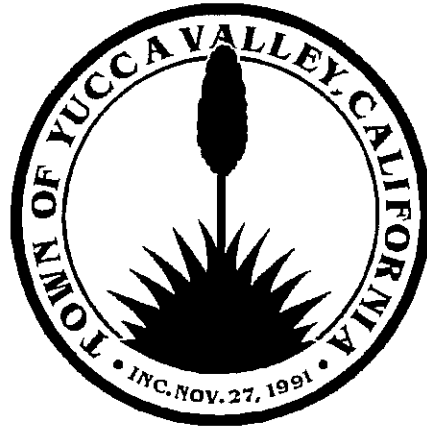


TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING



*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, SEPTEMBER 1, 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, SEPTEMBER 1, 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

- 1-4 1. Minutes of the Special Redevelopment Agency Meeting of July 25, 2009, Regular Redevelopment Agency Meeting of August 18, 2009 and Special Redevelopment Agency Meeting of August 20, 2009.

Recommendation: Approve minutes as presented.

- 5-8 2. Low/Mod Administrative Expenditures

A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY
AUTHORIZING THE TOWN OF YUCCA VALLEY TO BE REIMBURSED
FOR EXPENSES INCURRED FROM THE LOW AND MODERATE
HOUSING FUND ON BEHALF OF THE YUCCA VALLEY
REDEVELOPMENT AGENCY

**Recommendation: Adopt a resolution determining the necessity for
administration expenditures from the Redevelopment Agency Low
and Moderate Housing Fund.**

- 9-19 3. Warrant Register – September 1, 2009

Recommendation: Ratify Warrant Registers in the amount of \$4,230.50 for expenses dated August 20, 2009. Ratify Payroll Registers in the amount of \$27,420.99 dated July 10, 2009 to August 21, 2009.

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 1-3) (roll call vote)

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 595-162-08 & 09 South West corner of Joshua Lane and Twentynine Palms Outer Highway
FDIC/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Property: APN 586-331-01 & 02, 7312 and 7322 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
SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES
July 25, 2009

The special meeting of the Yucca Valley Redevelopment Agency was called to order at 2:20 p.m. by Chair Luckino with Agency Members Goodpaster, Herbel, Huntington, Mayes, and Chair Luckino present.

Chair Luckino adjourned to Closed Session

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 595-162-08 & 09 South West corner of Joshua Lane and
Twentynine Palms Outer Highway
FDIC/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Chair Luckino reconvened to open session at 2:45 p.m. and reported there was no reportable action taken. There were no members of the public present.

ADJOURN

There being no further business, the meeting was adjourned at 2:45 p.m.

Respectfully submitted

Jamie Anderson, MMC
Town Clerk acting as Secretary
To the Yucca Valley Redevelopment Agency

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
AUGUST 18, 2009**

Chair Luckino called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:35 p.m.

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

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

CONSENT AGENDA

1. **Approve**, Minutes of the Redevelopment Agency Meeting of June 23, 2009 as presented.
2. **Authorize**, the Executive Director to expend 20% Low and Moderate Income Funds to assists in facilitating the construction of affordable housing units through the Northridge Group, Inc. in the amount not to exceed \$20,000.
3. **Ratify**, Warrant Registers in the amount of \$346,318.36 for expenses dated June 19, 2009 through August 7, 2009. Ratify Payroll Registers in the amount of \$14,405.80 dated June 12, 2009 to June 26, 2009.

Agency Member Mayes moved to adopt Consent Agenda Items 1 - 3. Agency Member Goodpaster 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

CLOSED SESSION

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

Property: APN 595-162-08 & 09 South West corner of Joshua Lane and Twentynine Palms Outer Highway
FDIC/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Chair Luckino adjourned to closed session at 5:37 p.m. returned to open session at 5:45 p.m. and announced there was no reportable action taken.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary

TOWN OF YUCCA VALLEY
SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES
August 20, 2009

The special meeting of the Yucca Valley Redevelopment Agency was called to order at 5:39 p.m. by Chair Luckino with Agency Members Herbel, Huntington, Mayes, and Chair Luckino present. Member Goodpaster was excused

Chair Luckino adjourned to Closed Session

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 595-162-08 & 09 South West corner of Joshua Lane and Twentynine Palms Outer Highway
FDIC/Town of Yucca Valley
Shane Stueckle, Real Property Negotiator
Real Property Negotiations

Chair Luckino reconvened to open session at 6:02 p.m. and reported there was no reportable action taken. There were no members of the public present.

ADJOURN

There being no further business, the meeting was adjourned at 6:02 p.m.

Respectfully submitted

Jamie Anderson, MMC
Town Clerk acting as Secretary
To the Yucca Valley Redevelopment Agency

YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

To: Honorable Chair & Agency Members
From: Curtis Yakimow, Treasurer
Date: August 25, 2009
For Agency Meeting: September 1, 2009

Subject: Low/Mod Administrative Expenditures

Recommendation: It is recommended that the Agency;

- Adopt a resolution determining the necessity for administration expenditures from the Redevelopment Agency Low and Moderate Housing Fund.

