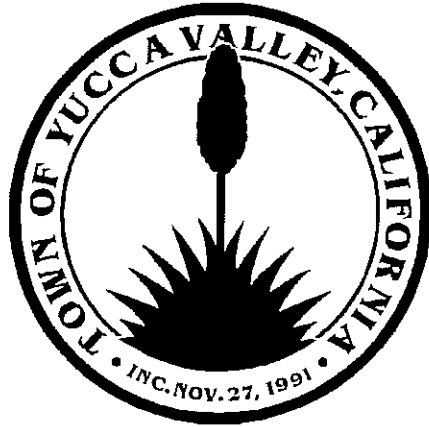


TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING



*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, APRIL 6, 2010
REDEVELOPMENT AGENCY: 5:30 p.m.
YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

**CLOSED SESSION
YUCCA VALLEY TOWN HALL CONFERENCE ROOM
57090 – 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

* * * *

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

* * * *

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

www.yucca-valley.org

AGENDA

**MEETING OF THE
TOWN OF YUCCA VALLEY REDEVELOPMENT AGENCY
TUESDAY, APRIL 6, 2010, 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 Herbel, Huntington, Luckino, Rowe, and Chair Mayes.

CLOSED SESSION

1. 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 586-101-08, 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
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 595-162-08 & 09, 2 parcels totaling 2.59 acres located on the SW corner of 29 Palms Hwy and Joshua Lane
Town of Yucca Valley/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

CONSENT AGENDA

- 1-5 3. Minutes of the Regular Redevelopment Agency Meeting of February 16, 2010.

Recommendation: Approve minutes as presented.

- 6-20 4. Warrant Register – April 6, 2010

Recommendation: Ratify Warrant Registers in the amount of \$464,136.07 for expenses dated February 11, 2010 through March 25, 2010. Ratify RDA Payroll Registers in the amount of \$20,671.67 for checks dated February 19, 2010 through March 19, 2010.

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 3-4) (roll call vote)

Action: Move _____ 2nd _____ Roll Call Vote _____

ADJOURNMENT

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
FEBRUARY 16, 2010**

Chair Mayes called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:37 p.m.

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

Staff Present: Interim Executive Director Tooker, Agency Counsel Haubert, Deputy Executive Director Stueckle, Administrative Services Director Yakimow, and Secretary Anderson.

CONSENT AGENDA

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of February 2, 2010 as presented.
2. **Ratify**, Warrant Registers in the amount of \$6,220.48 for expenses dated January 28, 2010. Ratify RDA Payroll Registers in the amount of \$6,999.02 for checks dated February 5, 2010.

Agency Member Luckino moved to adopt Consent Agenda Items 1 and 2. Agency Member Huntington seconded. Motion carried 5-0 on a roll call vote.

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

DEPARTMENT REPORTS

3. **Pomona First Federal (PFF) Property, Policy Discussion for Future Building Use, Consideration of Property Sale to Town of Yucca Valley**

Deputy Executive Director Stueckle advised the Agency initiated policy discussion on this matter at its meeting of February 2, 2010 and continued it to this meeting. He advised of the various options for the use of the building

Agency Member Luckino commented his thought is using the building for the museum and moving Community Development to the current museum building. The PFF building is a prime location for the Museum, and to then try to get the National Park, and perhaps the County involved. His other preference would be private commercial development.

Agency Member Huntington questioned if the rough cost estimate includes tenant improvements to the existing museum facility in order for Community Development to use it. Administrative Services Director Yakimow estimated it would cost about another million dollars for Town Center renovations. Agency Member Huntington questioned the balance in the RDA for property acquisition if it retains ownership of the building. Administrative Services Director Yakimow stated there would be about \$2 million, and if it sells the building there would be \$3 to \$3 ½ million. Agency Member Huntington agreed with Agency Member Luckino regarding the use of the building for the Museum or private development.

