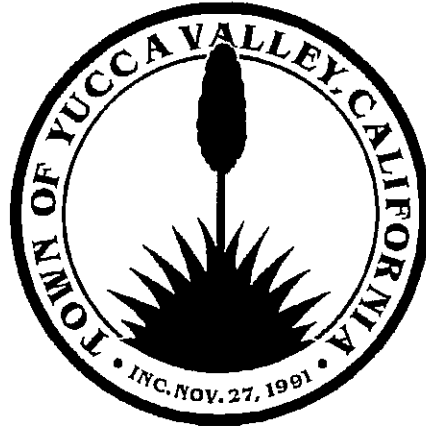


TOWN OF YUCCA VALLEY  
REDEVELOPMENT AGENCY MEETING



*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 15, 2010  
REDEVELOPMENT AGENCY:  
Immediately following Town Council Meeting  
YUCCA VALLEY COMMUNITY CENTER  
YUCCA ROOM  
57090 - 29 PALMS HIGHWAY  
YUCCA VALLEY, CALIFORNIA 92284**

**CLOSED SESSION  
YUCCA VALLEY COMMUNITY CENTER  
57090 - 29 PALMS HIGHWAY  
YUCCA VALLEY, CALIFORNIA 92284**

\* \* \* \*

**REDEVELOPMENT AGENCY  
*George Huntington, Agency Chair  
Frank Luckino, Agency Vice Chair  
Isaac Hagerman, Agency Member  
Chad Mayes, Agency Member  
Dawn Rowe, Agency Member***

\* \* \* \*

**TOWN ADMINISTRATIVE OFFICE:  
760-369-7207**

**[www.yucca-valley.org](http://www.yucca-valley.org)**

**AGENDA  
MEETING OF THE  
TOWN OF YUCCA VALLEY REDEVELOPMENT AGENCY  
TUESDAY, FEBRUARY 15, 2010**

*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 Hagerman, Luckino, Rowe, Mayes and Chair Huntington.

**CONSENT AGENDA**

- 1-2 1. Minutes of the Regular Redevelopment Agency Meeting of December 21, 2010.

**Recommendation: Approve minutes as presented.**

- 3-7 2. FY 2010-11 AB 26 SERAF Payment

A RESOLUTION OF THE REDEVELOPMENT AGENCY, OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, INDICATING THE AGENCY'S INTENT TO REMIT THE 2010-11 SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF) PAYMENT OF \$130,956 FROM THE AGENCY'S DEBT SERVICE FUND

**Recommendation: Adopt the Resolution indicating the Agency's intent to remit the 2010-11 Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$130,956 by May 15, 2011 and direct Staff to communicate the Agency's intent to the County Auditor by March 1, 2011.**

8-18 3. Warrant Register, December 21, 2010

**Recommendation:** Ratify RDA Warrant Registers total of \$29,278.09 for expenses dated December 22, 2010 thru January 31, 2011. Ratify RDA Payroll Registers total of \$18,333.38 dated December 10, 2010 thru December 22, 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 1-3) (roll call vote)

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Roll Call Vote \_\_\_\_\_

**DEPARTMENT REPORTS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

**TOWN OF YUCCA VALLEY  
REDEVELOPMENT AGENCY MEETING MINUTES  
DECEMBER 21, 2010**

Chair Huntington called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 8:10 p.m.

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

Staff Present: Executive Director Nuaimi, Agency Counsel Laymon, Deputy Executive Director Stueckle, Treasurer Yakimow, Community Services Director Schooler and Secretary Anderson.

**CONSENT AGENDA**

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of December 7, 2010.
3. **Ratify**, RDA Warrant Registers total of \$43.10 for expenses dated December 2, 2010. Ratify RDA Payroll Registers total of \$9,243.74 dated November 24, 2010.

Agency Member Luckino moved to adopt the Consent Agenda, Items 1-2. Agency Member Rowe seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Agency Members Hagerman, Luckino, Mayes, Rowe and Chair Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**DEPARTMENT REPORTS**

**Mayor Huntington reconvened the Town Council in joint session with the Redevelopment Agency.**

3. **Approval of an Exclusive Negotiation Agreement between the Agency, the Town of Yucca Valley, and the National Community Renaissance of California (CORE) regarding a Senior Affordable Housing Development.**

Administrative Services Director Yakimow gave the background of the item, noting this is approval of the ENA and that there will still be approvals necessary in the development stage.

