

Palm Desert City Council, Successor Agency to the Palm Desert Redevelopment Agency, Housing Authority, and Board of Library Trustees

Regular Meeting Minutes

March 27, 2025, 3:30 p.m.

Present: Mayor Jan Harnik, Councilmember Gina Nestande, Mayor Pro Tem Evan Trubee, Councilmember Karina Quintanilla, Councilmember Joe Pradetto

1. CALL TO ORDER - CLOSED SESSION - 3:30 P.M.

A Regular Meeting of the Palm Desert City Council was called to order by Mayor Harnik on Thursday, March 27, 2025, at 4:02 p.m., in the Council Chamber, City Hall, located at 73-510 Fred Waring Drive, Palm Desert, California.

2. PUBLIC COMMENT FOR CLOSED SESSION ITEMS ONLY

None.

3. RECESS TO CLOSED SESSION

Mayor Harnik adjourned to Closed Session at 4:03 p.m.

4. CLOSED SESSION AGENDA

4.a Closed Session Meeting Minutes: February 27, 2025

4.b Conference with Real Property Negotiations pursuant to Government Code Section 54956.8

Agency: City of Palm Desert

City Negotiator: Chris Escobedo/Richard Cannone/Martin Alvarez

Negotiating Parties: Blieu Companies

Under Negotiation: Price and Terms

4.c Public Employee Performance Evaluation Pursuant to Government Code 54957

Employee: Interim City Manager

5. ROLL CALL - REGULAR MEETING - 4:00 P.M.

6. PLEDGE OF ALLEGIANCE

Mayor Harnik led the Pledge of Allegiance.

7. INSPIRATION

Councilmember Quintanilla provided words of inspiration.

8. REPORT OF CLOSED SESSION

City Attorney Shah stated that direction was given by the City Council; no reportable actions were taken.

9. AWARDS, PRESENTATIONS, AND APPOINTMENTS

9.a WATER CONSERVATION MONTH PROCLAMATION

Mayor Harnik presented a Proclamation to Luis Moctezuma declaring April 2025 as Water Conservation Month.

9.b CRIME VICTIMS' RIGHTS WEEK PROCLAMATION

Mayor Harnik presented a Proclamation to Katie Gilbertson, representing Riverside County District Attorney's Office, declaring April 6-12, 2025, as Crime Victims' Rights Week.

9.c YOUTH IN GOVERNMENT PRESENTATION BY FAMILY YMCA OF THE DESERT

Milo Morrell, Skyla Marley, and Rylee Stendell, student representatives, provided an update on the YMCA Youth in Government Program.

10. CITY MANAGER COMMENTS

10.a SHERIFF DEPARTMENT UPDATE

Lieutenant Porras from the Riverside County Sheriff's Office provided updates on e-bike rider safety and immigration enforcement scams and introduced two new deputies serving the Palm Desert area.

11. MAYOR/COUNCILMEMBER REPORTS AND REQUESTS FOR ACTION

Councilmembers provided updates on their attendance at various events.

Councilmember Quintanilla, with the support of Mayor Harnik, requested that the City Council Subcommittee on Legislative Affairs consider supporting Senate Bill 664, Blue Envelope Program, and Assembly Bill 262, California Individual Assistance Act

12. NON-AGENDA PUBLIC COMMENTS

Ken Seumalo, Indian Wells Director of Public Works, thanked the City Council and applauded staff for assistance with traffic control during the BNP Paribas Open event.

Mike Morsch, Palm Desert resident, provided an update on South Coast Air Quality Management District's (SCAQMD) proposed rules related to natural gas powered appliances.

Rose Mary Ortega, Palm Desert resident, spoke on the Sister Cities Foundation participation in Palm Desert Food & Wine.

13. CONSENT CALENDAR

Motion by: Councilmember Pradetto

Seconded by: Councilmember Nestande

To approve the consent calendar as presented.

Motion Carried (5 to 0)

13.a APPROVAL OF CITY COUNCIL, SUCCESSOR AGENCY, AND HOUSING AUTHORITY MINUTES

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Approve the Minutes of March 13, 2025.

Motion Carried (5 to 0)

13.b APPROVAL OF WARRANT REGISTERS

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Approve the warrant registers issued for the period 3/6/2025 to 3/13/2025.

Motion Carried (5 to 0)

13.c APPOINTMENT OF AN AD HOC CITY COUNCIL SUBCOMMITTEE FOR THE CITY SEAL REDESIGN

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Confirm the appointment of Mayor Harnik and Councilmember Pradetto to an ad hoc City Council Subcommittee for the City Seal redesign.

Motion Carried (5 to 0)

13.e AUTISM CERTIFIED CITY SIGNAGE

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Receive and file an update on Autism Certified City signage.

Motion Carried (5 to 0)

13.f AUTHORIZE OUT-OF-STATE TRAVEL FOR THE DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT TO ATTEND THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC) ANNUAL CONFERENCE IN LAS VEGAS, NEVADA

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Authorize out-of-state travel for the Deputy Director of Economic Development to attend the International Council of Shopping Centers (ICSC) Annual Conference from May 18 through May 20, 2025, in Las Vegas, Nevada.