Agency Member Rowe commented that if the Public Facilities Master Plan calls for the library and museum to be located in Old Town, there would be a duplication of costs, and questioned the time frame for the move. Deputy Executive Director Stueckle advised there is not a time line established, and noted that to date the Agency's priority had been property purchase. Agency Member Rowe did not agree with spending \$1 million to temporarily move a facility.

Agency Member Herbel questioned if the County had been approached regarding assistance with relocation of the library. Administrative Services Director Yakimow advised that has not been done yet. Agency Member Herbel commented the building would be a perfect place for the library or museum. She would like to see the museum in Old Town as an anchor, but if it works out that putting it in PFF is a better decision financially, that would be fine but she would like to know if the County would be willing to assist.

Chair Mayes stated if he had known there was a possibility of moving the museum over there he probably would not have supported the purchase by the RDA. The RDA's purpose is redevelopment, and should be using tax increment to put back into property values. If the museum is moved to the building, he would not favor continuing to fund it at \$300,000 per year, it would have to fund itself. He is not sure that it would pencil out for the museum to be moved, noting historically museums do not fund themselves, and people are not willing to pay \$10 per person to visit. He noted the building may be good for the library, but it is his understanding that it is not big enough.

Agency Member Huntington commented this is a financial decision and if there is no County, State or Federal funding to help, then the Agency would have to find a commercial enterprise or put the building back on the market.

Chair Mayes stated his vision is to have all departments in one place, noting that location could house all staff instead of having everyone separated. If it is not financially feasible the building should either be put back on market or find someone else to lease it.

Agency Member Herbel stated previous discussion regarding Community Development and Town Hall being together was that it would only be temporary and we would have to change the Facilities Master Plan. Chair Mayes stated it would be a change to the Facilities Master Plan, and would be temporary, but it may temporarily be used for 20 years. Agency Member Herbel stated that if the library is off the table it would be a good place for town hall.

Agency Member Luckino commented it is not in the community's best interest to see a prime location sit vacant, so there is a need to make a decision pretty quickly.

Chair Mayes requested a recommendation from Interim Executive Director Tooker regarding what the RDA should do. Interim Executive Director Tooker advised that staff can do that, noting that whatever the Agency does is temporary until the next plan comes along. Even though the Agency may be inclined to suggest it only wants to move once, in reality the Town has a long way to build out so it may make more than one move. Exploring possible uses is good idea, and staff may be able to get more numbers for some of these alternatives within the next 2 to 4 weeks.

Chair Mayes commented this is a business decision and the Agency needs to use the asset to its greatest potential.

Agency Member Rowe questioned the asking and purchase price. Deputy Executive Director Stueckle stated the vacant piece of property was purchased for \$315,000 and the building was \$1,300,000. Agency Member Rowe questioned if there are potential buyers. Deputy Executive Director Stueckle stated there are, but staff would need to speak to realtors etc., noting that in the opinion of RSG the Agency would be looking at 3-4 years to find another buyer.

Agency Member Huntington stated he would like to see the numbers penciled out more.

Chair Mayes stated they would also need to know what the operating costs would be and costs if the Town is no longer going to fund the museum.

CLOSED SESSION

4. **Government Code Section 54956.8, Conference with Real Property Negotiators.**

Property: APN 586-102-38 & 39, 55405 29 Palms Highway
Richard W Hutchins/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 595-162-08 & 09, 2 parcels totaling 2.59 acres located on the SW corner of 29

Palms Hwy and Joshua Lane
Town of Yucca Valley/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 587-361-01, 3.16 acre parcel, located on the SW corner of 29 Palms Hwy and Trojan Way
Betty Hansen/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 587-361-02, 1.75 acre parcel, located on the south side of 29 Palms Hwy, west of Trojan Way
Town of Yucca Valley/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 586-121-06, 1.28 acre parcel, located on the NW corner of 29 Palms Hwy and Hopi Tr.
John Horak/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 594-041-13, 1.85 acre parcel located on the NE corner of Yucca Tr. and Miami Tr.
BE Sorenson Family Partners/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 594-041-12, 2 acre parcel located on the NW corner of Yucca Tr. and Wamego Tr.
DAS Investments/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 586-321-11 thru 17, 7 parcels totaling 2.77 acres located on the south side of Yucca Tr., between Elk Tr. and Fox Tr.
Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 586-321-10, .34 acre parcel located on the east side of Fox Tr., south of Yucca Tr.

