoungsu Jeoung & Suzie S Kim, Leon Elster Inc., Cheyenne Gold, Survivors For & Silvio Florentin, Chen Lin Wong, Chih-Min Chung & Mei-Lin Chen, Nikolau Trust, and Park 8 Place LP, Anthony Thien Doan.

Under Negotiation: Price and terms of payment related to the potential Agency acquisition and disposition of the properties.

RECESS

At 6:41 p.m., the Chair declared a recess.

RECONVENE IN OPEN SESSION

At 6:50 p.m., the meeting was reconvened in the Council Chamber with Chair/Council Member Broadwater, Member/Mayor Dalton, and all Agency/Council Members present. It was announced that the previously disclosed item was discussed and that no reportable action was taken.

RECESS

At 6:51 p.m., the Chair declared a recess.

RECONVENE

At 6:52 p.m., the meeting was reconvened with Chair/Council Member Broadwater, Member/Mayor Dalton, and all Agency/Council Members present.

ORAL COMMUNICATIONS - PUBLIC

Orange County Supervisor Janet Nguyen addressed the Agency/City Council, expressing her opposition to a Casino in Garden Grove, noting that she has consistently taken the position of opposing the building of a Casino in Garden Grove, commenting that such a development would be out of character for the city. She indicated that her office would assist the community in seeking a better solution.

Agency/Council Member Rosen expressed his appreciation to Supervisor Nguyen for her successful efforts in obtaining millions of dollars for the City and noting that she is a good ally for Garden Grove with OCTA.

Member/Mayor Dalton also thanked Supervisor Nguyen for all her efforts on behalf of the City. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Anh Nguyen addressed the Agency/City Council, urging the Members vote against the development of a Casino in Garden Grove. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Dr. Robert Lee Tran Truong addressed the Agency/City Council, urging the Members vote against the development of a Casino in Garden Grove, noting that he would like to buy the 35-acre site himself. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: A-116.6)

Dr. Long Pham addressed the Agency/City Council noting his opposition to a Casino in the city. He also expressed opposition to the proposed Charter for the City, commenting that he has found serious issues with it, noting that it disguises the term limit issue; and if the proposed Charter is approved, his group will start the Recall process. His wife, Mary Pham indicated those are also her comments. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 128.6)

Dr. Vinh Nguyen addressed the Agency/City Council, noting his opposition to a Casino in the city. He also noted his opposition to becoming a Charter City. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Robin Marcario addressed the Agency/City Council and requested the proposed Charter and District maps be put on the City's web site so the citizens can be informed. She also suggested a Citizens Committee be formed between now and the next City Council meeting to come up with a good Charter. She voiced some concerns she had about the Charter as it is proposed. She requested an update on the lobbyist activities. She noted that she is opposed to the Casino development. And lastly, she spoke fondly of George Allen, Traffic Engineer, who passed away. (F: A-53.3) (XR: 53.3) (XR: 128.6) (XR: A-116.14)

Tran Trung Chanh addressed the Agency/City Council against the building of a Casino in Garden Grove, commenting that it would cause chaos in the Vietnamese community. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

#### RECESS

At 7:47 p.m., Chair/Council Member Broadwater and Member/Mayor Dalton declared a recess.

#### RECONVENE

At 8:00 p.m., the meeting was reconvened with Chair/Council Member Broadwater, Member/Mayor Dalton, and all Agency/Council Members present.