Order of Procedure:

- Staff Report
- Open Public Hearing
- Public Comment
- Close Public Hearing
- Questions of Staff
- Agency Discussion
- Agency Action (Consent)

Discussion:

Section 33334.3(d) of the Health and Safety Code requires that redevelopment agencies determine annually that planning and administrative expenses are necessary for the production, improvement, or preservation of low and moderate-income housing.

State law requires that low and moderate income housing funds be used to the maximum extent possible to help defray the costs of production, improvement and preservation of low and moderate income housing. The low and moderate dollars that are budgeted for the production and preservation of low and moderate housing in fiscal year 2009-2010 will help to improve the supply of affordable housing within the Yucca Valley Redevelopment Project Area and within the Town.

The expenditures for planning and administrative activities identified in the fiscal year 2009-2010 budget are associated with the development, improvement and preservation of low and moderate income housing, and are not disproportionate to the amount required for the production, improvement, or preservation of low and moderate income housing.

Reviewed By: _____ DA _____ CY _____ CY
 Town Manager Town Attorney Admin Services Dept Head

Department Report Ordinance Action Resolution Action Public Hearing
 Consent Minute Action Receive and File Study Item

Accordingly, the Yucca Valley Redevelopment Agency made the finding that these expenditures are eligible expenditures out of the low and moderate housing fund.

The recommended action will result in a similar finding by the Town's legislative body, finding that the planning and administrative expenses are necessary for the production, improvement or preservation of low and moderate income housing, and that the amount is not disproportionate to the amount required for the production, improvement or preservation of low and moderate income housing.

Staff determined that \$60,000 represents the approximate reimbursement to the Town from the low and moderate income housing funds by calculating the staff time and resources used directly on redevelopment projects. The Agency Executive Director shall keep the background supporting this calculation in the event of future audit.

Alternatives: None recommended.

Fiscal impact: The recommended action will result in planning and administrative expenditures from the Agency's Low/Mod Housing Fund in an amount not to exceed \$60,000. These expenditures are already reflected in the Agency's adopted FY 2008-09 & 2009-10 budget.

Attachments:
Resolution

RESOLUTION NO. RDA-09-

**A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT
AGENCY AUTHORIZING THE TOWN OF YUCCA VALLEY TO BE
REIMBURSED FOR EXPENSES INCURRED FROM THE LOW AND
MODERATE HOUSING FUND ON BEHALF OF THE YUCCA VALLEY
REDEVELOPMENT AGENCY**

WHEREAS, pursuant to Resolution No. RDA-92-3 adopted on October 1, 1992, the Yucca Valley Redevelopment Agency ("Agency") entered into an agreement (herein "Agreement") with the Town of Yucca Valley ("Town") establishing certain Town-Agency relationships, and whereby the Town agreed to provide certain services for the Agency in order carry out its redevelopment work and the Agency agreed to reimburse the Town for such services; and

WHEREAS, the Agency has adopted the redevelopment plans for the Project Area number 1 ("Plan") and the Agency has been and continues to primarily implement the Redevelopment Plan for Project Area number 1; and

WHEREAS, pursuant to Agreement the Town has provided staff services and use of town facilities to implement the Plan; and during the past fiscal years the Town has provided planning, engineering, financial and administrative services to the Agency for economic development, public improvements, affordable housing planning and rehabilitation activities within the redevelopment project areas; and all planning and administrative expenditures from the Low and Moderate Housing Fund were necessary for the production, improvement, and/or preservation of low and moderate income housing, per Health & Safety Code 33334.3(d); and

WHEREAS, during the current and foreseeable fiscal years it is anticipated that the Agency will continue to require Town staff services and use of Town facilities at the same or higher level in order to implement the Plan; and

WHEREAS, the Agency has determined that the approximate value of services rendered by the Town to the Agency for low and moderate housing expenditures was \$60,000 for fiscal year 2009-10, and determined that the Agency shall reimburse said amount to the Town annually until the resolution is amended or repealed.

NOW, THEREFORE, BE IT RESOLVED by the Yucca Valley Redevelopment Agency that determines that pursuant to Health and Safety Code section 33334.3, the amount expended for planning and general administrative activities related to the development, improvement, and preservation of housing, which amount equals \$60,000 in fiscal year 2009-10, is proportionate to the amount of costs required for the production, improvement or preservation of Low and Moderate Income Housing.

PASSED AND ADOPTED this 1st day of September 2009.

CHAIR

ATTEST:

SECRETARY

YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

To: Honorable Chair and Agency Members
From: Curtis Yakimow, Treasurer
Date: August 25, 2009
For Agency Meeting: September 1, 2009
Subject: RDA Warrant Register – September 1, 2009

Recommendation:

Ratify RDA Warrant Registers in the amount of \$ 4,230.50 for expenses dated August 20, 2009. Ratify Payroll Registers in the amount of \$ 27,402.99 dated July 10, 2009 to August 21, 2009

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. 7 dated August 20, 2009 total of \$ 4,230.50
- Payroll Register No. 2 dated July 10, 2009 total of \$ 6,695.10
- Payroll Register No. 4 dated July 24, 2009 total of \$ 7,173.01
- Payroll Register No. 6 dated August 7, 2009 total of \$ 6,818.50
- Payroll Register No. 8 dated August 21, 2009 total of \$ 6,716.38

