

## 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 Chambers of the Community Meeting Center, 11300 Stanford Avenue, on Tuesday, May 12, 2009, at 5:31 p.m.

ROLL CALL: PRESENT: (4) CHAIR BROADWATER, MEMBERS DALTON,  
DO, JONES

ABSENT: (1) VICE CHAIR NGUYEN (Absent at Roll Call, but  
joined the meeting at 5:35 p.m.)

#### PUBLIC INPUT ON CLOSED SESSION ITEM

None.

#### ADJOURN TO CLOSED SESSION

At 5:32 p.m., under the Ralph M. Brown Act, the meeting was adjourned to Closed Session in the Founders Room to discuss the following:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8

Property: 11301 Acacia Parkway, Garden Grove

Agency Negotiator: Matthew J. Fertal, Director

Negotiating Party: Sonnenblick-Del Rio Development, Inc.

Under Negotiation: To seek direction about negotiations to sell certain real property and the parameters for price and terms of payment related to such real property sale.

## RECONVENE IN OPEN SESSION

At 6:35 p.m., Chair Broadwater reconvened the meeting with all Members present.

## ORAL COMMUNICATIONS - PUBLIC

Abel Sanchez Nunez, Marina Limon, Jose Sanchez, Randy Maynor, Elena Popp from ACORN, and Crystal Sims from the Legal Aid Society of Orange County urged the Agency/City Council to vote against the Relocation Plan as presented. Residents of the RV Park would face an increase in rent, and children would be displaced from their schools. Additionally, concerns were raised on the current condition of the park, including safety, poor lighting, electrical issues, and the lack of restroom facilities. Ms. Popp and Ms. Sims suggested the residents receive first priority on the jobs created by the hotel development. Ms. Sims disagreed with the occupancy standards within the report, indicating they do not comply with federal housing requirements. (F: A-53.3) (XR: A-48.21) (XR: 21.1)

## RECESS

At 7:20 p.m., the Chair declared a recess.

## RECONVENE

At 7:26 p.m., Chair Broadwater reconvened the meeting with all Members present.

It was announced that the previously disclosed Closed Session item was discussed and no reportable action was taken.

## AGREEMENT WITH PACIFIC HOUSING MANAGEMENT SERVICES, INC., DBA MUNICIPAL MANAGEMENT SERVICES TO PROVIDE PROPERTY MANAGEMENT SERVICES FOR THE TRAVEL COUNTRY RV PARK (F: 55) (XR: A-55.321)

Staff report dated May 12, 2009, was introduced.

It was moved by Member Do, seconded by Member Jones, and carried by unanimous vote that the Agreement by and between the Garden Grove Agency for Community Development and Pacific Housing Management Inc., DBA Municipal Management Services for property management services for the Travel Country RV Park, in the amount of \$108,000 for two years, be and hereby is approved; and the Agency

Director is authorized to execute the agreement on behalf of the Agency.

RELOCATION PLAN PREPARED IN CONNECTION WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GARDEN GROVE MXD, LLC  
(F: A-48.21) (XR: A-55.346) (XR: 43.4)

Staff report dated May 12, 2009, was introduced.

It was moved by Member Do, seconded by Council Member Jones, and carried by unanimous vote that the Relocation Plan prepared in connection with the Disposition and Development Agreement with Garden Grove MXD, LLC., be and hereby is received and filed; and the Agency Director and his designees are authorized to implement the plan.

NEGOTIATING AGREEMENT WITH SONNENBLICK-DEL RIO DEVELOPMENT, INC., FOR THE DEVELOPMENT OF A 100,000 SQUARE FOOT OFFICE BUILDING WITHIN THE CIVIC CENTER AREA (F: A-55.226)

This matter was pulled.

RECESS

At 7:28 p.m., the Chair declared a recess.

RECONVENE

At 7:38 p.m., Chair Broadwater reconvened the Agency meeting with all Members present.

At 7:38 p.m., Mayor Dalton reconvened the City Council meeting with all Council Members present.

JOINT PUBLIC HEARING WITH THE GARDEN GROVE CITY COUNCIL TO CONSIDER THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GARDEN GROVE MXD, LLC, FOR THE CONSTRUCTION OF A WATER PARK HOTEL AND RESTAURANTS ON THE 10.3-ACRE REDEVELOPMENT SITE ON HARBOR BOULEVARD (F: A-55.346) (XR: 43.4)

Chair Broadwater presided over the Joint Public Hearing.

Staff report dated May 12, 2009, was introduced and reviewed by staff. The Developer's concept plan includes a new full-service water park hotel with 600 rooms, and features 15,000 square feet of

meeting and business space with a minimum of 18,000 square feet of retail including one or more restaurants.

Chair Broadwater declared the Public Hearing open and asked if anyone wished to address the City Council/Agency on the matter. Speaking in opposition to the Disposition and Development Agreement were Bob Owens, Elena Popp, Randy Maynor, Patricia Martinez, Celia Gonzalez, Peter Kunes, June Eckert, Sherry Williams, Bob Walker, and Jim Dunn. The residents of the RV Park reiterated their concerns on the condition of the park. Accusations were made that staff has offered bribes to residents to move, suggesting relocation services would not be available should they wait until the notices to vacate were received.

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

Council/Agency Member Do asked staff if there was any validity to the bribery accusation. Staff indicated, in trying to be sensitive to the uneasiness felt by some of the residents due to the uncertainty in the timing of the project, an opportunity was provided to any resident who felt it would be to their advantage to move now. The offer was not in lieu of relocation services, and it was made clear that residents who were able to remain until receiving a notice to vacate would be entitled to full benefits under the approved Relocation Plan.

Council/Agency Member Do inquired if there was any truth to the statements regarding the conditions of the property. Staff confirmed that a tremendous amount of vandalism has occurred; however, residents responsible for the vandalism are no longer living at the RV Park. Staff also noted many improvements have been made to the facilities since the City took ownership.

Council/Agency Member Do commented he understands the challenges facing the City in its role as landlord, and assured the residents the City will do all it can to maintain the RV Park in a habitable condition.

The Council/Agency Members expressed assurance to the residents of the RV Park and support of the project.

#### AGENCY ACTION

It was moved by Member Jones, seconded by Member Dalton and carried by unanimous vote that the Disposition and Development Agreement by and between the Garden Grove Agency for Community

Development and Garden Grove MXD, LLC be and hereby is approved; and the Agency Director is authorized to execute any pertinent documents in order to fully execute the agreement.

CITY COUNCIL RESOLUTION NO. 8890-09

It was moved by Council Member Jones, seconded by Mayor Dalton and carried by unanimous vote that full reading of Resolution No. 8890-09 be waived, and said Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE CONSENTING TO THE APPROVAL BY THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT OF A DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE AGENCY AND GARDEN GROVE MXD, LLC be and hereby is adopted.

AGENCY RESOLUTION NO. 673

It was moved by Member Jones, seconded by Member Do and carried by unanimous vote that full reading of Resolution No. 673 be waived, and said Resolution entitled A RESOLUTION OF THE GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND GARDEN GROVE MXD, LLC AND MAKING CERTAIN OTHER FINDINGS IN CONNECTION THEREWITH be and hereby is adopted.

RECESS

At 8:48 p.m., the Chair declared a recess for the Agency.

At 8:48 p.m., the Mayor declared a recess for the City Council.

RECONVENE

At 9:00 p.m., Chair Broadwater reconvened the meeting with all Members present.

ADJOURNMENT

At 9:01 p.m. the meeting was declared adjourned.

KATHLEEN BAILOR  
SECRETARY