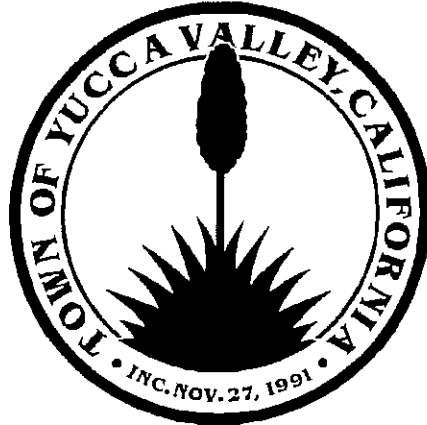


TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING



*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, FEBRUARY 16, 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 COMMUNITY CENTER
MESQUITE 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, FEBRUARY 16, 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.

CONSENT AGENDA

1-5 1. Minutes of the Regular Redevelopment Agency Meeting of February 2, 2010.

Recommendation: Approve minutes as presented.

6-10 2. Warrant Register – February 16, 2010

Recommendation: 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.

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 REPORTS

- 11-14 3. Pomona First Federal (PFF) Property, Policy Discussion for Future Building Use, Consideration of Property Sale to Town of Yucca Valley

Staff Report

Recommendation: Discuss the potential redevelopment uses of the former PFF property, provide staff with direction on the desired use of the property, provide staff with direction on the potential sale of the property to the Town, and direct staff to forward that information to the Town Council.

Action: Move _____ 2nd _____ Voice 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 586-102-38 & 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

ADJOURNMENT

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
FEBRUARY 2, 2010**

Chair Mayes called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:00 p.m.

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

Staff Present: Executive Director Takata, Agency Counsel Haubert, Deputy Executive Director Stueckle, and Secretary Anderson.

CONSENT AGENDA

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of January 19, 2010 as presented.

3. **Ratify**, Warrant Registers in the amount of \$26,763.84 for expenses dated January 8, 2010. Ratify RDA Payroll Registers in the amount of \$15,441.52 for checks dated January 8, through January 22, 2010.

Town Attorney Haubert requested to pull Item 2 for an explanation.

Agency Member Luckino moved to adopt Consent Agenda Items 1 and 3. Agency Member Huntington seconded. Motion carried 5-0 on a roll call vote.

AYES: Agency Member Herbel, Huntington, Rowe, Luckino and Chair Mayes

NOES: None

ABSTAIN: None

ABSENT: None

2. **Property Acquisition, Property Located at the Northwest Corner of 29 Palms Highway and Inca Trail, Assessor parcel Numbers 0586-163-09 and 09 (aka Buma Building and property), Seller: Yucca Valley Commercial Building LLC, Inc.**

Town Attorney Haubert advised that there will be an assessment up front to determine if the property has any environmental issues before the Town enters escrow.

Agency Member Huntington moved to approve the property purchase in the amount of \$305,000 from Fund 930, Redevelopment Agency Capital Projects based upon the appraisal and authorize the Executive Director to open escrow and sign all necessary documents to complete the acquisition of the property and to pay all costs related to acquisition of the property as provide din the Purchase and Sale Agreement. Agency Member Herbel seconded. Motion carried 5-0 on a roll call vote.

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

DEPARTMENT REPORTS

4. **Redevelopment Agency Affordable Housing Programs, Serenity Village Project, Agency Policy Direction.**

Deputy Town Manager Stueckle reported the Agency is required to allocate 20% of tax increment to affordable housing programs. It has been difficult to build affordable housing projects in Project Area #1 due to market conditions, available land and the necessary zoning. The Council has been given conceptual plans to give you an idea of the type of project the Northridge Group will build, they have identified financing, and will guarantee affordable rents for 55 years. Topics for Agency discussion include the financing, whether or not the agency would commit to all phases that are recommended, and if the agency supports concept of a senior age restricted project. Based on the financing as proposed it is recommended that the Agency direct staff to return with language addressing the financing issue if the Agency is comfortable with concept but not comfortable locking the Agency in for that period of time.

