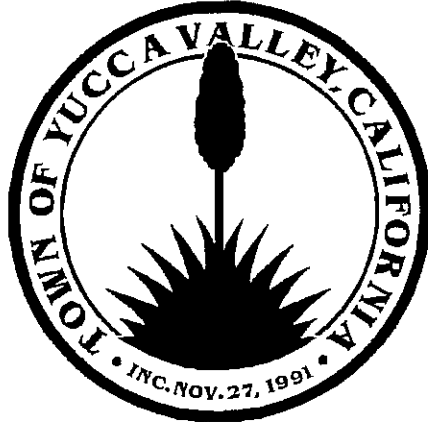


TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.*

**TUESDAY, OCTOBER 20, 2009
REDEVELOPMENT AGENCY: 5:30 p.m.
YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

**CLOSED SESSION
YUCCA VALLEY COMMUNITY CENTER
MESQUITE ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

**REDEVELOPMENT AGENCY
*Frank Luckino, Agency Chair
Shannon Goodpaster, Agency Member
Lori Herbel, Agency Member
George Huntington, Agency Member
Chad Mayes, Agency Vice Chair***

**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
TOWN OF YUCCA VALLEY REDEVELOPMENT AGENCY
TUESDAY, OCTOBER 20, 2009, 5:30 P.M.**

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 369-7209 at least 48 hours prior to the meeting.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Town Clerk. The Mayor/Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

(WHERE APPROPRIATE OR DEEMED NECESSARY, ACTION MAY BE TAKEN ON ANY ITEM LISTED IN THE AGENDA)

OPENING CEREMONIES

CALL TO ORDER

ROLL CALL: Agency Members Goodpaster, Herbel, Huntington, Mayes and Chair Luckino.

CONSENT AGENDA

1-2 1. Minutes of the Regular Redevelopment Agency Meeting of October 6, 2009.

Recommendation: Approve minutes as presented.

3-7 2. Warrant Register – October 20, 2009

Recommendation: Ratify Warrant Registers in the amount of \$1,432.26 for expenses dated October 9, 2009. Ratify Payroll Registers in the amount of \$6,710.44

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Agency instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Agency or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Agency Secretary before the consent calendar is called.

Recommendation: Adopt Consent Agenda (item 1-2) (roll call vote)

Action: Move _____ 2nd _____ Roll Call Vote _____

DEPARTMENT REPORT

- 8-13 3. FY 2008/09 and 2009/10 Budget Amendments, Resolution

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING THE FISCAL YEAR 2009-10 ADOPTED BUDGET

Recommendation: Adopt the Resolution amending Fiscal Year 2008-09 and 2009-10 two-year budget.

Action: Move _____ 2nd _____ Roll Call Vote _____.

CLOSED SESSION

4. Government Code Section 54956.8, Conference with Real Property Negotiators. *State law provides the opportunity for closed session for real property purchase negotiations, prior to placement of the matter on a regularly scheduled meeting agenda for formal action.*

Property: APN 586-331-01 & 02, Southwest corner of Yucca Trail and Wamego Trail

Culver Construction/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: APN 586-101-08, North West Corner of Inca and SR 62
Joseph N & Mary J. Sorace, NTC & Co (FBO R Michael Wilkie IRA), Bank of the West (Robert W. Johnson IRA), Singleton & Moore Medical Corp PNSN FNDS, Pensco Trust Company (FBO Sandars), Novotny Family Revocable Trust, Edward A. Cleary, Stahmer Family Trust/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

ADJOURNMENT

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
OCTOBER 6, 2009**

Chair Luckino called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:49 p.m.

Agency Members Present: Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino.

Staff Present: Agency Counsel Haubert, Executive Director Takata, Deputy Town Manager Stueckle, Administrative Services Director Yakimow, Public Works Director da Rosa, and Secretary Anderson.

CONSENT AGENDA

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of September 15, 2009 as presented.

3. **Ratify**, Warrant Registers in the amount of \$20,181.00 for expenses dated September 15, 2009 through September 25, 2009. Ratify Payroll Registers in the amount of \$6,710.83 dated September 18, 2009

Council Member Mayes Moved to adopt Consent Agenda Item 1 and 3. Council Member Huntington seconded. Motion carried 5-0 on a roll call vote.

AYES: Agency Member Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino
NOES: None
ABSTAIN: None
ABSENT: None

2. **Property Acquisition, Property located at the Southwest Corner of SR 62 and Joshua Lane, Assessor Parcel Numbers 0595-163-08 and 09, Federal Deposit Insurance Corporation (FDIC)**

Deputy Town Manager Stueckle advised the item is to amend the FY 2009-10 budget and approve the property purchase in the amount of \$1,630,000. The Redevelopment Agency and Town Council have been discussing the possible purchase of this property in closed session.

