



**BUENA PARK CITY COUNCIL  
SPECIAL MEETING  
FRIDAY, APRIL 30, 2021  
10:00 A.M.**

VIA ZOOM  
BUENA PARK, CALIFORNIA

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**SPECIAL NOTICE REGARDING COVID-19**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of COVID-19. The Governor issued Executive Order N-25-20, which allows Council Members to attend City Council meetings telephonically. Please be advised that some, or all, of the City of Buena Park Council Members and staff may attend this meeting telephonically.

This meeting will also allow public attendance via Zoom:

Meeting ID: 921 1872 5304

Passcode: 679499

Zoom link: <https://zoom.us/j/92118725304?pwd=THF4MXZFWEFMamVBZVdjL0FVSHNOQT09>

Members of the public may also submit their comments and questions in writing, for City Council consideration, by sending them to the City Clerk at [comments@buenapark.com](mailto:comments@buenapark.com). **Please submit all comments and questions by 9:00 a.m., on Friday, April 30, 2021.** All comments and questions will be read during the meeting.

Please contact the City Clerk's Office at (714) 562-3750, for any questions.

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**CALL TO ORDER**

**10:00 A.M.**

**ROLL CALL**

**COUNCIL MEMBER ARTHUR C. BROWN  
COUNCIL MEMBER SUSAN SONNE  
COUNCIL MEMBER ELIZABETH A. SWIFT  
MAYOR PRO TEM SUNNY YOUNGSUN PARK  
MAYOR CONNOR TRAUT**

*Our core values are excellence, communication, teamwork, commitment, respect, and integrity.*

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Please turn off all cell phones when the meeting is in session.

**ORAL COMMUNICATIONS ON SPECIAL MEETING ITEMS**

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to no more than three minutes each. Those wishing to speak are asked to complete a speaker identification form located at the council chamber entrance and place it in the box near the speaker's lectern.

**CLOSED SESSION (1 - 2)****1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Gov. Code Section 54956.9(d)(1)

Name of Case: *City of Buena Park vs. Butterfly Pavilion, LLC*

Case No.: 30-2019-01059680-CU-BC-CJC

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Gov. Code Section 54956.9

Property: 7711-7733 Beach Blvd., Buena Park, CA

ORANGE COUNTY TAX ASSESSOR PARCEL NUMBERS 136-203-40,

136-211-57 & 64

Negotiating Parties: Aaron France, City Manager / Butterfly Pavillion, LLC / Proforma 77 Corporation

Under Negotiation: Terms, and Conditions

**NEW BUSINESS (3)****3. CONSIDERATION OF APPROVING THE EXECUTION OF AN EXTENSION AGREEMENT BETWEEN THE CITY AND BUTTERFLY PAVILLION, LLC, AND CONSIDERATING THE APPROVAL OF A PRELIMINARY REAL ESTATE AGREEMENT BY AND AMONG THE CITY, BUTTERFLY PAVILLION, LLC, AND PROFORMA 77 CORPORATION CONCERNING THE PROPERTY LOCATED AT 7711-7733 BEACH BOULEVARD IN THE CITY OF BUENA PARK**

Purpose: The City Council will consider approving the execution of an Extension Agreement with Butterfly Pavillion LLC (under new management and control), together with a Preliminary Real Estate Agreement with both Butterfly Pavillion and Proforma 77 Corporation (the current owner of the Property), which together detail the preliminary terms, conditions, and schedule for the purchase and development of the Property by Butterfly Pavillion, subject to various future discretionary approvals of the City Council, the City's reservation of rights, and performance obligations of the parties.

Recommended Action: That the City Council review and consider the proposed terms and conditions of the Extension Agreement and Preliminary Real Estate Agreement, and either: 1) approve the Agreements in the form substantially presented, and authorize the City Manager to execute the Agreements in a form approved by the City Attorney; 2) approve the Agreements subject to changes directed by the City Council, and authorize the City Manager to execute the Agreements subject to the City Attorney making the

directed changes; 3) decline to execute the Extension Agreement and decline approval of the Preliminary Real Estate Agreement; or 4) provide alternative direction to staff.

## ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at [www.buenapark.com](http://www.buenapark.com). Video streaming of the meeting is available on the City's website. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.



In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.



If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se le recomienda que traiga un intérprete.

如果您想参与议程上的任何事务，并希望翻译成中文，韩文，西班牙文，他加禄文或越南文，请联系市政文员办公室，网址为（714）562-3750在会议开始前48小时。鼓励在口头交流中需要翻译的居民带同传译员。

Kung nais ninyong lumahok sa anumang usapin ng negosyo sa agenda at kailangan ang pagsasalin sa wikang Tsino, Koreano, Espanyol, Tagalog, o Vietnamese, mangyaring makipag-ugnay sa Opisina ng Clerk ng Lungsod sa (714) 562-3750 48-oras bago ang pulong. Ang mga residente na nangangailangan ng pagsasalin sa Oral Communications ay hinikayat na magdala ng mga tagasalin.

Nếu bạn muốn tham gia vào bất kỳ vấn đề kinh doanh nào trong chương trình nghị sự và muốn dịch sang tiếng Trung, tiếng Hàn, tiếng Tây Ban Nha, tiếng Tagalog hoặc tiếng Việt, vui lòng liên hệ với Văn phòng Thư ký Thành phố tại (714) 562-3750 48 giờ trước cuộc họp. Cư dân yêu cầu dịch thuật trong Giao tiếp bằng miệng được khuyến khích mang theo thông dịch viên.

I, Lucie Cazares, CMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Buena Park City Hall, 6650 Beach Blvd., the Buena Park Library, 7510 La Palma Avenue, and uploaded to the City of Buena Park website [www.buenapark.com](http://www.buenapark.com).

Date Posted: April 29, 2021

Lucie Cazares, CMC, Assistant City Clerk