Bill Jahn, Northridge Group, advised that his company specializes in affordable housing and has been looking at Yucca Valley for the last couple of years. They are looking at 6 acres behind the Von's. They will have a density of about 12 units per acre and will have a clubhouse that will be for the tenants, but also open for different community events. The total build out will be 68 one bedroom and 12 two bedroom units. They have completed their tree survey and moving forward on the tortoise survey. He advised the Agency would be participating in the rent subsidy stabilization program and the contribution would be passed on to the tenant in the form of lower rents. The Agency's investment is secured with a 1st trust deed on the property.

Agency Member Herbel questioned the Agency's ability to fund 100% of construction of the project estimated at \$4.7 million. Administrative Services Director Yakimow advised there is about \$1.5 million available and the remaining would be funded through bonds. Agency Member Herbel requested an explanation of the tenant qualifying system. Mr. Jahn advised the Group has worked with their attorney to come up with a qualifying system based on points. Extra points are given to Yucca Valley residents, or those who have family in Yucca Valley. He noted that in 2008 100% of tenants at their facility in Big Bear were from the Big Bear Valley or had family there. Agency Member Herbel commended the project, suggested shielded lighting and that a senior pool be built.

Mayor Mayes questioned what impact this project will have to make sure the Town meets its affordable housing needs. Deputy Town Manager Stueckle advised that every unit build with restrictions gets the Town nearer to its requirements, and noted the required number has gone up but this project will go a long way towards meeting those requirements.

Agency Member Huntington questioned how long a \$3 million bond issue will tie up the Agency's tax increment. Administrative Services Director Yakimow advised the Agency would not have excess low/mod increment for at least 15 years.

Agency Member Huntington moved that the Agency support the conceptual project as present and direct staff to return with language addressing financing issues. Agency Member Luckino seconded.

Agency Member Rowe questioned if the \$1.5 million 20% low mod funds represent the total in reserves. Administrative Services Director Yakimow advised that is the accumulated balance from the 20% that has built up since inception. Based on reserves and debt service the funds will almost exclusively go into this project. Deputy Town Manager Stueckle advised there will be no new funds until the increment begins to grow again. Administrative Services Director Yakimow added that the Agency could always put other funds into low/mod housing.

Motion carried 5-0 on a roll call vote.

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

5. Policy Discussion and Direction, Agency 5-Year Implementation Plan, Continued Discussion of Incentive Program Alternatives.

Frank Spevacek, RSG, gave a Power Point presentation regarding the 5-year implementation Plan.

Agency Member Luckino questioned changing the geographical project area, noting in the past the Agency was told it is much easier to create a new area as opposed to expanding the current project area. Mr. Spevacek recommended that the Agency look at expanding the current area because money can not be transferred between two project areas. Agency Member Luckino questioned the process for expanding the area. Mr. Spevacek advised it is a 1 year to 18 month process depending on whether or not eminent domain is retained. Deputy Town Manager Stueckle advised that staff is working with RSG looking at potential areas.

Chair Mayes commented that the Agency has been doing pretty well with property acquisition, but doesn't have an economic development plan for the Agency. He advised the Agency would like recommendations as to how to go forward with economic development.

Agency Member Luckino commented the Agency needs to jump start and help incentivise old town redevelopment, and would like to RSG to put something together to show how the Agency can help finance some of these activities,

Chair Mayes stated it is important to get some firm recommendations on how to get to the end, specifically in terms of Old Town, and the best avenue to make that development happen. He also questioned if there could be another name.

Agency members agreed.

Deputy Town Manager Stueckle requested the Agency give direction in terms of infrastructure to build median islands on Highway 62. Agency Member Huntington questioned if there are alternative funding areas for that. Deputy Town Manager Stueckle advised that there can be.