#### ORAL COMMUNICATIONS – PUBLIC (CONTINUED)

Russ McDonald addressed the Agency/City Council, noting his opposition to a Casino in the city. He also noted there is a process underway to get signatures to place the Fireworks issue on the ballot. Additionally, they are against changing Garden Grove to a Charter City. (F: A-53.3) (XR: 53.3) (XR: A-116.14) (XR: 128.6) (XR: 61.6)

Carlo Caravetta addressed the Agency/City Council, noting that he is an Orange County attorney with a group that looked for a site for a Casino. He suggested that if the Casino proposal is rejected, the notion should not be

dismissed; however, more effort should be put into educating the public. He spoke about the positive contributions a Casino would bring. (F: 53.3) (XR: A-53.3) (XR: A-116.14)

Pho Van Pham addressed the Agency/City Council in opposition to a Casino development, citing morality issues and the many problems it would bring. He referenced the Petition previously submitted with over 5,000 signatures of people opposing the Casino, and suggested a cultural center be built on the site. He urged a decision be made now and indicated that the voters will remember how the Members vote on this issue. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Rev. Joseph Nguyen, Venerable Thich Nguyen, Rev. Ey Nguyen, and Rev. Van Tran addressed the Agency/Council Members, urging they vote against the development of a Casino in Garden Grove, commenting that the negative and environmental consequences outweigh the benefits. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Charles Mitchell addressed the Agency/Council Members, commenting that the Members' decision should be based not on allegations that people will get addicted to gambling, but on what is the right thing for the City to do.

Chair/Council Member Broadwater commented that many steps need to be taken before a Casino can happen, and he does not believe it will come to fruition. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Nancy O'Shaughnessy addressed the Agency/City Council, expressing her support for a Casino, indicating it will also bring entertainment to the city, which is needed. Also, shopping centers are needed in Garden Grove. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Lan Nguyen addressed the Agency/City Council and reviewed the many necessary steps that need to be taken before a Casino can be built in Garden Grove. He spoke of social issues that would be created and urged the Members to make a decision now. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Quy Tu Nguyen addressed the Agency/City Council, urging the Casino project not be approved because of the negative impact it will have on the children. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Michael Pham addressed the Agency/City Council in opposition to the Casino project. He related a story about a very successful friend of his who lost everything because of a gambling addiction. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Terri Whitney addressed the Agency/City Council in opposition to the Casino project, expressing concern that prostitution will return to the Harbor Boulevard area and small businesses will be adversely impacted. She also

expressed concern about bringing high-rise buildings to the area because of the impact on the sewer system. She also spoke of the need for a shopping mall in Garden Grove. (F: A-53.3) (XR: A-116.14)

Vincent Nguyen addressed the Agency/City Council in opposition to the Casino project. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

#### RECESS

At 8:55 p.m., Chair/Council Member Broadwater and Member/Mayor Dalton declared a recess.

#### RECONVENE

At 9:20 p.m., the meeting was reconvened with Chair/Council Member Broadwater, Member/Mayor Dalton, and all Agency/Council Members present.

#### ORAL COMMUNICATIONS – PUBLIC (CONTINUED)

Bo Bui addressed the Agency/City Council in opposition to the Casino project. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Tony Flores addressed the Agency/City Council, noting that with ignorance comes fear, and there are many hurdles that would need to be addressed. He also expressed his support for six Districts in Garden Grove, with the form of government continuing to be General Law, rather than Charter. He also commented on the lack of participation by the public when other major issues were heard. Lastly, he questioned Agency/Council Member Nguyen's residential address, citing instances where a Westminster address was given.

Agency/Council Member Nguyen responded that the Westminster address is her mailing address. (F: A-53.3) (XR: 53.3)

Rev. Cuonte Nguyen addressed the Agency/City Council in opposition to the Casino development, noting there may be a Recall. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

Hue Pham, Mai Nguyen, and Rev Khai-Hoan Mai addressed the Agency/City Council in opposition to the Casino development, citing instances of gambling addiction. (F: A-53.3) (XR: A-116.14)

David Wakefield, Linh Nguyen, and Quynh Nguyen addressed the Agency/City Council in opposition to the Casino development. (F: A-53.3) (XR: 53.3) (XR: A-116.14)

David Lautherboren addressed the Agency/City Council, commenting on the changes that have occurred in Garden Grove over the past 44 years. He noted that the City needs revenue to pay its bills. (F: A-53.3)

PRESENTATION OF DEVELOPERS' PROPOSALS FOR THE 35-ACRE SITE

(F: A-116.6)

Staff report dated September 11, 2007, was introduced and reviewed by staff. It was noted that on May 19, 2007, a Request for Proposals (RFP) for the International West 35-Acre Central Hub site, located south of Lampson Avenue and bounded by Harbor Boulevard on the east and Buaro Street on the west, was sent out to over 40 prospective developers, with a due date of July 28, 2007. The Agency received proposals from the Gabrielino-Tongva Tribe, VisionMaker Worldwide, and McWhinney Enterprises. Then on August 20, the Agency received another proposal from Park 8 Place, LP.

The proposals were reviewed by staff, and it was noted that any direction regarding the Gabrielino-Tongva Tribe proposal would have to come from the City Council, not the Agency. It was also noted that the McWhinney proposal was ranked highest of the four proposals by Agency staff.

Agency/Council Member Nguyen expressed dissatisfaction with the Casino proposal, noting that many people have expressed their opposition to the Casino. She noted that a Casino would not benefit individuals' incomes. She also commented that the city is doing fine monetarily and does not have a budget deficit; further, that additional revenue can be found by other means. She commented that a Casino would bring organized crime to the city. Additionally, gambling addiction is found mostly among Caucasians. She spoke of the need to keep Garden Grove a family-oriented city. She also reviewed past City Council discussions on this subject from previous City Council Minutes. She thanked everyone in the audience for attending this meeting.

Agency/Council Member Jones thanked the members of the audience for attending this meeting. He spoke about the other proposals, noting that McWhinney successfully developed other hotels along Harbor Boulevard. He reviewed the McWhinney proposal to build themed hotels with 1,200 total rooms, a 4-6 acre, partially enclosed water park to drive year-round demand; 30,000 to 80,000 square feet of meeting space and 120,000 square feet of retail, dining and entertainment; and expressed his support for the proposal from McWhinney Enterprises.

Agency Member/Mayor Dalton spoke about previous discussions relative to a Casino and the hurdles presented, noting that the Governor's office should be contacted before going any further in that direction. He further commented that he does not believe a Casino will ever be developed in Garden Grove. He spoke of the need to come up with projects that

generate revenue and are compatible with the community, and noted that he will support the McWhinney proposal.

Agency/Council Member Rosen commented that he will support the McWhinney proposal because they are ready to negotiate tomorrow; whereas, there are many legal hurdles for the Casino proposal. He also commented that tourists would come to Garden Grove because of Disneyland, not because of a Casino. He also spoke about the importance of the separation of church and state, and he noted that he represents 175,000 people in Garden Grove and will make his decision based on what is best for Garden Grove. He also noted that he is supporting the McWhinney proposal, not because of the opinions of the people present in the audience who have voiced their concerns, but because everything is in place to move ahead with negotiations.

Chair/Council Member Broadwater commented that a person who is truly addicted to gambling will go to the Casinos in other areas. He indicated that he believes a vote of the people would turn down the Casino idea, as did the cities of Stanton and Cypress in their cities. He noted that he would not want to take a chance of drugs and prostitution along Harbor Boulevard returning to that area. He commented that the McWhinney Group has done a good job, and a water park would be a good family-oriented project. As for comments made in public comments about the need for shopping centers in Garden Grove, he noted that a developer needs to approach the City with an interest in such a project.

It was moved by Chair/Council Member Broadwater, seconded by Agency Member/Mayor Dalton, and carried by unanimous vote, that McWhinney be selected to develop the site.

#### RECESS

At 10:46 p.m., Chair/Council Member Broadwater and Member/Mayor Dalton declared a recess.

#### RECONVENE

At 11:00 p.m., the Agency meeting was reconvened with Chair Broadwater and all Members present.

#### ADJOURNMENT

At 11:01 p.m., the meeting was declared adjourned.

RUTH E. SMITH  
SECRETARY