

**TOWN OF YUCCA VALLEY
REDEVELOPMENT AGENCY MEETING MINUTES
MAY 3, 2011**

Chair Huntington called the meeting of the Town of Yucca Valley Redevelopment Agency to order at 8:01 p.m.

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

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

CONSENT AGENDA

1. **Approve**, Minutes of the Regular Redevelopment Agency Meeting of March 15, 2011, as presented.
2. **Ratify**, RDA Warrant Registers total of \$43,349.50 for expenses dated March 10, 2011 through April 21, 2011. Ratify RDA Payroll Registers total of \$27,042.44 dated March 18, 2011 through April 15, 2011.

Agency Member Luckino moved to adopt the Consent Agenda, Items 1-2. Agency Member Rowe seconded. Motion carried 4-0 on a roll call vote.

AYES: Agency Members Hagerman, Luckino, Rowe and Chair Huntington

NOES: None

ABSTAIN: None

ABSENT: None

DEPARTMENT REPORTS

3. Senior Housing Project Update

Executive Director Nuaimi gave a PowerPoint presentation updating the Agency on the progress of the Senior Housing Project, noting that staff performed outreach sessions on 26th and 27th. The project is quickly moving through process and will be before the Agency on the 17th. Staff will be gathering more input and will be having a Senior Fair.

Agency Member Luckino questioned the statement that CORE is not profit but can apply for tax credits. Town Manager Nuaimi explained that they receive tax credits that they can sell to obtain construction dollars. The ultimate goal is to minimize the amount of gap funding the Agency will have to provide. Council Member Luckino questioned if income is the only criteria to qualify for the units. Executive Director Nuaimi advised there will also be a screening process. Each tenant will sign an addendum to their lease and it will be strongly managed

Agency Member Hagerman questioned who makes the decisions regarding the amenities. Executive Director Nuaimi advised that staff is taking input from the community and will work with the development team to accommodate amenities while trying to manage construction costs. Agency Member Hagerman questioned how much the Town is putting toward this project. Executive Director Nuaimi advised the Agency currently has over \$2.5 million available. Administrative Services Director Yakimow advised it is in the \$1.5 to \$2 million range. Agency Member Hagerman questioned if the savings apply proportionately. Executive Director Nuaimi advised the Agency will benefit from any savings there are.

Mayor Huntington advised he attended all the presentations, noting the data from the morning session is most relevant.

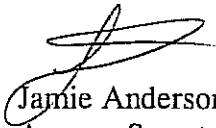
PUBLIC COMMENTS

Eric Muller, Yucca Valley, commented in favor of the project.

ADJOURNMENT

There being no further business, Chair Huntington adjourned the meeting at 8:30 p.m.

Respectfully submitted,



Jamie Anderson
Agency Secretary