

AGENDA



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

Tuesday,
February 9, 2016

6:30 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

6:30 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. CONSENT ITEMS
(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Successor Agency Member.)
 - 2.a. Approval of Warrants. *(Action Item)*
 - 2.b. Receive and file minutes from the January 12, 2016, meeting. *(Action Item)*
3. MATTERS FROM SUCCESSOR AGENCY CHAIR, MEMBERS AND DIRECTOR
4. ADJOURNMENT

The next Regular Successor Agency Meeting will be held on Tuesday, February 23, 2016, at 5:30 p.m. at the Courtyard Center, 12732 Main Street, Garden Grove, California.

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

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Kathleen Bailor
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Approval of Warrants. (<i>Action Item</i>)	Date:	2/9/2016

Attached are the Successor Agency warrants submitted for approval.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Warrants	2/3/2016	Cover Memo	SA_Warrants_-_2-9-16.pdf

REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
01/27/16

WARRANT	VENDOR	DESCRIPTION	AMOUNT
1375	GWGG, LLC	OTHER PROF SERV	26,299.00 *
1376	NATIONAL CONSTRUCTION RENTALS	OTHER RENTALS	1,714.62 *
1377	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	71,457.41 *

PAGE TOTAL FOR "*" LINES = 99,471.03

FINAL TOTAL 99,471.03 *

DEMANDS 1375 - 1377 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE
GARDEN GROVE CITY COUNCIL JANUARY 27, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE
FOR PAYMENT THEREOF


KINGSLEY C. OKEREKE - FINANCE DIRECTOR

REDEVEL. SUCCESSOR AGENCY
CHECK REGISTER
02/09/16

WARRANT	VENDOR	DESCRIPTION	AMOUNT
1378	GARDEN GROVE HYUNDAI	TAX REBATE	180,000.00 *
1379	STRADLING, YOCCA, CARLSON & RAUTH	LEGAL FEES	28,579.00 *

PAGE TOTAL FOR "*" LINES = 208,579.00

FINAL TOTAL 208,579.00 *

DEMANDS #1378 - 1379 AS PRESENTED IN THE WARRANT REGISTER SUBMITTED TO THE
GARDEN GROVE CITY COUNCIL FEBRUARY 9, 2016, HAVE BEEN AUDITED FOR ACCURACY AND FUNDS ARE AVAILABLE
FOR PAYMENT THEREOF



KINGSLEY C. OKEREKE - FINANCE DIRECTOR

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

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Kathy Bailor
Dept.:	City Manager	Dept.:	City Clerk
Subject:	Receive and file minutes from the January 12, 2016, meeting. (<i>Action Item</i>)	Date:	2/9/2016

Attached are the minutes from the meeting held January 12, 2016, for the Successor Agency to review and take action to receive and file.

ATTACHMENTS:

Description	Upload Date	Type	File Name
January 12, 2016, minutes	2/3/2016	Cover Memo	January_12__2016.docx

MINUTES

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

Regular Meeting

Tuesday, January 12, 2016

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: Raul Alvarez, Maureen Blackmun, Joel Block, Tony Flores, Verla Lambert,
Vu Mai, Rachot Maragraan, Robin Marcario, Josh McIntosh, Charles Mitchell,
Barbara Nolta, Justin Phan, Bryan Preti, Kelvin Quach, Keith Riley,
Steele Smith, Theresa Smith, Linda Zamora

REORGANIZATION

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

Member Jones be reselected as Chair.

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

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

It was moved by Chair Jones, seconded by Member Nguyen that:

Member Beard be reselected as Vice Chair.

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

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

MINUTES (F: Vault)

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

The minutes from the meetings held on November 24, 2015, and December 8, 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 Beard that:

The Regular Warrants 1339 through 1354, and 1355 through 1359 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

RECESS

At 8:22 p.m., Chair Jones declared a recess.

RECONVENE MEETING

CONVENE CLOSED SESSION

At 10:06 p.m., Acting City Attorney Sandoval 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.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
One potential case

ADJOURNMENT OF CLOSED SESSION

At 12:56 a.m., Chair Jones adjourned the Closed Session.

RECONVENE MEETING

At 12:57 a.m., Chair Jones reconvened the meeting in the Courtyard Center with all
Members present.

CLOSED SESSION REPORT

Acting City Attorney Sandoval announced there was no reportable action.

ADJOURNMENT

At 12:58 a.m., Chair Jones adjourned the meeting. The next meeting will be held
Tuesday, January 26, 2016, at 5:30 p.m. in the Courtyard Center, 12732 Main
Street, Garden Grove, California.

Kathleen Bailor, CMC
Secretary

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

INTER-DEPARTMENT MEMORANDUM

To:

From:

Dept.:

Dept.: City Clerk

Subject:

Date:
