

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
DECEMBER 1, 2009**

Chair Luckino called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:02 p.m.

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

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 November 17, 2009 as presented.
2. **Ratify**, Warrant Registers in the amount of \$120,280.15 for expenses dated November 20, 2009. Ratify Payroll Registers in the amount of \$7,238.34 for checks dated November 13, 2009.

Agency Member Huntington moved to adopt Consent Agenda Items 1 and 2. Agency Member Herbel seconded. Motion carried 4-0-1 on a roll call vote.

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

NOES: None

ABSTAIN: None

ABSENT: Agency Member Goodpaster

POLICY DISCUSSION

3. **Discussion of Potential Redevelopment Agency Programs, Commercial Businesses & Business Incentives.**

Deputy Town Manager Stueckle stated that recently both the Town Council and Redevelopment Agency have raised the issues of business incentives as well as reestablishing a formal economic development plan.

Frank Spevacek, RSG, advised the firm looked at the financial aspects of the Town's RDA program. They have been working with staff to identify financial backing, preparing an initial analysis on an affordable senior housing project, reviewing potential properties for expanding the boundaries of the project area. He noted after 2013 the Authority can not start any new projects except affordable housing, but it is possible to extend that time limit with a simple amendment, which he recommending doing if the Agency is going to fund extensive public infrastructure or public facility improvements. They have approached movie theater operators for Town Center and auto dealerships to see if they would be interested in moving into the existing facility. The theater operators

have shown an interest in a facility, but there has not been much response from the auto dealers. Finally the firm looked at the RDA 5 year plan and recommended the possibility of a workshop of the agency board to discuss parameters.

Agency Member Mayes commented regarding the possibility of a movie theater at town center noting he is an advocate of creating a destination, and was wondering about the branding of calling that area Old Town. He questioned if it should have another name and if there are any thoughts on repackaging the area. Mr. Spevacek advised he referred to the area as Town Center because that is where the center of the community is going to be. If there is historic significance and it is the old center of the community, it makes sense to refer to it as Old Town.

Agency Member Huntington commented when the area was first considered for redevelopment, it was known as the Gateway area.

Agency Member Mayes stated his vision of the area is more “new town”, or “town center”.

Chair Luckino thanked staff for bringing the consultant here this evening showing the agency is being proactive now. He questioned if there is anything outside of the incentives listed in the staff report. Mr. Spevacek stated that most programs are designed to deal with buildings, others possible incentives include reduced cost of land or building a facility and leasing it back to the end user. He noted that some theater operators may be interested in that type arrangement. It depends on the amount of risk the Agency is willing to take.

Agency Member Herbel commented the Agency has had discussions regarding anchoring the area and she is happy the firm is working to find someone interested in bring a theater in, because all businesses seem to be moving east and there is not much going on on the west side of town right now, so there is a need to create an anchor. She questioned if they have looked into an entrepreneur program as far as tourism goes, and recommended getting a representative from the Chamber of Commerce and from Old Town Merchants Association to work with them.

CLOSED SESSION

Staff reported there is no need for a closed session at this time.

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
Town of Yucca Valley/Yucca Valley Redevelopment Agency
Andrew Takata, Real Property Negotiator
Real Property Negotiations

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary