



**GARDEN GROVE**

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

March 28, 2012

Open Session

CALL TO ORDER: 2:00 p.m.

ROLL CALL:	Member Bill Dalton	City of Garden Grove
	Member Christy Delp	County of Orange
	Member Andy Dunn	Coast Community College District
	Member Paul Guerrero	City of Garden Grove
	Member Nancy Mefford	Garden Grove Unified School District
	Member Janet Nguyen	County of Orange
	Vacant	Orange County Sanitation District

All Members present.

1. PRESENTATIONS

1.a. Introduction of Oversight Board Members and Successor Agency Staff.

Action: Introductions conducted.

1.b. Swearing in of Board Members by City Clerk.

Action: Oaths taken.

2. PUBLIC COMMENTS

None.

MEMBERS: Member Dalton, Member Delp, Member Dunn, Member Guererro,  
Member Mefford, Member Nguyen

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3. INFORMATION ITEMS

- 3.a. Successor Agency Special Counsel presentation on Assembly Bill X1-26  
Dissolution Act.

Action: Presentation provided by Thomas Clark, Legal Counsel.

4. ITEMS FOR CONSIDERATION

- 4.a. Selection of Officers for 2012; designation of Oversight Board Secretary;  
and designation of Identified Point of Contact for Department of Finance  
Review Requests.

- 4.a.1. Select an Oversight Board Chair for the 2012 calendar year.

Action: Member Dalton selected as Chair.  
Motion: Nguyen                      Seconded: Guererro  
Carried by unanimous vote.

- 4.a.2. Select an Oversight Board Vice Chair for the 2012 calendar year.

Action: Member Nguyen selected as Vice Chair.  
Motion: Dunn                      Seconded: Guererro  
Carried by unanimous vote.

- 4.a.3. Designate the Secretary of the Oversight Board.

Action: Kathy Bailor designated as Secretary.  
Motion: Dalton                      Seconded: Nguyen  
Carried by unanimous vote.

- 4.a.4. Designate California Department of Finance points of contact for  
the Oversight Board and Successor Agency.

Action: Kingsley Okereke, Finance Director designated.  
Jim DellaLonga designated as alternate.  
Motion: Dalton                      Seconded: Nguyen  
Carried by unanimous vote.

MEMBERS: Member Dalton, Member Delp, Member Dunn, Member Guererro,  
Member Mefford, Member Nguyen

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Action: Oversight Board Resolution No. 1-12 adopted  
memorializing the preceding actions.  
Motion: Nguyen                      Seconded: Dalton  
Carried by unanimous vote.

4.b. Proposed Regular Meeting Dates/Schedule of Oversight Board; discussion  
and Oversight Board concurrence of a process for agendizing of future  
Oversight Board agenda items.

4.b.1. Approve the proposed regular meeting dates of the Oversight Board as the second and fourth Wednesday of each month at 2:00 p.m. to be held at the Garden Grove Community Meeting Center, Council Chamber, 11300 Stanford Avenue, Garden Grove; Notice of and agenda packages for Regular Meetings of the Oversight Board to be prepared by and provided to the Oversight Board by staff of the Successor Agency, which is The City of Garden Grove as the Successor Agency to the Garden Grove Agency for Community Development; and, if no agenda items are scheduled or anticipated, there is no need for an Oversight Board meeting.

Action: Approved.  
Motion: Nguyen                      Seconded: Dalton  
Carried by unanimous vote.

4.b.2. Approve a process for agendizing of future items that would permit matters to be placed on an Oversight Board Regular or Special Meeting agenda as follows: (i) by staff of the Successor Agency (or, if and when necessary, by staff of the Garden Grove Housing Authority); or (ii) by the Chair **and/or Vice Chair** of the Oversight Board, or; (iii) by motion **or direction** request by an Oversight Board Member and concurrence by a majority of Board Members at an Oversight Board meeting.

Action: Approved as amended. (Amendments in bold.)  
Motion: Nguyen                      Seconded: Dalton  
Carried by unanimous vote.

MEMBERS: Member Dalton, Member Delp, Member Dunn, Member Guererro,  
Member Mefford, Member Nguyen

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4.c. Transfer by operation of law of the former Agency's Housing Assets and Responsibilities along with the encumbered amounts to the Garden Grove Housing Authority pursuant to Sections 34176 and 34181.

4.c.1. Affirm the transfer of the former Agency's housing assets and responsibilities and all rights, powers, duties and obligations along with the encumbered amounts from the Low and Moderate Income Housing Fund to the Garden Grove Housing Authority pursuant to Sections 34176 and 34181.

Action: Oversight Board Resolution No. 2-12 adopted.  
Motion: Mefford                      Seconded: Dalton  
Carried by unanimous vote.

5. Presentation of the former Garden Grove Agency for Community Development and Successor Agency Projects and Programs.

Action: Presentation provided by staff.

6. MATTERS FROM CHAIR, BOARD MEMBERS, AND DIRECTOR

None.

7. ADJOURNMENT 3:39 p.m.



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

April 4, 2012

Open Session

2:05 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.

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

Vice Chair Nguyen led the Pledge.

1. PUBLIC COMMENTS

None.

2. ITEMS FOR CONSIDERATION

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

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

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2.a.1. ROPS Item 1. Tax Allocation Bonds

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

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

2.a.2. ROPS Item 2. City to Agency Loan

Action: Reviewed. Vote postponed due to pending legislation AB 1585.

2.a.3. ROPS Item 3. City to Agency Loan

Action: Reviewed. Vote postponed due to pending legislation AB 1585.

2.a.4. ROPS Item 4. City to Agency Loan

Action: Reviewed. Vote postponed due to pending legislation AB 1585.

2.a.5. ROPS Item 5. Richard and Yong Kil Purchase Agreement and Note

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

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

2.a.6. ROPS Item 6. 2002 Certificates of Participation

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

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

2.a.7. ROPS Item 10. Office Max

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

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

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

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2.a.8. ROPS Item 13. Augustine Note

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

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

2.a.9. ROPS Item 14. Coastline Lease

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

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

2.a.10. ROPS Item 15. Garden Grove Center Lease

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

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

2.a.11. ROPS Item 21. Union Bank Loan.

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

Motion: Guerrero Seconded: Mefford  
Carried by unanimous vote of those present.

3. MATTERS FROM CHAIR, BOARD MEMBERS, AND DIRECTOR

3.a. Member Mefford requested staff provide information on the source of the funds to pay for each project.

3.b. Member Mefford requested a copy of the City's Comprehensive Annual Financial Report that was not in the packet as listed in the Report.

Action: Member Mefford was provided with a copy. Staff will deliver copies of the report to the other Members with their next packet delivery.

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

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- 3.c. Director Fertal stated that the following ROPS Items are scheduled to be presented for consideration at the April 9, 2012, meeting: Items Nos. 7, 8, 9, 11, 12, 17, 18, 19, 20, 26, 27, 28, 29.
  - 3.d. Director Fertal announced, after considering the Board Member schedules and to accommodate a majority of the Members and to meet the quorum requirement, the following meetings dates and times have been selected: Monday, April 9, 2012, at 1:30 p.m.; Tuesday, April 10, 2012, at 10:00 a.m.; and if necessary, Wednesday, April 11, 2012, at 10:00 a.m.
4. ADJOURNMENT: 2:54 p.m. to Monday, April 9, 2012, at 1:30 p.m.