Agency Member Luckino questioned if the Agency can put in the islands then have some type of repayment program as development happens. Executive Director Takata advised that can be done, however previous discussions of the RDA had was regarding the Agency paying for the medians. Deputy Town Manager Stueckle advised that the standard approach on public works infrastructure requires formation of assessment districts, and noted the key issue that comes into play in Old Town is that the properties are currently developed.

Deputy Town Manager Stueckle advised that staff has direction for 5 year Implementation Plan, and will return to the Agency for further instructions on the other issues.

6. Pomona First Federal (PFF) Building, Policy Discussion for Future Building Use

Deputy Town Manager Stueckle gave the background on the Agency's purchase of the former PFF property and outlined four possible uses for the property as follows: Town Hall relocation including moving Community Development to the property, requiring that the RDA Sell the property to the Town. Purchase and rehabilitation would impact the General Fund by approximately \$3.0 million; Relocating the Library to the location, which would reduce some of the existing congestion at the Community Center and allow the Community Development Department to be relocated with Town administrative functions; Relocate the Museum which would also allow Community to be relocated with Town administrative functions; Pursue a commercial tenant for the property which would

result in all existing Town operations to remain where they are currently located.

Frank Spevacek advised the City of San Marcos has gotten commercial tenants in some of their public facilities who now pay 100% rent for the cost of the facilities, however, there are not a lot of tenants looking for space at this point and time. Chair Mayes questioned, as an investment, would this alternative be something viable for the RDA. Mr. Spevacek advised that it would be in the long term, however in the near term it would be challenging.

Agency Member Luckino expressed support for the commercial aspect, noting he has a hard time addressing internal needs. He also expressed support for the possibility of moving the Museum to that location and working with Joshua Tree National Park to highlight Black Rock.

Agency Member Huntington stated any Town use would require rehabilitation at a cost of another million dollars and take a year to 18 months to complete. He feels the most viable solution is a commercial tenant. The Museum would also be a viable option, but does not feel the Library and Museum can be located together.

Agency Member Herbel questioned if the County has been approached to assist with rehabilitating the facility for the library. Administrative Services Director Yakimow advised there can be discussions.

Executive Director Takata advised of the time limitations for this meeting and suggested the item be tabled to the next Agency meeting.

Agency Member Luckino moved to table the discussion to the next meeting. Agency Member Rowe seconded. Motion carried 5-0 on a voice vote.

CLOSED SESSION

No Closed Session was held.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:55 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: February 9, 2010
For Agency Meeting: February 16, 2010

Subject: RDA Warrant Register – February 16, 2010

Recommendation:

Ratify RDA Warrant Register 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 05, 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. 29 dated January 28, 2010 total of \$ 6,220.48
Payroll Register No. 32 dated February 05, 2010 total of \$ 6,999.02

Reviewed By:


Executive Director


Treasurer


Agency Attorney

Department Report
 Consent

Ordinance Action
 Minute Action

Resolution Action
 Receive and File


Public Hearing
 Study Session

**RDA WARRANT REGISTER # 29
CHECKS DATED JANUARY 28, 2010**

FUND DISTRIBUTION BREAKDOWN

Checks # 31251, # 31278 # 31305 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$6,042.50
RDA - DEBT SERVICE FUND # 931	\$177.98
RDA - DEBT SERVICE - FUND # 932	\$0.00
GRAND TOTAL	\$6,220.48

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

January 28, 2010

Fund	Check # Vendor	Description	Amount
930 RDA - CAPITAL PROJECTS FUND			
	31251 Duane Gasaway	Engineering Services	\$1,100.00
	31278 Rosenow Spevacek Grp., Inc.	Professional Services	4,942.50
Total 930 RDA - CAPITAL PROJECTS FUND			\$6,042.50
931 RDA - DEBT SERVICE FUND			
	31305 Verizon	Phone Service	\$177.98
Total 931 RDA - DEBT SERVICE FUND			\$177.98
***	Report Total		\$6,220.48