Council/Agency Member Luckino questioned if there is an example of a similar rural community on a state highway that has low mod housing that is about 15 years old. Julie Mungai, CORE, advised she will do that research. Council/Agency Member Luckino expressed concern about rushing into this project. Town Manager Nuaimi commented that, depending on the funding source, there are one or 2 calls for project funding a year. This item has gone through site alternatives analysis and has been blessed by majority of the Council and Agency. We are trying to get project that is competitive as quickly as we

can get there because, from an Agency perspective, we have not generated affordable units in the most cost effective manner. Council/Agency Member Luckino questioned at what stage of game there is going to be outreach. Town Manager Nuaimi advised as part of the application process.

Council/Agency Member Hagerman questioned if other sites will be looked at by enacting this ENA. Town Manager Nuaimi advised this is the site.

Council/Agency Member Mayes authorize the Executive Director/Town Manager to enter into an Exclusive Negotiating Agreement (“ENA”) with National Community Renaissance of California (CORE) regarding the development of an affordable senior housing opportunity, proposed at the Town of Yucca Valley’s vacant property at Dumosa and SR 62. Council/Agency Member Rowe seconded. Motion carried 4-1-0 on a voice vote with Council/Agency Member Luckino voting no.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

There being no further business, Mayor/Chair Huntington adjourned the meeting at 8:35 p.m. and continued as Town Council.

Respectfully submitted,

Jamie Anderson  
Agency Secretary

## YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

**To:** Honorable Chair & Agency Members  
**From:** Curtis Yakimow, Treasurer  
**Date:** February 9, 2011  
**For Council Meeting:** February 15, 2011

**Subject:** FY 2010-11 AB 26 SERAF Payment

**Recommendation:** It is recommended that the Agency;

- Adopt a resolution indicating the Agency's intent to remit the 2010-11 Supplemental Educational Revenue Augmentation Fund (SERAF) payment of \$130,956 by May 15, 2011;
- Direct staff to communicate the Agency's intent to the county auditor by March 1, 2011.

**Order of Procedure:**

Staff Report  
Open Public Hearing  
Public Comment  
Close Public Hearing  
Questions of Staff  
Agency Discussion  
Agency Action

**Discussion:** With the passage of AB 26 in July 2009, the Yucca Valley Redevelopment Agency is obliged to remit payment to the Supplemental Educational Revenue Augmentation Fund (SERAF) to help address the State budget shortfall. The Agency's fiscal year 2010-11 contribution is \$130,956.

According to the legislation, the Agency and legislative body must notify the county auditor by March 1, 2011 of how it intends to meet its obligation. The payment must be made prior to May 10, 2011.

Ongoing litigation continues regarding the legality of the State's ability to impose the SERAF obligation on redevelopment agencies. The proposed notification to the county auditor specifically identifies the ongoing litigation, and clarifies that the Agency wishes to reserves any and all rights that may result from the outcome of the legal proceedings.

**Alternatives:** None recommended.

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Reviewed By:

  
Town Manager

\_\_\_\_\_  
Town Attorney

\_\_\_\_\_  
Admin Services

\_\_\_\_\_  
Dept Head

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Department Report

Ordinance Action

Resolution Action

Public Hearing

Consent

Minute Action

Receive and File

Study Item

**Fiscal impact:** Existing balance in the RDA low-mod fund is \$1,801,733 as of June 30, 2010. The proposed action will result in an expenditure of \$130,956 from the Agency's Debt Service Fund.

**Attachments:**

Resolution

Draft Letter

ERAF Payment Calculation

RESOLUTION NO. RDA-11

A RESOLUTION OF THE REDEVELOPMENT AGENCY, OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, INDICATING THE AGENCY'S INTENT TO REMIT THE 2010-11 SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND (SERAF) PAYMENT OF \$130,956 FROM THE AGENCY'S DEBT SERVICE FUND

WHEREAS, the Yucca Valley Redevelopment Agency receives restricted fund revenues which are applied to Redevelopment programs; and

WHEREAS, the Redevelopment Agency anticipates and plans for the physical development of the community and appropriates funds for capital expenditures to accommodate physical growth and development, and the elimination of blight; and

WHEREAS, AB26 includes a requirement for a SERAF payment from redevelopment agencies to help address the state budget shortfall; and

WHEREAS, AB 26 requires that the Agency identify the funding source for such payments.

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE TOWN OF YUCCA VALLEY DOES RESOLVE AS FOLLOWS.

Section 1. The Redevelopment Agency adopts the Resolution indicating its intent to remit the 2010-11 SERAF payment of \$130,956 with Agency Debt Service funds.

PASSED, APPROVED AND ADOPTED THIS 15<sup>th</sup> day of February, 2011.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY



February 15, 2011

San Bernardino County Auditor/Controller-Recorder  
222 W. Hospitality Lane, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415-0018

**RE: AB 26 SERAF Payment Reporting**

Dear County Auditor;

As you are aware, with the passage of the FY 2009-10 State Budget additional reporting and payment requirements were imposed upon California Redevelopment Agencies through Assembly Bill 26. The legislation requires that certain redevelopment agencies provide additional information related to their allocated SERAF payments by March 1, 2011.

Pursuant to action taken by both the Agency and the legislative body, the Yucca Valley Redevelopment Agency intends to remit funds in the amount of \$130,956, prior to May 10, 2011 in accordance with the legislation. These funds will come from the Agency, and will be paid in full.

As you may know, the validity of the legislation mandating this SERAF transfer has been challenged in litigation pending in the Superior Court for Sacramento County, California Redevelopment Association et al v. Genest et al, Case No. 34-2009-80000362 ("CRA v. Genest"). The Yucca Valley Redevelopment Agency reserves any rights it may have to withhold the payment of funds to you under Health and Safety Code Section 33690 or to recover those funds after payment or transfer based on any order or judgment of the Court in CRA v. Genest.

If any further assistance is needed in this matter, please contact me at (760) 369-6585 ext. 232 to discuss.

Sincerely,

***Curtis Yakimow***  
Treasurer

cc Mark Nuaimi, Executive Director

**California Redevelopment Association's Estimate of each Agency's ERAF Transfer to Meet the \$350 Million S for 2010-11 Based on the State Controller's Office Corrected 2006-07 Tax Increment Revenue Summary provi to the Department of Finance**

Prepared for CRA by Time Structures, Inc: 916-564-8683

ERAF Calculation Method:

Individual Agency's Total Payment = Agency's Net Tax Increment X [(350million / 2) / 3,763,301,476] + Agency's Gross Tax Increment X [(350 million/ 2) / 4,742,213,1 Multiplier to Determine an Individual Agency's Payment from Net Tax Increment = 175/3,763,301,476 or 0.046501722

Multiplier to Determine an Individual Agency's Payment from Gross Tax Increment = 175,000,000/ 4,742,213,063 or 0.036902602

Note: The following agencies had no reported 2006-07 tax increment: Willows, Susanville, Lassen, Tiburon, Merced County, Dos Palos, Del Ray Oaks, and Rancho C

Redevelopment Agency Name	2006-07 Tax Increment Net of Pass-throughs	Estimated 2010 ERAF Net Payment	2006-07 Gross Tax Increment	Estimated 2010 ERAF Gross Payment	Total Agency ERAF Payment for 2010-11
Town of Yucca Valley Redevelopment Agency	1,366,371	63,539	1,826,903	67,417	130,956

## YUCCA VALLEY REDEVELOPMENT AGENCY STAFF REPORT

**To:** Honorable Chair and Agency Members  
**From:** Curtis Yakimow, Treasurer  
**Date:** February 8, 2011  
**For Agency Meeting:** February 15, 2011

**Subject:** RDA Warrant Register – February 15, 2011

### Recommendation:

Ratify RDA Warrant Register total of \$ 29,278.09 for expenses dated December 22, 2010 thru January 31, 2011. Ratify RDA Payroll Register total of \$ 18,333.38 dated December 10, 2010 to December 22, 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:

Payroll Register No. 24 dated December 10, 2010 total of \$ 9,016.13  
Payroll Register No. 26 dated December 22, 2010 total of \$ 9,317.25  
Warrant Register No. 29 dated December 22, 2010 total of \$ 23,849.13  
Warrant Register No. 31 dated January 21, 2011 total of \$698.95  
Warrant Register No. 33 dated January 27-31, 2011 total of \$ 4,730.01

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Reviewed By:

  
Executive Director

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Agency Attorney

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Department Report  
 Consent

Ordinance Action  
 Minute Action

Resolution Action  
 Receive and File

Public Hearing  
 Study Session

**YUCCA VALLEY RDA  
WARRANT REGISTER # 24/1  
CHECK DATE - December 10, 2010**

Payroll Summary

**Summary**

Salaries	\$6,994.50
Benefits	\$2,021.63
Professional Services	\$0.00

**Total Payroll**

\$9,016.13

Prepared by P/R & Financial Specialist:



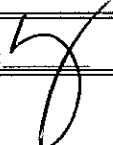

Reviewed by H/R & Risk Mgr.:



# Yucca Valley Redevelopment Agency

## Payroll Allocation

Pay Period 24/1 - Paid 12/10/2010

<b>Salaries</b>	<b>\$6,994.50</b>
<b>Benefits</b>	
Medicare	104.32
Medical Benefit	0.00
Workers Compensation Insurance	209.85
Life & Disability Insurance	0.00
Unemployment Insurance	69.95
Retirement	1,437.51
Car Allowance	200.00
<b>Total Benefits:</b>	<b>2,021.63</b>
<b>Professional Services (Agency Members)</b>	<b>0.00</b>
<b>Total RDA Payroll:</b>	<b>\$9,016.13</b>
Prepared by P/R & Financial Specialist: 	Reviewed by H/R & Risk Mgr.: 

YUCCA VALLEY RDA  
WARRANT REGISTER # 26/1  
CHECK DATE - December 22, 2010

Payroll Summary

**Summary**

Salaries	\$6,995.38
Benefits	\$2,021.87
Professional Services	\$300.00

**Total Payroll** \$9,317.25

Prepared by P/R & Financial Specialist:



Reviewed by H/R & Risk Mgr.:



**Yucca Valley Redevelopment Agency**

Payroll Allocation

Pay Period 26/1 - Paid 12/22/2010

<b>Salaries</b>	<b>\$6,995.38</b>
<b>Benefits</b>	
Medicare	104.33
Medical Benefit	0.00
Workers Compensation Insurance	209.88
Life & Disability Insurance	0.00
Unemployment Insurance	69.96
Retirement	1,437.70
Car Allowance	200.00
<b>Total Benefits:</b>	<b>2,021.87</b>
<b>Professional Services (Agency Members)</b>	<b>300.00</b>
<b>Total RDA Payroll:</b>	<b>\$9,317.25</b>
Prepared by P/R & Financial Specialist: <i>[Signature]</i>	Reviewed by H/R & Risk Mgr.: <i>[Signature]</i>

**RDA WARRANT REGISTER # 29**  
**CHECKS DATED DECEMBER 22, 2010**

**FUND DISTRIBUTION BREAKDOWN**

Checks # 33460, # 33496, # 33503 # 33537, # 33538, # 33540 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$21,024.03
RDA - DEBT SERVICE FUND # 931	\$762.10
RDA - DEBT SERVICE - FUND # 932	\$2,063.00
<b>GRAND TOTAL</b>	<b><u>\$23,849.13</u></b>

Prepared by: Shirlene Doten, Finance 

Reviewed by: Curtis Yakimow, Treasurer

Approved by: Mark Nuaimi, Executive Director 



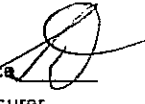
**Yucca Valley Redevelopment Agency**  
**Warrant Register**  
**December 22, 2010**