Mayor Luckino advised he thinks the Agency has made a good decision as far as the purchase of this property, it is a good value to the agency and is money well spent. However he is going to vote no because he feels there are other better opportunities in our current climate to spend money on.

Council Member Mayes expressed concerns regarding the RDA purchasing the property because it does not allow for its use as a Town Hall facility, but it can be a library or

YUCCA VALLEY REDEVELOPMENT AGENCY

October 6, 2009

museum. If the property was to be used for Town Hall, the Town would have to purchase it from the Agency. He would like assurance that the Council will discuss the use of the property.

Council Member Herbel agreed with Council Member Mayes that discussion should come back to the Town to look at purchasing the property.

Council Member Huntington agreed.

Town Attorney Haubert asked what Council Member Mayes’s intent is regarding the Town purchasing the property. Council Member Mayes commented that from a RDA perspective it is easier for the Agency to purchase the property, however, he would have preferred to find a way for the Town to purchase the property. At this time that is not an option and he feels discussion should be held in short order to look at the use for the building and who should own it.

Council Member Mayes moved to amend the FY 2009-10 adopted budget adding project 930 00 00 8310 in the amount of \$1,650,000.00 and approve the property purchase in the amount of \$1,630,000.00, from Fund 930, Redevelopment Agency Capital Projects, based upon the appraisal, authorizing the Executive Director to open escrow and to sign all necessary documents to complete the property acquisition process, and authorizing the Executive Director to pay all costs related to the property purchase subject to the provisions of the attached Purchase and Sale Contract. Agency Member Goodpaster seconded. Motion carried 4-1 on a roll call vote.

- AYES:** Agency Member Goodpaster, Herbel, Huntington, and Mayes
- NOES:** Chair Luckino
- ABSTAIN:** None
- ABSENT:** None

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:56 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary

YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

To: Honorable Chair and Agency Members
From: Curtis Yakimow, Treasurer
Date: October 12, 2009
For Agency Meeting: October 20, 2009

Subject: RDA Warrant Register – October 20, 2009

Recommendation:

Ratify RDA Warrant Register in the amount of \$ 1,432.26 for expenses dated October 09, 2009. Ratify RDA Payroll Register in the amount of \$ 6,710.44.


Order of Procedure:


Department Report
Request Staff Report
Request Public Comment
Agency Discussion
Motion/Second
Discussion on Motion
Call the Question (Roll Call)


Attachments:

Warrant Register No. 15 dated October 09, 2009 total of \$ 1,432.26
Payroll Register No. 14 dated October 14, 2009 total of \$ 6,710.44

Reviewed By:


Executive Director


Treasurer


Agency Attorney

<input type="checkbox"/> Department Report	<input type="checkbox"/> Ordinance Action	<input type="checkbox"/> Resolution Action	<input type="checkbox"/> Public Hearing
<input checked="" type="checkbox"/> Consent	<input checked="" type="checkbox"/> Minute Action	<input type="checkbox"/> Receive and File	<input type="checkbox"/> Study Session

**YUCCA VALLEY RDA
WARRANT REGISTER # 14
CHECK DATE - OCTOBER 2, 2009**

Payroll Summary

Summary

Salaries	4,972.42
Benefits	1,738.02
Professional Services	0.00

Total Payroll

\$6,710.44

Prepared by HR & Risk Mgr. *dll*

Reviewed by Admin. Services Director *cy*

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 20- Paid 10/02/09

Salaries	\$4,972.42
Benefits	
Medicare	73.55
Medical Benefit	0.00
Workers Compensation Insurance	293.87
Life & Disability Insurance	0.00
Unemployment Insurance	49.72
Retirement	1,220.88
Car Allowance	100.00
Total Benefits:	1,738.02
Professional Services (Agency Members)	
Total RDA Payroll:	\$6,710.44

Prepared by HR & Risk Mgr. *dll*


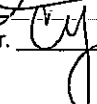
Reviewed by Admin. Services Director *cy*

**RDA WARRANT REGISTER #15
CHECKS DATED - OCTOBER 09, 2009**

FUND DISTRIBUTION BREAKDOWN

Checks # 30528, # 30542, # 30563, # 30569 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$957.26
RDA - DEBT SERVICE FUND # 931	\$285.00
RDA - DEBT SERVICE - FUND # 932	\$190.00
GRAND TOTAL	<u><u>\$1,432.26</u></u>

Prepared by: Shirlene Doten, Finance  Approved by: Andrew J. Takata, Town Manager _____
Reviewed by: Curtis Yakimow, Admin Svc. Dir. 

Yucca Valley Redevelopment Agency

Warrant Register

October 09, 2009

Fund	Check #	Vendor	Description	Amount
930			RDA - CAPITAL PROJECTS FUND	
	30528	Aleshire & Wynder, LLC	August 2009 Services	\$361.00
	30563	FedEx	Delivery Service	21.26
	30569	Duane Gasaway	Engineering Services	575.00
Total 930			RDA - CAPITAL PROJECTS FUND	\$957.26
931			RDA - DEBT S	
	30528	Aleshire & Wynder, LLC	August 2009 Services	\$285.00
Total 931			RDA - DEBT SERVICE FUND	\$285.00
932			RDA - LOW/MODERATE HOUSING FUND	
	30542	CA RDA Assocation	Legal Defense Fund	\$190.00
Total 932			RDA - LOW/MODERATE HOUSING FUND	\$190.00
***			Report Total	\$1,432.26

YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

To: Honorable Chair & Agency Members
From: Curtis Yakimow, Treasurer
Date: October 13, 2009
For Council Meeting: October 20, 2009

Subject: FY 2008-09 & 2009-10 Budget Amendments

Recommendation: It is recommended that the Agency;
– Adopt a resolution amending fiscal year 2008-09 and 2009-10 two – year budget.

Order of Procedure:

- Staff Report
- Public Comment
- Questions of Staff
- Agency Discussion
- Agency Action (Roll Call)

Discussion: The Yucca Valley Redevelopment Agency proposed budget consists of three separate funds for Capital Projects, Debt Service, and Low/Moderate Housing. Revenues for the Agency are provided through tax increment funding, and indirectly through the issuance of tax increment bonds. The Agency has experienced significant growth in assessed valuations within the project area over the past five years resulting in consistent double-digit growth in tax increment revenue. Fiscal Year 2009-10 marks the first year in which the Agency has experienced negative assessed value, in the amount of 5.3%. The original projections for fiscal year 2009-10 are in line with the lower assessed value, and should not significantly impact the Agency's planned activities.

Of greater concern is the action taken at the state level to require an additional payment into the Supplemental Educational Revenue Augmentation Fund (SERAF). If successful, the state will take approximately \$636,100 from the Agency in 2009-10 and an additional \$130,000 in 2010-11. Furthermore, this type of action may severely impact the ability of the Agency to bond against future tax increment as it will be subject to the needs of the state.

Reviewed By:


Town Manager


Town Attorney


Mgmt Services


Dept Head

<input checked="" type="checkbox"/> Department Report	<input type="checkbox"/> Ordinance Action	<input checked="" type="checkbox"/> Resolution Action	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Consent	<input type="checkbox"/> Minute Action	<input type="checkbox"/> Receive and File	<input type="checkbox"/> Study Item

It is likely that the market will not be receptive to such exposure, and the resulting borrowing costs would likely make such financing challenging at best. The proposed borrowing is subject to ongoing litigation; however, there is a better than 50/50 chance the state will be successful. In either case, the Agency will be required to set these funds aside until the matter is resolved. Staff will keep the Board informed as information becomes available. In a related note, the State Department of Finance dropped their appeal of the ruling in favor of the plaintiffs in the CRA vs. Genest 2009 decision whereby the FY 2008-09 RDA ERAF shifts were declared unconstitutional. With the drop of the appeal, the decision is final, and the Town is relieved of the related ERAF shift of \$136,000.

In fiscal year 2007-08, the Agency issued the Tax Allocation Bonds Series 2008, which defeased the two outstanding debt issues, and provided \$5.5 million in new revenue for capital projects and property acquisition in the project area. The proposed budget identifies some of the projects that will be advanced during the upcoming budget cycle including the recently authorized purchase of the old PFF bank building. If it is later determined that the use is such that requires Town support, than this project funding will be repaid to the Agency through a reimbursement resolution between the Agency and the Town.

Staff is currently reviewing other potential uses of the Low/Mod set aside to identify if there are additional ways to leverage the revenues that the Agency receives in order to not only assist the Agency in meeting its Low/Mod housing requirements, but in supporting projects that can have positive Town-wide impacts. One potential housing project with the Northridge group continues through the negotiation phase and may be returned to the Agency board with a recommendation this fiscal year. Staff will continue to keep the Agency apprised of the progress of these programs as the proposals are clarified.

Alternatives: Adopt and approve with modifications.

Fiscal impact: The proposed fiscal year 2009-10 budgets for all Agency funds are balanced, and reflect all current information received from the State, with anticipated ending fund balances as follows:

<u>Fund</u>	<u>FY 2008-09 Actual</u>	<u>FY 2009-10(Projected)</u>
930 Capital Projects	\$ 6,897,228	\$ 1,095,965
931 Debt Service	4,123,932	3,683,372
932 Low/Mod Housing	1,801,734	1,463,734

Attachments:
 Budget Resolution
 Exhibit A – Agency Budgets

RESOLUTION NO. 09-

**A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY OF
YUCCA VALLEY, CALIFORNIA, AMENDING THE FISCAL YEAR 2009-10
ADOPTED BUDGET.**

WHEREAS, the Yucca Valley Redevelopment Agency has adopted a budget for the Agency's 2008-09 & 2009-10 fiscal years; and

WHEREAS, amendments are required to reflect changes in appropriations from the original adopted budget.

NOW, THEREFORE, THE AGENCY BOARD resolves as follows:

1. The Fiscal Year 2009-10 Yucca Valley Redevelopment Agency funds are amended as reflected in Exhibit "A".

APPROVED AND ADOPTED THIS 20th day of October 2009.

Chair

ATTEST:

TOWN CLERK

Town of Yucca Valley
 Operating Budget
 FY 2008-09 and 2009-10

EXHIBIT A

930 - RDA Capital Projects

RECEIPTS

	Actual 2006-07	Budget 2007-08	Actual 2007-08	Actual 2008-09	Amended 2009-2010
2008 TAB Proceeds	\$ 74,081	\$ 5,500,000	\$ 5,500,000	\$ -	\$ -
Interest	-	35,000	50,000	160,725	95,000
TOTAL RECEIPTS	74,081	5,535,000	5,550,000	160,725	95,000

EXPENDITURES

Operating Expenditures	-	25,000	5,000	-	75,000
Services/ Supplies	11,964	2,400	1,500	455	100,000
2008 TAB Cost of Issuance	-	339,000	339,000	-	-
TOTAL EXPENDITURES	11,964	366,400	345,500	455	175,000

CAPITAL OUTLAY

Work in Progress	191,175	682,352	80,500	63,485	5,721,263
TOTAL CAPITAL OUTLAY	191,175	682,352	80,500	63,485	5,721,263

OPERATING TRANSFERS IN (OUT)

Transfer OUT	-	-	-	-	-
Transfer IN	-	-	-	-	-
TOTAL OPERATING TRANSFERS IN (OUT)	-	-	-	-	-

**INCREASE (DECREASE) IN
FUND BALANCE**

	(129,057)	4,486,248	5,124,000	96,785	(5,801,263)
--	-----------	-----------	-----------	--------	-------------

BEGINNING FUND BALANCE

	1,543,723	1,414,665	1,414,665	6,800,443	6,897,228
--	-----------	-----------	-----------	-----------	-----------

ENDING FUND BALANCE

	\$ 1,414,665	\$ 5,900,913	\$ 6,538,665	\$ 6,897,228	\$ 1,095,965
--	--------------	--------------	--------------	--------------	--------------

Work in Progress Detail

Project	Account	Actual 2006-07	Budget 2007-08	Projected 2007-08	Actual 2008-09	Amended 2009-2010
Old Town Specific Plan	930 00-00 8310 8299	37,681	195,590	17,000	-	-
Old Town Specific Plan EIR	930 00-00 8310 8548	95,738	54,262	28,000	-	-
Old Town Prop Acquisition	930 00-00 8310 8549	11,833	-	-	3,067	800,000
Old Town Traffic Study	930 00-00 8310 8560	45,497	33,500	2,500	-	-
SR62 Old Town Realignment	930 00-00 8310 8662	625	399,000	35,000	13,737	1,246,263
Grimmett Demo/Rehab	930 00-00 8310 xxxx	-	-	-	-	250,000
Storefront Improvement Program	930 00-00 8310 xxxx	-	-	-	-	275,000
RDA Participation in New Const	930 00-00 8310 xxxx	-	-	-	-	1,500,000
RDA Property Purchase - PFF	930 00-00 8310 xxxx	-	-	-	-	1,650,000
Elk Trail Bldg Demolition	930 00-00 8310 8561	-	-	-	46,681	-
		191,175	682,352	80,500	63,485	5,721,263

Town of Yucca Valley
 Operating Budget
 FY 2008-09 and 2009-10

EXHIBIT A

931 - RDA Debt Service

RECEIPTS

	Actual 2006-07	Budget 2007-08	Actual 2007-08	Actual 2008-09	Amended 2009-2010
Tax Increment	\$ 1,828,856	\$ 1,100,000	\$ 2,300,000	\$ 2,668,550	\$ 2,434,000
Interest	87,035	26,000	75,000	80,609	55,000
TOTAL RECEIPTS	1,915,891	1,126,000	2,375,000	2,750,159	2,489,000

EXPENDITURES

Operating Expenditures	3,984	25,000	22,865	34,707	60,000
Debt Service	499,526	330,000	121,533	775,787	740,000
Direct Labor	58,117	56,000	66,000	183,295	192,460
Indirect Cost Recovery	-	50,000	48,000	-	-
ERAF Payment	-	44,000	-	-	-
2009-10 SERAF Shift	-	-	-	-	636,100
Pass Thru Agreements	460,532	275,000	681,000	859,869	879,000
TOTAL EXPENDITURES	1,022,159	780,000	939,398	1,853,658	2,507,560

CAPITAL OUTLAY

Work in Progress	-	-	-	-	-
TOTAL CAPITAL OUTLAY	-	-	-	-	-

OPERATING TRANSFERS IN (OUT)

Transfer IN from Fund 932	70,964	85,000	25,102	68,445	65,000
Transfer OUT to Fund 932	(365,381)	(220,000)	(469,000)	(512,663)	(487,000)
TOTAL OPERATING TRANSFERS IN (OUT)	(294,416)	(135,000)	(443,898)	(444,218)	(422,000)

**INCREASE (DECREASE) IN
FUND BALANCE**

	599,315	211,000	991,703	452,283	(440,560)
--	---------	---------	---------	---------	-----------

BEGINNING FUND BALANCE

	1,380,845	1,980,160	1,980,160	3,671,649	4,123,932
--	-----------	-----------	-----------	-----------	-----------

ENDING FUND BALANCE

	\$ 1,980,160	\$ 2,191,160	\$ 2,971,863	\$ 4,123,932	\$ 3,683,372
--	--------------	--------------	--------------	--------------	--------------

Work in Progress Detail

Project	Account	Actual 2006-07	Budget 2007-08	Projected 2007-08	Adopted 2008-09	Adopted 2009-2010
		-	-	-	-	-

Town of Yucca Valley
 Operating Budget
 FY 2008-09 and 2009-10

EXHIBIT A

932 - RDA Low/Mod Housing

RECEIPTS

	Actual 2006-07	Budget 2007-08	Actual 2007-08	Actual 2008-09	Amended 2009-2010
Interest	\$ 45,006	\$ 9,600	\$ 40,000	\$ 32,513	\$ 25,000
TOTAL RECEIPTS	45,006	9,600	40,000	32,513	25,000

EXPENDITURES

Operating Expenditures	1,590	15,000	1,000	2,679	15,000
Professional Services	1,250	10,000	2,500	2,170	50,000
TOTAL EXPENDITURES	2,840	25,000	3,500	4,849	65,000

CAPITAL OUTLAY

Work In Progress	250	200,000	90,000	17,045	720,000
TOTAL CAPITAL OUTLAY	250	200,000	90,000	17,045	720,000

OPERATING TRANSFERS IN (OUT)

Transfer OUT to Fund 931	(70,964)	(85,000)	(25,102)	(68,445)	(65,000)
Transfer IN from Fund 931	365,381	220,000	370,000	512,663	487,000
TOTAL OPERATING TRANSFERS IN (OUT)	294,416	135,000	344,898	444,218	422,000

**INCREASE (DECREASE) IN
FUND BALANCE**

	336,332	(80,400)	291,398	454,837	(338,000)
--	----------------	-----------------	----------------	----------------	------------------

BEGINNING FUND BALANCE

	653,330	989,662	989,662	1,346,897	1,801,734
--	----------------	----------------	----------------	------------------	------------------

ENDING FUND BALANCE

	\$ 989,662	\$ 909,262	\$ 1,281,060	\$ 1,801,734	\$ 1,463,734
--	-------------------	-------------------	---------------------	---------------------	---------------------

Work in Progress Detail

Project	Account	Actual 2006-07	Budget 2007-08	Projected 2007-08	Adopted 2008-09	Adopted 2009-2010
Affordable Housing Programs	932 00-00 8450 0000	250	100,000	-	-	-
SFR Rehab Program	932 00-00 8450 0000	-	-	-	-	450,000
SFR First Time Homebuyers	932 00-00 8450 0000	-	-	-	-	250,000
Sr. Housing Project/NRG	932 00-00 8453 3130	-	-	-	-	20,000
Duplex Rehabilitation	932 00-00 8451 0000	-	-	-	2,045	-
Duplex Rehabilitation Grant	932 00-00 8452 0000	-	100,000	90,000	15,000	-
		250	200,000	90,000	17,045	720,000