

TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
April 20, 2010

Chair Mayes called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 5:05 p.m.

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

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 April 6, 2010 as presented.
2. **Ratify**, Warrant Registers in the amount of \$27,360.49 for expenses dated April 8, 2010. Ratify RDA Payroll Registers in the amount of \$5,485.37 for checks dated April 2, 2010.

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

PUBLIC HEARING

3. **Consideration of the Redevelopment Agency's 2001/10 – 2013/14 Implementation Plan and Ten Year Housing Compliance Plan.**

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, ADOPTING THE 2009/2010 THROUGH 2013/2014 REDEVELOPMENT FIVE YEAR IMPLEMENTATION PLAN AND TEN YEAR HOUSING COMPLIANCE PLAN

Deputy Town Manager Stueckle advised California Redevelopment Law requires Redevelopment Agencies to adopt five year implementation plans for all project areas formed on or before December 31, 1994 and every five years thereafter.

Frank Spevacek, RSG, advised tonight's goal is to hold the public, take public testimony and continue action until May 4, 2010. He noted the Implementation Plan is a

planning tool adopted every 5 years and updated every 2 ½ years to set forth goals and objectives, for affordable housing compliance, potential projects and programs, estimated expenditures, and to correlate projects to goals. He noted that the Agency can incur debt up to August 5, 2013, but it is going to be recommended that an amendment be made to the plan to deal with the fact that Redevelopment Agencies don't have a life time deadline any more. The Agency receives tax increment until August of 2044. The Agency's accomplishments during the last five year period include projects to implement the SR 62 Master Plan, planning activities and projects to implement the Old Town Specific Plan, land acquisition to implement the Old Town Specific Plan and planning activities relating to affordable housing development. Proposed projects for the next five year period includes SR 62 realignment, implementation of the Old Town Specific Plan, façade improvement program, branding and marketing program, land acquisition, public infrastructure initiative, expanding the Project area and affordable housing. Proposed modifications to the plan include expanding the description of Agency accomplishments and tie them back to the original purpose of the RDA program; modify the discussion regarding Serenity Village in the affordable housing section, by talking about how the agency will pursue that proposal and other housing proposals over next five years.

Chair Mayes opened the public hearing

Margo Sturges, Yucca Valley, commented regarding the map in the document noting it does not reflect the Paradise Valley area, but does contain Palomar which is not a blighted area. There are also no provisions for financial assistance to connect to proposed sewers for seniors and low income residents.

There being no one else wishing to speak, Chair Mayes closed the public hearing.

Agency Member Luckino requested the plan require the use of local employers. Mr. Spevacek advised that can be stressed in the program, and the Agency can give preference but he is not sure it can be mandated. Town Attorney Haubert stated he would want to research that issue to make sure it is allowable. Agency Member Luckino questioned if there is a time frame to add to the project area. Mr. Spevacek stated that Agency legal counsel is looking into proposed areas in terms of case law to see if the Agency can justify expanding, and it is anticipated that the analysis will be done in the next three weeks.

Agency Member Herbel questioned when the façade improvement program will be implemented. Mr. Spevacek stated they are coming up with program guidelines, then the geographical area will be determined and staff will return with an appropriate budget. We should be back with the façade program in the next few months.

Chair Mayes expressed concern about the Palomar area being in the project area and questioned the possibility of deleting it from the Agency. Mr. Spevacek advised removing an area is a challenge due to the bond issues that are outstanding. It is typical,

if not mandatory, for bond contracts of that nature to require that the bond holders weigh in on the removal of the area because of the potential loss of revenue to cover the bonds. He added that, while there is a process established, trying to go through the process is not easy.

Agency Member Luckino moved to continue the item to May 4, 2010. Agency Member Rowe seconded. Motion carried 4-0-1 on a voice vote.

DEPARTMENT REPORT

4. Conceptual Utilization of the prior PFF Building

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING THE 2009-10 REDEVELOPMENT AGENCY BUDGET FOR THE FISCAL YEAR COMMENCING ON JULY 1, 2009 AND ENDING ON JUNE 30, 2010

Administrative Services Director Yakimow reported the Agency purchased the PFF building including the adjacent lot in October of 2009 at the fair market appraised value. The purchase was based on staff recommendation regarding potential Facilities Master Plan use, ultimate use determination and long term value. At the February 2, 2010 RDA meeting the Agency received an update regarding potential use, had general public discussion regarding various alternatives for the property, including internal use as well as disposition and the Agency directed staff to develop a conceptual use plan. The current recommendation is to work on two parallel paths. Parallel path one is a conceptual use plan centered on the relocation of the Hi Desert Nature Museum, along with the California Welcome Center, Desert Regional Tourism Agency and Chamber of Commerce to the PFF building. The move would enhance resident accessibility to Town services in a unified location, promote staff coordination and efficiency and provide visibility to the Museum and encourage progress toward independence. The estimated cost for minimal renovation of the property for use as a museum site is \$150k to \$200K of RDA tax increment financing. Minimal renovation of the current museum site for community development is \$50,000 to \$75,000 of general fund capital projects fund financing. Old Town remains the preferred site for the library and museum, but the recommendation provides an interim solution of 5 to 7 years at a minimal cost. Parallel Path Two is property marketing focused on near term disposition and accomplished through the sale or lease of the property to a commercial or private organization. The benefits include the opportunity to gauge current interest in the property, provide an equal opportunity for any interested party to indicate their interest in the property, presents an opportunity for consideration of various alternative uses of the property and provides for the redeployment of Agency funds in the project area. The ultimate use should provide reasonable return on the Agency's investment, but if disposed, unification remains a priority of the Council.

Mike Poland, Yucca Valley, expressed confusion regarding approaching the RDA for funding consideration for improvements to his buildings in the same general area as the PFF property and being told the Agency couldn't help him. Objected to the Agency making decisions to take that building for public use, whether for library or to consolidate staff, and then turn around and start shopping the building to private enterprise and competing with the business community.

Jan Morrison, Yucca Valley, advised she owns Sun Country Plaza where Pacific Marine is located and questioned if Pacific Marine was approached by anyone on staff to purchase the building. She feels the Town is competing with her personally and as a business person.

Sabrina Peukert, Yucca Valley, presented an offer from her client offering \$1.6 for the building with conditions. She added she doesn't want to move the library and museum next to a busy highway. RDA funds should be focused in Old Town to generate revenue and revitalize the area.

Margo Sturges, Yucca Valley, commented this is the first she has heard of Staff unification, and commented as a builder and developer she would want to look at what was paid for the building and how much income it can produce.

Sarann Graham, Yucca Valley, commented she is disturbed to see tax payers dollars being used to compete with commercial enterprises. This was a mistake and the RDA needs to make amends.

Agency Member Luckino questioned if the Town solicited Pacific Marine. Interim Town Manager Tooker advised that staff did not solicit them but did respond to an inquiry from them.

Agency Member Herbel advised she was contacted by a representative of Pacific Marine, took down their information, and gave it to the Town Manager. There was no solicitation.

Agency Member Luckino stated the Agency needs to move forward on marketing the building and should not have purchased it. The private sector can take the building to its potential, and the Agency's priority should be the golf course. He questioned if everyone can fit into the welcome center building to achieve staff unification.

Agency Member Rowe questioned why the estimated renovation cost to move the museum is so much lower that stated at the last presentation. Administrative Services Director Yakimow scope of the project has been amended. Agency Member Rowe questioned what the cost saving is of moving everyone under one roof. Interim Town Manager Tooker commented that this is conceptual and if the Agency wants to pursue that staff would work on analyzing things such as cost savings etc.

Agency Member Herbel agreed with Staff’s recommendation.

Chair Mayes stated he wanted the building to be an interim town hall space and was uncomfortable with the RDA purchasing it. He agrees with Staff’s recommendation.

Administrative Services Director Yakimow suggested the Agency consider providing a reasonable amount of time to have the property on the market, and recommended 45 to 60 days.

Agency Member Herbel moved to: 1) Direct staff to proceed with full development of the conceptual use plan; 2) Direct Staff to actively market the property for 45 to 60 days and evaluate potential private use possibilities as presented; 3) Adopt Resolution No. RDA 10-02, identifying the purchase of the property utilizing tax increment funding without the use of bond funds; and 4) Forward the conceptual use plan to the Town Council for consideration. Agency Member Rowe seconded. Motion carried 4-0-1 on a roll call vote.

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

NOES: None

ABSTAIN: None

ABSENT: Agency Member Huntington

Chair Mayes recessed the meeting at 6:00 p.m. and reconvened at 7: 48 p.m.

5. SR 62 Improvement Projects Review: SR 62 TCRP 129 (EA 1A7900) Town Project No. 8327; SR 62 PLHD (EA 0L6900) Town Project No. 8661; SR 62 Widening Project (0M8900) Town Project No. 8527; SR 62 Realignment (EA 0G930) Town Project No. 8662.

Deputy Executive Director Stueckle advised the Agency has held prior policy discussions regarding redevelopment funding of medians. Adrian Anderson from RBF will walk the Agency through the layout of four projects showing how median islands and sidewalks all fit together.

Adrian Anderson, RBF, gave a Power Point presentation showing the SR improvements.

Deputy Executive Director Stueckle advised of the estimated costs, available funds, and overage or shortfall for each of the projects.

Agency Member Luckino stated he is glad to see sidewalks in the plan.

Chair Mayes commented that once there is a number and all the engineering is completed we will have shelf ready plans that will allow us to look for funding from the Federal or

State level

Upon motion by Agency Member Luckino, second by Agency Member Herbel and no objection stated, the Agency received the status report of the above referenced projects on SR 62.

CLOSED SESSION

1. Government Code Section 54956.8, Conference with Real Property Negotiators.

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

Chair Mayes adjourned to closed session at 8:15 p.m., reconvened to open session at 8:19 p.m., and advised there was no reportable action taken.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Jamie Anderson
Agency Secretary