

**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.
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