YUCCA VALLEY REDEVELOPMENT AGENCY

FEBRUARY 16, 2010

Jeff McGowan/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 586-321-08 & 09, 2 parcels totaling .68 acre located on the east side of Fox Tr., south of Yucca Tr.
Robert Tenbrook/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 595-361-21 & 595-371-11, Town Hall/Community Center, 2 parcels totaling 21.91 acres located on the north side of Antelope Tr., west of Dumosa Ave
Yucca Valley Parks and Recreation District/Yucca Valley Redevelopment agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: 586-101-06, 586-081-05, 586-101-07, Park N Ride, 3 parcels totaling 6.98 acres located on the NE corner of 29 Palms Hwy and Kickapoo Tr.
Town of Yucca Valley/Yucca Valley Redevelopment Agency
John Tooker/Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Chair Mayes adjourned the meeting to closed session at 5:50 p.m., returned at 6:08 p.m. and advised there was no reportable action taken.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:08 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: March 29, 2010
For Agency Meeting: April 6, 2010
Subject: RDA Warrant Register – April 6, 2010

Recommendation:

Ratify RDA Warrant Register total of \$ 464,136.07 for expenses dated February 11, 2010 through March 25, 2010. Ratify RDA Payroll Registers total of \$20,671.67 dated February 19, 2010 through March 19, 2010.

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. 31 dated February 11, 2010 total of \$ 434,326.68
Warrant Register No. 33 dated February 25, 2010 total of \$ 1,356.08
Payroll Register No. 34 dated February 19, 2010 total of \$ 9,713.61
Warrant Register No. 35 dated March 11, 2010 total of \$5,190.56
Payroll Register No. 36 dated March 5, 2010 total of \$ 5,483.40
Warrant Register No. 37 dated March 25, 2010 total of \$ 23,262.75
Payroll Register No. 38 dated March 19, 2010 total of \$ 5,474.66

Reviewed By:

SRS
Executive Director

CY
Treasurer

DH
Agency Attorney

Department Report
 Consent

Ordinance Action
 Minute Action



Resolution Action
 Receive and File

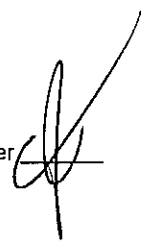
Public Hearing
 Study Session

**RDA WARRANT REGISTER # 31
CHECKS DATED FEBRUARY 11, 2010**

Checks # 31316, # 31338, # 31357, # 31369, # 31394, # 31397, # 31412,
31418, # 31425, # 31442, # 31448 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$58,035.98
RDA - DEBT SERVICE FUND # 931	\$376,290.70
RDA - DEBT SERVICE - FUND # 932	\$0.00
GRAND TOTAL	<u><u>\$434,326.68</u></u>

Prepared by: Shirlene Doten, Finance 
Reviewed by: Curtis Yakimow, Admin Svc. Dir. 

Approved by: John Tooker, Interim Town Manager 

Yucca Valley Redevelopment Agency

Warrant Register

February 11, 2010



Fund	Check #	Vendor	Description	Amount
930	RDA - CAPITAL PROJECTS FUND			
	31316	Aleshire & Wynder, LLC	Professional Services	\$1,710.00
	31357	Duane Gasaway	Engineering Services	300.00
	31412	RBF Consulting	Engineering Services	31,025.98
	31448	First American Title	Property Acquisition	25,000.00
Total 930	RDA - CAPITAL PROJECTS FUND			\$58,035.98
931	RDA - DEBT SERVICE FUND			
	31316	Aleshire & Wynder, LLC	Professional Services	\$494.00
	31338	Copper Mountain College	RDA Pass Through	55,505.43
	31369	Hi-Desert Water District	RDA Pass Through	98,305.71
	31394	Mojave Water Agency	RDA Pass Through	5,221.83
	31397	Morongo Unified School District	RDA Pass Through	107,946.31
	31418	SBCO-Redevelopment Agency	RDA Pass Through	97,545.28
	31425	Superintendent of Schools-SBCO	RDA Pass Through	9,022.14
	31442	Willdan Associates	Professional Services	2,250.00
Total 931	RDA - DEBT SERVICE FUND			\$376,290.70
***	Report Total			\$434,326.68

**RDA WARRANT REGISTER # 33
CHECK DATE FEBRUARY 25, 2010**

FUND DISTRIBUTION BREAKDOWN

Checks # 31469, # 31475, # 31500, # 31527 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$1,235.00
RDA - DEBT SERVICE FUND # 931	\$121.08
RDA - DEBT SERVICE - FUND # 932	\$0.00
GRAND TOTAL	<u><u>\$1,356.08</u></u>

Prepared by: Shirlene Doten, Finance  Approved by: John Tooker, Interim Town Manager _____
Reviewed by: Curtis Yakimow, Admin Svc. Dir. 

Yucca Valley Redevelopment Agency

Warrant Register

February 25, 2010

<u>Fund</u>	<u>Check #</u>	<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
930			RDA - CAPITAL PROJECTS FUND	
	31475	Duane Gasaway	Engineering Services	\$1,175.00
	31500	Dawn Rowe	RDA Meeting Attendance	<u>60.00</u>
Total 930			RDA - CAPITAL PROJECTS FUND	\$1,235.00
931			RDA - DEBT SERVICE FUND	
	31469	FedEx	Delivery Service	\$34.51
	31527	Verizon	Phone Service	<u>86.57</u>
Total 931			RDA - DEBT SERVICE FUND	\$121.08
***		Report Total		<u><u>\$1,356.08</u></u>

**YUCCA VALLEY RDA
WARRANT REGISTER # 34
CHECK DATE - February 19, 2010**

Payroll Summary

Summary

Salaries	\$7,501.90
Benefits	\$1,971.71
Professional Services	\$240.00

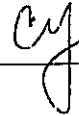
Total Payroll

\$9,713.61

Prepared by HR & Risk Mgr.



Reviewed by Admin. Services Director



Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 34 - Paid 2/19/2010

Salaries	\$7,501.90
Benefits	
Medicare	109.87
Medical Benefit	0.00
Workers Compensation Insurance	443.36
Life & Disability Insurance	0.00
Unemployment Insurance	75.03
Retirement	1,268.45
Car Allowance	75.00
Total Benefits:	1,971.71
Professional Services (Agency Members)	240.00
Total RDA Payroll:	\$9,713.61

Prepared by HR & Risk Mgr. *dll*



Reviewed by Admin. Services Director *cyj*

**RDA WARRANT REGISTER # 35
CHECKS DATED MARCH 11, 2010**

FUND DISTRIBUTION BREAKDOWN

Checks # 31536, # 31537, # 31575, # 31637 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$2,117.56
RDA - DEBT SERVICE FUND # 931	\$1,823.00
RDA - DEBT SERVICE - FUND # 932	\$1,250.00
GRAND TOTAL	<u>\$5,190.56</u>

Prepared by: Shirlene Doten, Finance  Approved by: John Tooker, Interim Town Manager _____
Reviewed by: Curtis Yakimow, Admin Svc. Dir. 

