

## AGENDA



The City of Garden Grove as  
Successor Agency  
to the Agency for Community Development

Tuesday,  
January 12, 2016

6:00 PM

Courtyard Center  
12732 Main Street, Garden Grove, CA  
92840

**Steven R. Jones**  
Chair

**Kris Beard**  
Vice-Chair

**Phat Bui**  
Member

**Bao Nguyen**  
Member

**Christopher V. Phan**  
Member

---

**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Successor Agency, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: 714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Successor Agency may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Successor Agency Members within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the Successor Agency meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public desiring to address the Successor Agency are requested to complete a pink speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications," and should be limited to matters under consideration and/or what the Successor Agency has jurisdiction over. Persons wishing to address the Successor Agency regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the Successor Agency Members:** After being called by the Chair, you may approach the podium, it is requested that you state your name for the record, and proceed to address the Successor Agency. All remarks and questions should be addressed to the Successor Agency as a whole and not to individual Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Successor Agency shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Successor Agency any further during that meeting.

**Time Limitation:** Speakers must limit remarks for a total of (5) five minutes. When any group of persons wishes to address the Successor Agency on the same subject matter, the Chair may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the Successor Agency's discretion, a

limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

***PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.***

## AGENDA

### Open Session

6:00 PM

#### ROLL CALL:

MEMBER BUI, MEMBER NGUYEN, MEMBER PHAN, VICE CHAIR BEARD, CHAIR JONES

1. ORAL COMMUNICATIONS (to be held simultaneously with other legislative bodies)
2. REORGANIZATION
  - 2.a. Selection of Chair and Vice Chair.
3. CONSENT ITEMS

*Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Successor Agency.*

  - 3.a. Approval of Warrants
  - 3.b. Receive and file minutes from the November 24, 2015, and December 8, 2015, meetings. (*Action Item*)
4. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR
5. ADJOURNMENT

**City of Garden Grove**  
**INTER-DEPARTMENT MEMORANDUM**

|          |  |            |
|----------|--|------------|
| To:      | From:                                    |            |
| Dept.:   | Dept.:                                   | City Clerk |
| Subject: | Selection of Chair and Vice Chair. Date: |            |

---

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

|          |                      |        |                 |
|----------|----------------------|--------|-----------------|
| To:      | Scott C. Stiles      | From:  | Kathleen Bailor |
| Dept.:   | Director             | Dept.: | City Clerk      |
| Subject: | Approval of Warrants | Date:  | 1/12/2016       |

---

**ATTACHMENTS:**

| <b>Description</b> | <b>Upload Date</b> | <b>Type</b> | <b>File Name</b> |
|--------------------|--------------------|-------------|------------------|
| Warrants           | 1/6/2016           | Cover Memo  | Warrants_SA.pdf  |

REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
12/22/15

| WARRANT | VENDOR                                   | DESCRIPTION          | AMOUNT     |
|---------|--|----------------------|------------|
| 1339    | TRUSTEE OF THE DOMINIC D AUGUSTINE TRUST | INTEREST COSTS       | 2,640.13   |
|         |  | LONG TERM DEBT       | 4,714.64   |
|         |  |                      | 7,354.77 * |
| 1340    | SOUTHERN CALIFORNIA EDISON               | ELECTRICITY          | 25.73 *    |
| 1341    | RICE, MICHAEL A-THRONE CO., INC.         | OTHER RENTALS        | 107.40 *   |
| 1342    | NATIONAL CONSTRUCTION RENTALS            | OTHER RENTALS        | 1,910.72 * |
| 1343    | SOUTHERN CALIFORNIA EDISON               | ELECTRICITY          | 616.37 *   |
| 1344    | T&T ENVIRONMENTAL LLC                    | OTHER PROF SERV      | 3,875.00 * |
| 1345    | RAMIREZ, LUIS G. VALTIENNA               | RELOCATION PAYMENTS  | 1,365.00 * |
| 1346    | RAMIREZ, SELINA                          | RELOCATION PAYMENTS  | 1,365.00 * |
| 1347    | DIAZ, JESSE                              | RELOCATION PAYMENTS  | 1,820.00 * |
| 1348    | VALTIERRA, LUIS ALBERTO                  | RELOCATION PAYMENTS  | 1,365.00 * |
| 1349    | DIAZ, ELIODORO & DIAZ, ELIDA             | RELOCATION PAYMENTS  | 3,640.00 * |
| 1350    | GONZALEZ, SANTOS                         | RELOCATION PAYMENTS  | 1,365.00 * |
| 1351    | FIRST BANKCARD UNION BANK OF CALIFORNIA  | L/S/A TRANSPORTATION | 415.46 *   |
| 1352    | FIRST BANKCARD UNION BANK OF CALIFORNIA  | REGISTRATION FEES    | 2,650.00 * |
| 1353    | FEDEX                                    | DELIVERY SERVICES    | 56.86 *    |
| 1354    | REYES, ADRIANA                           | RELOCATION PAYMENTS  | 5,460.00 * |