<b>Fund</b>	<b>Check #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
930 RDA - CAPITAL PROJECTS FUND				
	33496	Duane Gasaway	Engineering Services	23.75
	33537	RBF Consulting	SR 62 Realignment Project	21,000.28
<b>Total 930 RDA - CAPITAL PROJECTS FUND</b>				<b>21,024.03</b>
931 RDA - DEBT SERVICE FUND				
	33503	Hi-Desert Water	Water Service	138.70
	33538	Rosenow Spevacek Grp., Inc.	Consulting Services	315.00
	33540	SCE	Electric Service	308.40
<b>Total 931 RDA - DEBT SERVICE FUND</b>				<b>762.10</b>
932 RDA - LOW/MODERATE HOUSING FUND				
	33460	Aleshire & Wynder, LLC	Professional Services	893.00
	33538	Rosenow Spevacek Grp., Inc.	Consulting Services	1,170.00
<b>Total 932 RDA - LOW/MODERATE HOUSING FUND</b>				<b>2,063.00</b>
<b>***</b>	<b>Report Total</b>			<b>23,849.13</b>


**RDA WARRANT REGISTER # 31  
CHECKS DATED JANUARY 21, 2011**

Checks # 33585, # 33589, # 33602, # 33604 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$47.50
RDA - DEBT SERVICE FUND # 931	\$651.45
RDA - DEBT SERVICE - FUND # 932	\$0.00
<b>GRAND TOTAL</b>	<u><u>\$698.95</u></u>

Prepared by: Shirlene Doten, Finance 

Reviewed by: Curtis Yakimow, Treasurer \_\_\_\_\_

Approved by: Mark Nuaimi, Executive Director 

**Yucca Valley Redevelopment Agency**

**Warrant Register**

January 21, 2011


<b>Fund</b>	<b>Check #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
930 RDA - CAPITAL PROJECTS FUND				
	33585	Duane Gasaway	Engineering Services	\$47.50
<b>Total 930 RDA - CAPITAL PROJECTS FUND</b>				<b>\$47.50</b>
931 RDA - DEBT SERVICE FUND				
	33589	Hi-Desert Water	Water Service	\$219.57
	33602	SCE	Electric Service	319.86
	33604	So. Cal. Gas Co.	Natural Gas Service	112.02
<b>Total 931 RDA - DEBT SERVICE FUND</b>				<b>\$651.45</b>
<b>*** Report Total</b>				<b>\$698.95</b>

**RDA WARRANT REGISTER # 33  
CHECK DATE JANUARY 27-31, 2011**

**FUND DISTRIBUTION BREAKDOWN**

Checks # 33617, # 33658, # 33698, # 33709, # 33715, # 33734 are valid

RDA - CAPITAL PROJECTS FUND # 930	\$0.00
RDA - DEBT SERVICE FUND # 931	\$2,737.51
RDA - DEBT SERVICE - FUND # 932	\$1,992.50
<b>GRAND TOTAL</b>	<b><u><u>\$4,730.01</u></u></b>

Prepared by: Shirlene Doten, Finance   
Reviewed by: Curtis Yakimow, Treasurer \_\_\_\_\_

Approved by: Mark Nuaimi, Executive Director \_\_\_\_\_

**Yucca Valley Redevelopment Agency**

**Warrant Register**

**January 27-31, 2011**

<b>Fund</b>	<b>Check #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
931	RDA - DEBT SERVICE FUND			
	33658	FedEx	Delivery Service	\$83.72
	33698	Rosenow Spevacek Grp., Inc.	12/10 Consulting Services	70.00
	33709	Treasurer-Tax Collector	Property Tax	645.66
	33715	So. Cal. Gas Co.	Natural Gas Service	138.13
	33734	Willdan Associates	Annual Disclosure Services	1,800.00
<b>Total 931</b>	<b>RDA - DEBT SERVICE FUND</b>			<b><u>\$2,737.51</u></b>
932	RDA - LOW/MODERATE HOUSING FUND			
	33617	Affordable Housing Group, Inc.	Monitoring Fee	\$1,250.00
	33698	Rosenow Spevacek Grp., Inc.	Consulting Service	292.50
	33734	Willdan Associates	Annual Disclosure Services	450.00
<b>Total 932</b>	<b>RDA - LOW/MODERATE HOUSING FUND</b>			<b><u>\$1,992.50</u></b>
<b>***</b>	<b>Report Total</b>			<b><u>\$4,730.01</u></b>