Reviewed By:

Executive Director

CY

Treasurer

DH

Agency Attorney

Department Report
 Consent

Ordinance Action
 Minute Action

Resolution Action
 Receive and File

Public Hearing
 Study Session

**YUCCA VALLEY RDA
WARRANT REGISTER # 2
CHECK DATE - July 10, 2009**

Payroll Summary

Summary

Salaries	4,917.85
Benefits	1,657.25
Professional Services	120.00

Total Payroll

\$6,695.10

Prepared by HR & Risk Mgr. all

Reviewed by Admin. Services Director cy

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 14- Paid 7/10/09

Salaries	\$4,917.85
Benefits	
Medicare	72.75
Medical Benefit	0.00
Workers Compensation Insurance	290.65
Life & Disability Insurance	0.00
Unemployment Insurance	49.17
Retirement	1,144.68
Car Allowance	100.00
Total Benefits:	1,657.25
Professional Services (Agency Members)	120.00
Total RDA Payroll:	\$6,695.10

Prepared by HR & Risk Mgr. *all*

Reviewed by Admin. Services Director *cy*

YUCCA VALLEY RDA
WARRANT REGISTER # 4
CHECK DATE - July 24, 2009

Payroll Summary

Summary

Salaries	\$5,372.05
Benefits	\$1,800.96
Professional Services	\$0.00

Total Payroll

\$7,173.01

Prepared by HR & Risk Mgr. del Reviewed by Admin. Services Director cy

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 15 - Paid 7/24/2009

Salaries	\$5,372.05
Benefits	
Medicare	79.34
Medical Benefit	0.00
Workers Compensation Insurance	317.50
Life & Disability Insurance	0.00
Unemployment Insurance	53.72
Retirement	1,250.40
Car Allowance	100.00
Total Benefits:	1,800.96
Professional Services (Agency Members)	0.00
Total RDA Payroll:	\$7,173.01

**YUCCA VALLEY RDA
WARRANT REGISTER # 6
CHECK DATE -August 7, 2009**

Payroll Summary

Summary

Salaries	4,963.95
Benefits	1,734.55
Professional Services	120.00

Total Payroll

\$6,818.50

Prepared by HR & Risk Mgr. dll Reviewed by Admin. Services Director cy

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 16- Paid 8/7/09

Salaries	\$4,963.95
Benefits	
Medicare	72.76
Medical Benefit	0.00
Workers Compensation Insurance	293.37
Life & Disability Insurance	0.00
Unemployment Insurance	49.63
Retirement	1,218.79
Car Allowance	100.00
Total Benefits:	1,734.55
Professional Services (Agency Members)	120.00
Total RDA Payroll:	\$6,818.50

Prepared by HR & Risk Mgr. *del*

Reviewed by Admin. Services Director *cy*

**RDA WARRANT REGISTER # 7
CHECKS DATED - AUGUST 20, 2009**

FUND DISTRIBUTION BREAKDOWN

Checks # 30144, # 30150, # 30175, # 30179, # 30181 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$1,555.00
RDA - DEBT SERVICE FUND # 931	\$2,675.50
RDA - DEBT SERVICE - FUND # 932	\$0.00
GRAND TOTAL	<u><u>\$4,230.50</u></u>

Prepared by: Shirlene Doten, Finance  Approved by: Andrew J. Takata, Town Manager _____
Reviewed by: Curtis Yakimow, Administrative Services Director _____

Yucca Valley Redevelopment Agency

Warrant Register

August 20, 2009

Fund	Check #	Vendor	Description	Amount
930			RDA - CAPITAL PROJECTS FUND	
	30175	First American Title Co.	Rooks Property Title Report	\$750.00
	30179	Duane Gasaway	Engineering Services	775.00
	30181	Michael S. Goodpaster	RDA Meeting Attendance	30.00
Total 930			RDA - CAPITAL PROJECTS FUND	\$1,555.00
931			RDA - DEBT SERVICE FUND	
	30144	Bank of New York Mellon	Redevelopment Administrative Fee	\$2,438.00
	30150	California Municipal Statistics, Inc.	CAFR Report	237.50
Total 931			RDA - DEBT SERVICE FUND	\$2,675.50
***			Report Total	\$4,230.50

YUCCA VALLEY RDA
WARRANT REGISTER # 8
CHECK DATE - August 21, 2009

Payroll Summary

Summary

Salaries	\$4,979.82
Benefits	\$1,736.56
Professional Services	\$0.00

Total Payroll

\$6,716.38

Prepared by HR & Risk Mgr. dell

Reviewed by Admin. Services Director cy

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 17 - Paid 8/21/2009

Salaries	\$4,979.82
Benefits	
Medicare	73.66
Medical Benefit	0.00
Workers Compensation Insurance	294.31
Life & Disability Insurance	0.00
Unemployment Insurance	49.79
Retirement	1,218.80
Car Allowance	100.00
Total Benefits:	1,736.56
Professional Services (Agency Members)	0.00
Total RDA Payroll:	\$6,716.38