PAGE TOTAL FOR "\*" LINES = 33,392.31

FINAL TOTAL 33,392.31 \*

DEMANDS #001339 - 1354 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL DECEMBER 22, 2015, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF

12/21/17  
  
KINGSLEY C. OKEREKE - FINANCE DIRECTOR

REDEVEL. SUCCESSOR AGENCY  
CHECK REGISTER  
12/23/15

| WARRANT | VENDOR                        | DESCRIPTION         | AMOUNT     |
|---------|-------------------------------|---------------------|------------|
| 1355    | G.T. CONSTRUCTION             | MAINT OF REAL PROP  | 600.00 *   |
| 1356    | RAMIREZ, MARIE DE LOS ANGELES | RELOCATION PAYMENTS | 2,730.00 * |
| 1357    | ORTEGA, AURELIANO RAMIREZ     | RELOCATION PAYMENTS | 2,730.00 * |
| 1358    | THE GAS COMPANY               | NATURAL GAS         | 662.46 *   |
| 1359    | SOUTHERN CALIFORNIA EDISON    | ELECTRICITY         | 3,142.56 * |

PAGE TOTAL FOR "\*" LINES = 9,865.02

FINAL TOTAL 9,865.02 \*

DEMANDS #1355 - 1359 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE  
GARDEN GROVE CITY COUNCIL DECEMBER 23, 2015, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE  
FOR PAYMENT THEREOF

  
KINGSLEY C. OKEREKE - FINANCE DIRECTOR

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: From:  
Dept.: Dept.: City Clerk  
Subject: Receive and file minutes from the Date:  
November 24, 2015, and  
December 8, 2015, meetings.  
(Action Item)

---

**ATTACHMENTS:**

| Description               | Upload Date | Type       | File Name              |
|---------------------------|-------------|------------|------------------------|
| November 24, 2015 minutes | 1/6/2016    | Cover Memo | November_24__2015.docx |
| December 8, 2015 minutes  | 1/6/2016    | Cover Memo | December_8__2015.docx  |

## MINUTES

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

Regular Meeting

Tuesday, November 24, 2015

Courtyard Center  
12732 Main Street, Garden Grove, CA 92840

#### CONVENE MEETING

At 6:39 p.m., Chair Jones convened the meeting in the Courtyard Center.

ROLL CALL      PRESENT:      (5)      Chair Jones, Members Beard, Bui, Nguyen, Phan  
                         ABSENT:      (0)      None

#### ORAL COMMUNICATIONS

Speakers: Robin Marcario, Josh McIntosh, Tony Flores, David Lautherboren,  
Charles Mitchell

#### MINUTES (F: Vault)

It was moved by Member Nguyen, seconded by Member Phan that:

The minutes from the meeting held on October 27, 2015, be received and filed.

The motion carried by a 5-0 vote as follows:

Ayes:      (5)      Beard, Bui, Jones, Nguyen, Phan  
Noes:      (0)      None

#### WARRANTS (F: 60.5)

It was moved by Member Nguyen, seconded by Member Phan that:

The Regular Warrants 1318 through 1331 be approved as presented in the warrant register submitted that have been audited for accuracy and funds are available for payment thereof by the Finance Director.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan

Noes: (0) None

ADJOURNMENT

At 7:14 p.m., Chair Jones adjourned the meeting. The next meeting will be held Tuesday, December 8, 2015, at 5:30 p.m. in the Courtyard Center, 12732 Main Street, Garden Grove, California.