Yucca Valley Redevelopment Agency

Warrant Register

March 11, 2010

Fund	Check #	Vendor	Description	Amount
930 RDA - CAPITAL FUND				
	31537	Aleshire & Wynder, LLC	January 2010 Professional Svs.	\$1,444.00
	31575	Duane Gasaway	Engineering Service	1,175.00
	31637	Steve's Office Supply	Office Supplies	373.56
Total 930 RDA - CAPITAL FUND				\$2,117.56
931 RDA - DEBT SERVICE FUND				
	31537	Aleshire & Wynder, LLC	January 2010 Professional Svs.	\$95.00
	31638	Ted's Cleaning	Professional Cleaning Svs.	1,728.00
Total 931 RDA - DEBT SERVICE FUND				\$1,823.00
932 RDA - LOW/MODERATE HOUSING FUND				
	31536	Affordable Housing Group, Inc.	Monitoring Fee	\$1,250.00
Total 932 RDA - LOW/MODERATE HOUSING FUND				\$1,250.00
*** Report Total				\$5,190.56

YUCCA VALLEY RDA
WARRANT REGISTER # 36
CHECK DATE - March 5, 2010

Payroll Summary

Summary

Salaries	4,069.95
Benefits	1,413.45
Professional Services	0.00

Total Payroll

\$5,483.40

Prepared by HR & Risk Mgr. dlp

Reviewed by Admin. Services Director

CY

Yucca Valley Redevelopment Agency
Payroll Allocation

Salaries	\$4,069.95
Benefits	
Medicare	60.10
Medical Benefit	0.00
Workers Compensation Insurance	240.53
Life & Disability Insurance	0.00
Unemployment Insurance	40.71
Retirement	997.11
Car Allowance	75.00
Total Benefits:	1,413.45
Professional Services (Agency Members)	
Total RDA Payroll:	\$5,483.40

Prepared by HR & Risk Mgr. *dll*

Reviewed by Admin. Services Director *cy*

**RDA WARRANT REGISTER # 37
CHECKS DATED MARCH 25, 2010**

FUND DISTRIBUTION BREAKDOWN

Check # 31686, # 31714, # 31716, and # 31745 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$23,227.34
RDA - DEBT SERVICE FUND # 931	\$35.41
RDA - DEBT SERVICE - FUND # 932	\$0.00
GRAND TOTAL	<u><u>\$23,262.75</u></u>

Prepared by: Shirlene Dolen, Finance  Approved by: John Tooker, Interim Town Manager _____
Reviewed by: Curtis Yakimow, Admin Svc. Dir. 

Yucca Valley Redevelopment Agency
Warrant Register
March 25, 2010

Fund	Check #	Vendor	Description	Amount
930		RDA - CAPITAL PROJECTS FUND		
	31686	Duane Gasaway	Engineering Service	\$875.00
	31714	RBF Consulting	Engineering Services	14,414.84
	31716	Rosenow Spevacek Grp., Inc.	January 2010 Services	7,937.50
Total 930		RDA - CAPITAL PROJECTS FUND		\$23,227.34
931		RDA - DEBT SERVICE FUND		
	31745	Verizon	Phone Service	\$35.41
Total 931		RDA - DEBT SERVICE FUND		\$35.41
***		Report Total		\$23,262.75

YUCCA VALLEY RDA
WARRANT REGISTER # 38
CHECK DATE - March 19, 2010


Payroll Summary


Summary

Salaries	\$4,061.72
Benefits	\$1,412.94
Professional Services	\$0.00

Total Payroll

\$5,474.66


Prepared by P/R & Financial Specialist: 

Reviewed by H/R & Risk Mgr.: 

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 38 - Paid 3/19/2010

Salaries	\$4,061.72
Benefits	
Medicare	59.98
Medical Benefit	0.00
Workers Compensation Insurance	240.05
Life & Disability Insurance	0.00
Unemployment Insurance	40.63
Retirement	997.28
Car Allowance	75.00
Total Benefits:	1,412.94
Professional Services (Agency Members)	0.00
Total RDA Payroll:	\$5,474.66
Prepared by P/R & Financial Specialist: 	Reviewed by H/R & Risk Mgr.: <i>dll</i>