**YUCCA VALLEY RDA
WARRANT REGISTER # 32
CHECK DATE - February 5, 2010**

Payroll Summary

Summary

Salaries	5,208.77
Benefits	1,790.25
Professional Services	0.00

Total Payroll

\$6,999.02

Prepared by HR & Risk Mgr. *dll*

Reviewed by Admin. Services Director *cy*

Yucca Valley Redevelopment Agency

Payroll Allocation

Pay Period 32 - Paid 2/05/10

Salaries \$5,208.77

Benefits

Medicare 76.61

Medical Benefit 0.00

Workers Compensation Insurance 307.83

Life & Disability Insurance 0.00

Unemployment Insurance 52.09

Retirement 1,278.72

Car Allowance 75.00

Total Benefits: 1,790.25

Professional Services (Agency Members)

Total RDA Payroll: \$6,999.02

Prepared by HR & Risk Mgr. *dl*

Reviewed by Admin. Services Director *cy*

REDEVELOPMENT AGENCY STAFF REPORT

To: Chairman and Agency Board Members
From: Shane R. Stueckle, Deputy Town Manager
Date: February 9, 2010
For Agency Meeting: February 16, 2010

Subject: Pomona First Federal (PFF) Property
Policy Discussion: Future Building Use
Consideration of Property Sale to Town of Yucca Valley

Prior Agency Review: The Redevelopment Agency initiated its policy discussion on this matter at its meeting of February 2, 2010. The Agency continued the matter to the February 16, 2010, meeting.

Recommendation: That the Redevelopment Agency discusses the potential redevelopment uses of the former PFF property, provides staff with direction on the desired use of the property, provides staff with direction on the potential sale of the property to the Town, and directs staff to forward that information to the Town Council.

Executive Summary: The Yucca Valley Redevelopment Agency purchased the former Pomona First Federal building in 2009 after it was vacated. There are several potential uses of the property as discussed in this Staff Report.

Order of Procedure: Request Staff Report
Request Public Comment
Agency Questions of Staff
Agency Discussion
Motion/Second
Discussion on Motion
Call the Question (Voice Vote)

There are several potential uses of the former PFF building as discussed below. This is the Redevelopment Agency's first opportunity to discuss potential uses since purchase of the property. While the Town Council retains the authority for designating public facilities for providing Town services, the Redevelopment Agency, as current owner of the property, should discuss potential redevelopment uses of the property and the potential sale of the property to the Town.

Town Hall Relocation to PFF Property (interim solution): The Community Development Department, including planning, building & safety, engineering and code compliance, was merged with Public Works in 1999 and was relocated to the Public Works facility at the Monterey Business Center.

Reviewed By:


Town Manager


Town Attorney


Mgmt Services

SRS
Dept Head

Department Report
 Consent

Ordinance Action
 Minute Action

Resolution Action
 Receive and File

Public Hearing
 Study Session

Animal Control remained at the Public Safety Sub-Station, and was later relocated to the Yucca Valley Animal Shelter with the acquisition of the Shelter property. The relocation of Community Development was necessary to make space available, at that time, for administrative personnel at Town Hall. As the Town Council is aware, it is most efficient for the Town as well as for the community when Town administrative functions are situated in one location.

While the Public Facility Master Plan (PFMP) identifies the existing Community Center location as the ultimate location Town Hall, reconstruction as well as new construction, are necessary to implement the PFMP. Additionally, the PFMP identifies facility size and layout based upon a Town of approximately 65,000 residents.

Relocating Town Hall and Community Development to the PFF property would place all Town administrative functions and operations together at one location, providing greater convenience for the community and creating the opportunity for the Town to gain operational efficiencies. There would be no disruption to service delivery during the period of reconstruction as existing offices would remain open and unaffected. The existing Town Hall would be available for other uses as identified in the PFMP.

The Town would be required to purchase the property from the Redevelopment Agency. Therefore the purchase and rehabilitation costs would need to be paid for by the Town. For discussion purposes, the estimated total impact to the Town's General Fund would be approximately \$3.0 million for the purchase and rehabilitation of the facility. It is likely that the Town would seek debt financing to complete the project.

Library Relocated to PFF Property: The PFMP calls for the Library and Museum to be located in Old Town. The Redevelopment Agency has initiated the property acquisition process for those future facilities. The Interim relocation of the Library to the PFF building would require an expansion of the PFF building.

This would alternative would allow Community Development to be relocated with Town administrative functions following the reconstruction of the existing Library facility and the Library's relocation process.

This alternative would also result in reducing some of the existing congestion at the Community Center. During those periods of time where the Library, Senior Center, Town Hall, Museum, Community Services Department and recreation/sports activities are occurring simultaneously at the Community Center, parking and accessibility can be difficult at best. There are no restrictions on the use of Redevelopment funds for expenditure on library facilities within Redevelopment project areas.

Under this scenario, the Redevelopment Agency would continue to own the property and would rehabilitate the PFF building for use as a library. Total cost of the purchase and

rehab would be approximately \$3.1 million.

In addition to this expenditure, the General Fund would provide funds for the rehabilitation of the existing library for use as an expanded Town Hall including Community Development. Estimated costs of the Town Hall/Library rehabilitation would be approximately \$1,496,000. This preliminary cost estimate includes complete reconstruction, bring the facility into complete compliance with the Americans with Disabilities Act and resulting in efficient work and service delivery space. It is likely that the Town would utilize debt financing for the rehabilitation costs incurred by the General Fund.

Museum Relocated to PFF Property: The PFMP calls for the Library and Museum to be located in Old Town. The Redevelopment Agency has initiated the property acquisition process for the future facilities.

This would alternative would allow Community Development to be relocated with Town administrative functions following the reconstruction of the existing Museum facility, as well as the Museum's relocation process.

This alternative would also result in reducing some of the existing congestion at the Community Center. During those periods of time where the Library, Senior Center, Town Hall, Museum, Community Services Department and recreation/sports activities are occurring simultaneously at the Community Center, parking and accessibility can be difficult at best.

Under this scenario, the Redevelopment Agency would continue to own the property and would fund the rehabilitation of the PFF building for use as a museum. Total costs of the purchase and rehab would be approximately \$2.5 million.

In addition to this expenditure, the General Fund would provide funds for the rehabilitation of the existing museum for use as an expanded Town Hall including Community Development. Cost of the rehab would be approximately \$935,000, and would likely be funded through some form of General Fund debt.

Beyond typical reconstruction costs, to make the Museum viable at a stand alone location, significant upgrades to the Museums exhibit capacity as well as implementing technology based programs would be necessary.

Commercial Tenant: The Town Council may desire to pursue a commercial tenant for this highly visible location. Retail or service oriented businesses including national franchises may find the location highly desirable. It is anticipated that identifying a viable commercial tenant who is ready, willing and able to locate in the Morongo Basin during these economic times will not occur immediately.

This alternative would result in all existing Town operations remaining where they are currently located. This alternative would also provide some return on investment to the

Redevelopment Agency while providing more retail or service commercial enterprises to the residents.

Under this scenario, the building ownership may remain with the Redevelopment Agency or may be purchased by the Town. Ownership of the building would depend on the final form of any development or commercial use agreement.

Alternatives: Alternatives are addressed in the Discussion section of the Staff Report.

Fiscal impact: No construction plans have been prepared for any alternative identified in this Staff Report. Based upon discussions with public building architects, square foot remodel/rehabilitation cost estimates, which are based upon complete reconstruction of the facilities, should consider using \$170 per square foot. Very rough estimates to assist with this policy discussion would be as follows.

FACILITY	\$ PER SQ. FT.	FACILITY SIZE	ROUGH COST EST.
PFF Building:	\$170	7,700 sq. ft.	\$1,309,000
*Library:	\$170	8,800 sq. ft.	\$1,496,000
Museum:	\$170	5,500 sq. ft.	\$935,000

The above costs do not include typical office furnishings, but only represent construction costs.

(*Not including expansion costs)

Attachments: NA