Kathleen Bailor, CMC  
Secretary

MINUTES

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

Regular Meeting

Tuesday, December 8, 2015

Courtyard Center  
12732 Main Street, Garden Grove, CA 92840

CONVENE MEETING

At 6:00 p.m., Chair Jones convened the meeting in the Courtyard Center.

ROLL CALL      PRESENT:      (5)      Chair Jones, Members Beard, Bui, Nguyen, Phan  
                         ABSENT:      (0)      None

ORAL COMMUNICATIONS FOR CLOSED SESSION MATTERS ONLY

Speakers:      None.

CONVENE CLOSED SESSION

At 6:01 p.m., Chair Jones announced that the Successor Agency was going into Closed Session in the Activity Room to discuss the following matter:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code Section 54956.8

City Properties: 12251, 12261, 12281 and 12321 Thackery Drive; 12262 and 12292  
Tamerlane Drive, Garden Grove

Successor Agency Property: 12311 Thackery Drive, Garden Grove

Other Properties Under Consideration: 12131-12222 Tamerlane Drive, Garden Grove;

City/Successor Agency Negotiator: Scott C. Stiles, City Manager/Director;

Negotiating Parties: Newage Garden Grove, LLC; Kam Sang Company, Inc.;  
Tamerlane Associates, LLC

Under Negotiation: To obtain direction regarding the price and terms of payment for the acquisition/sale/exchange/disposition of the properties.

#### ADJOURNMENT OF CLOSED SESSION

At 7:11 p.m., Chair Jones adjourned the Closed Session.

#### RECONVENE MEETING

At 7:30 p.m., Chair Jones reconvened the meeting in the Courtyard Center with all Successor Agency Members present.

#### ORAL COMMUNICATIONS

Speakers: Tony Flores, Verla Lambert, Cathy Vincent, Charles Mitchell, Virginia Fuller, Lou Correa

#### MINUTES (F: Vault)

It was moved by Member Phan, seconded by Member Nguyen that:

The minutes from the meeting held on November 10, 2015, be received and filed.

The motion carried by a 5-0 vote as follows:

|       |     |                                 |
|-------|-----|---------------------------------|
| Ayes: | (5) | Beard, Bui, Jones, Nguyen, Phan |
| Noes: | (0) | None                            |

#### WARRANTS (F: 60.5)

It was moved by Member Phan, seconded by Member Nguyen that:

The Regular Warrant 1272 be approved as presented in the warrant register submitted that have been audited for accuracy and funds are available for payment thereof by the Finance Director.

The motion carried by a 5-0 vote as follows:

|       |     |                                 |
|-------|-----|---------------------------------|
| Ayes: | (5) | Beard, Bui, Jones, Nguyen, Phan |
| Noes: | (0) | None                            |

RESOLUTION APPROVING THE FORM OF A BOND PURCHASE CONTRACT AND CONTINUING DISCLOSURE CERTIFICATE FOR THE ISSUANCE OF TAX ALLOCATION BONDS IN FURTHERANCE OF THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GARDEN GROVE MXD, INC., FOR THE WATER PARK HOTEL  
(F: A-55.346)(XR: A-34.2)

It was moved by Member Phan, seconded by Member Nguyen that:

Resolution No. 37-15 entitled A Resolution approving the form of the Preliminary Official Statement for the 2016 Bonds to deem it final under Rule 15c2-12, approving a Bond Purchase Contract and Continuing Disclosure Certificate relating to the 2016 Bonds and authorizing certain other actions in connection therewith, be adopted; and

The Director or his designee is authorized to transmit said Resolution to the Oversight Board for approval.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

ADJOURNMENT

At 8:35 p.m., Chair Jones adjourned the meeting. The next meeting will be held Tuesday, January 12, 2016, at 5:30 p.m. in the Courtyard Center, 12732 Main Street, Garden Grove, California.

Kathleen Bailor, CMC  
Secretary