

**TOWN OF YUCCA VALLEY JOINT  
TOWN COUNCIL/REDEVELOPMENT AGENCY MEETING MINUTES  
MARCH 15, 2011**

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

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

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

**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  
Town of Yucca Valley/Yucca Valley Redevelopment Agency  
Mark Nuaimi, Real Property Negotiator  
Real Property Negotiations

Property: APN 595-371-11, portion of the Northwest Corner of Dumosa and SR 62  
Town of Yucca Valley/Yucca Valley Redevelopment Agency  
Mark Nuaimi, Real Property Negotiator  
Real Property Negotiations

Mayor/Chair Huntington advised the Agency and Town Council held a joint Closed Session prior to the Town Council meeting at 5:00 p.m. with no reportable action taken.

**CONSENT AGENDA**

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of February 15, 2011, as presented.
2. **Ratify**, RDA Warrant Registers total of \$2,678.05 for expenses dated February 10, 2011. Ratify RDA Payroll Registers total of \$46,248.48 dated January 7, 2011 through March 4, 2011.

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**

**4. Transfer of Redevelopment Agency Properties to Town of Yucca Valley and Appointment of Town to Carry Out Redevelopment Activities**

RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE AGENCY TO THE TOWN OF YUCCA VALLEY FOR USE FOR PUBLIC PURPOSES AND FOR TOWN TO CARRY OUT REDEVELOPMENT ACTIVITIES PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY ACCEPTING TRANSFER OF AND APPROVING A TRANSFER AGREEMENT FOR THE TRANSFER OF CERTAIN PROPERTIES OWNED BY THE YUCCA VALLEY REDEVELOPMENT AGENCY'S TO THE TOWN FOR USE FOR PUBLIC PURPOSES AND FOR TOWN TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA REDEVELOPMENT LAW

Town Manager Nuaimi gave a Power Point presentation and advised the State seeks to eliminate RDA's effective July 1<sup>st</sup>. All RDA activities will halt upon passage of the bill that will establish an appointed 7 member oversight committee that will only have one member from the Town. This item provides for the disposition of agency property to comply with the pending legislation. Resources that are currently in low mod housing fund will remain in that fund but there will be a Housing Authority formed at a future meeting. It was noted that if RDA's are not eliminated by the State as expected, these transactions can be backed out.

**Margo Sturges**, Yucca Valley, stated she was concerned about the speed of the proposed actions.

Council Member Mayes questioned what the rush is. Town Attorney Laymon advised the rush is due to the fact that, based on language of the proposed legislation, it is effective upon the Governor signing the legislation and takes away all authority of the RDA. She added the Governor is proposed to sign this legislation after the vote which will take place tomorrow, as he has set a deadline of 17<sup>th</sup>. Town Manager Nuaimi stated the concern if we do not take preventative measures is that the Agency will lose all ability to do anything. Council Member

Mayes advised he has not been one of those people ringing the bell to save RDA's, adding the Town has done a decent job with its agency, but there have been abuses all along the state. He does not like the state shoving this down our throats requiring us to have to take quick action to save local dollars, but we are forced to take these actions.

Council Member Mayes moved to authorize the Executive Director of the Yucca Valley Redevelopment Agency to transfer certain properties to the Town of Yucca Valley; authorize the Town Manager of the Town of Yucca Valley to accept properties transferred by the Yucca Valley Redevelopment Agency; approve the Transfer Agreement to Town; authorize the Executive Director to execute such other easements, deeds and documents as may be necessary to carry out the terms of the Transfer Agreement; approve Resolution No. RDA-11-02 and Resolution No. 11-15 Authorizing the Town and Redevelopment Agency to enter into a Transfer Agreement Transferring Agency-Owned Properties to the Town and Requiring the Town to Dispose of Certain of Said Properties in Accordance with the Redevelopment Law. Council/Agency Member Hagerman seconded. Motion carried 5-0 on a roll call vote.

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

**5. Contract to Perform Economic Development Services Between Yucca Valley Redevelopment Agency ("Agency") and the Town of Yucca Valley ("Town")**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPROVING A CONTRACT AND ACCEPTING THE RESPONSIBILITY TO CARRY OUT THE REDEVELOPMENT ACTIVITIES ON BEHALF OF THE YUCCA VALLEY REDEVELOPMENT AGENCY, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY ("AGENCY") APPROVING A CONTRACT TO PERFORM ECONOMIC DEVELOPMENT SERVICES BETWEEN THE AGENCY AND THE TOWN OF YUCCA VALLEY TO CARRY OUT REDEVELOPMENT ACTIVITIES, PURSUANT TO THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

A RESOLUTION OF THE YUCCA VALLEY REDEVELOPMENT AGENCY ("AGENCY") AUTHORIZING AN APPROPRIATION OF FUNDS IN THE AMOUNT OF \$10,000,000 TO FUND THE AGENCY PROJECTS AND AUTHORIZE THE DIRECTOR OF ADMINISTRATIVE SERVICES TO MAKE THE NECESSARY BUDGET ADJUSTMENTS

Council/Agency Member Luckino recused himself due to his employment with the Water District and left the dais.

Town Manager Nuaimi continued with the Power Point presentation

Council Member Mayes commented regarding the fact that if the RDA becomes whole again the action can be reversed. Town Manager Nuaimi advised that is correct.

Council/Agency Member Mayes moved to adopt Resolution No. 11-16, accepting the role and responsibility of aiding and co-operating in the planning, undertaking construction, and operation of the Agency projects for the purposes of implementing the Agency's Redevelopment Plan and Five Year Implementation Plan; adopt Resolution No. RDA-11-03, approving a contract with the Town of Yucca Valley to provide economic development services that are necessary to implement the Agency projects consistent with the Agency's adopted Redevelopment Plan and Five Year Implementation Plan; and adopt Resolution No. RDA-11-04, appropriating \$10,000,000 and authorize the Director of Administrative Services to make the necessary budget adjustments. Council/Agency Member Hagerman seconded. Motion carried 4-0-1 on a roll call vote.

- AYES: Council/Agency Members Hagerman, Rowe and Mayor/Chair Huntington
- NOES: None
- ABSTAIN: None
- ABSENT: Council/Agency Member Luckino

**6. Property Acquisition, Property located at the Northwest Corner of SR 62 and Dumosa Lane, Assessor parcel Number 0595-371-011-0000, 0595-361-021-0000 (partial)**

Administrative Services Director Yakimow advised this item is the proposed acquisition by the RDA of the parcel adjacent to this facility, meet the low and moderate housing needs for income challenged individuals. The appraisal was competed last week showing the value of the property at \$940,000. He noted both the Agency and Council reviewed this item in closed session.

Agency Member Luckino advised he will be voting no on the item due to the location.

Agency Member Mayes questioned how much the Housing Authority would have to set aside for low mod housing. Town Manager Nuaimi stated 20% of RDA Funds are set aside, and explained that the balance of the low mod fund will be going to the housing authority, but the authority won't get more funds. Council Member Mayes questioned if the Housing Authority will have a mandate for low mod housing. Town Manager Nuaimi advised that question hasn't been answered at this time, however the Agency does have an obligation at this time to generate 45 affordable very low income units which is to rise to 65 units in the next 5 years. As it stands today we believe we would be relieved of that obligation because we won't have the resources.

Agency Member Luckino questioned if the property can still be moved into the Housing Authority if the Agency owns it and the Governor signs the legislation tomorrow. Town Manager Nuaimi advised that it can.

Agency Member Hagerman advised he is going to vote no based on the limited amount of property in the commercial corridor in town.

Agency Member Mayes moved to authorize the purchase of the Dumosa property at the appraised value of \$940,000 and authorize the Executive Director to execute a purchase and sale agreement between the Town of Yucca Valley and the Agency in a form approved by the Agency and Town Counsel; amend the FY 2010-11 adopted budget adding project 931 00 00 8310 8770 in the amount of \$945,000; Fund 931, Redevelopment Agency Debt Service Fund; authorize the Executive Director to sign all necessary documents to complete the property acquisition process, and authorize the Executive Director to pay all costs related to the property purchase subject to the provisions of the attached Purchase and Sale Contract. Agency Member Rowe seconded. Motion carried 3-2 on a roll call vote.

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

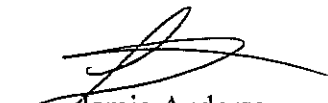
**PUBLIC COMMENTS**

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None

**ADJOURNMENT**

There being no further business, Mayor/Chair Huntington adjourned the meeting at 8:41 p.m.

Respectfully submitted,



Jamie Anderson  
Agency Secretary