Motion Carried (5 to 0)

13.g AUTHORIZE SUBSTITUTE OUT-OF-STATE TRAVEL FOR SENIOR MANAGEMENT ANALYST TO ATTEND THE U.S. HOUSING AND COMMUNITY DEVELOPMENT CONFERENCE IN DALLAS, TEXAS

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Authorize substitute out-of-state travel for the Senior Management Analyst to attend the U.S. Housing and Community Development Conference on March 31, through April 3, 2025, in Dallas, Texas.

Motion Carried (5 to 0)

13.h REJECT PROPOSALS SUBMITTED FOR CAMERA PROCUREMENT, INSTALLATION, AND OFF-SITE MONITORING SERVICE FOR HOUSING AUTHORITY PROPERTIES

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

Reject all proposals submitted in response to a published RFP titled Camera Procurement, Installation and Off-Site Monitoring Service for Housing Authority Residential Properties.

Motion Carried (5 to 0)

13.j APPROVE BLIEU COMPANIES LEASE FOR SUITE 117 AT THE PARKVIEW BUILDING

Motion by: Councilmember Pradetto
Seconded by: Councilmember Nestande

1. Approve a short-term lease with Blieu Companies for suite 117 at the Parkview Building for tenant qualifying and interview purposes.
2. Approve leasing term requested by Blieu from April 2025 to September 2025.
3. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
4. Authorize City Manager to execute all documents required to effectuate lease.

Motion Carried (5 to 0)

13.d EL PASEO DELIVERY TRUCK CONCERNS

Economic Development Director Alvarez presented a staff report and responded to City Council inquiries.

Mayor Pro Tem Trubee requested staff to consider whether the City could impose time restrictions for commercial trucks on El Paseo as part of the mobility plan.

Motion by: Councilmember Pradetto

Seconded by: Councilmember Nestande

Receive and file an update on El Paseo delivery truck concerns.

Motion Carried (5 to 0)

13.i REVIEW THE 2024 CALENDAR YEAR GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS AND AUTHORIZE SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Donald Zeigler, Palm Desert resident, opined that policies addressing extreme summer heat should be prioritized and suggested the City should consider alternative power sources to enhance electricity reliability.

Mayor Harnik, with support of Councilmember Quintanilla, requested a future Study Session on the Housing Element Annual Progress Report.

Motion by: Councilmember Pradetto

Seconded by: Mayor Pro Tem Trubee

1. Receive and file the 2024 General Plan and Housing Element Annual Progress Report.
2. Authorize City staff to submit the General Plan and the Housing Element Annual Progress Reports to the State Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

Motion Carried (5 to 0)

14. ACTION CALENDAR

None.

15. PUBLIC HEARINGS

15.a PUBLIC HEARING TO APPORVE AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT, AND RELATED RESOLUTIONS, FOR ARC VILLAGE PROJECT WITH CHELSEA INVESTMENT COPORATION PURUSANT TO H&S SECTION 33433

Director of Finance Chavez narrated a PowerPoint presentation and responded to City Council inquiries.

Mayor Harnik opened and closed the public hearing, there being no member of the public wishing to speak.

Motion by: Councilmember Nestande

Seconded by: Councilmember Quintanilla

1. Adopt Housing Authority Resolution No. HA-128 entitled, “A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY APPROVING AN AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE AUTHORITY AND CHELSEA INVESTMENT CORPORATION, OR ITS DESIGNEE (“Parties”) PURSUANT TO HEALTH AND SAFETY CODE SECTION 33433.”
2. Adopt Housing Authority Resolution No. HA-129 entitled, “A RESOLUTION OF THE PALM DESERT HOUSING AUTHORITY DECLARING A HOUSING AUTHORITY OWNED PARCEL LOCATED OFF COUNTY CLUB DRIVE IN THE CITY OF PALM DESERT TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(F).”
3. Approve Amendment to Disposition Development and Loan Agreement (“Amendment to DDLA”) between the Parties, including the exhibits, for the conveyance of the Authority-owned vacant property located off of Country Club known as APN 622-370-014 to Chelsea Investment Corporation, or its designee, (the “Developer” or “Chelsea”) for the construction of 39 units for rental to extremely low, very low and low income qualified households and one manager unit (the “Project”), pursuant to Health and Safety Code Section 33433.
4. Authorize Housing Authority Loan to the Developer for the purchase and construction of the Project in the amount of \$4,680,000, pursuant to terms of the Amendment to DDLA with the loan being secured by a subordinate deed of trust on the Project.
5. Authorize Director of Finance to Appropriate \$1,680,000 from unobligated Housing Asset Fund monies to Account Number 8734195-4663900.
6. Authorize the Executive Director to finalize and execute the Amendment to DDLA and documents deemed necessary to effectuate the Amendment to DDLA, the conveyance of the property and conditions of approval, with such changes thereto as the Executive Director, in consultation with legal counsel, may deem necessary and consistent with the purpose of the DDLA, as amended by the Amendment to DDLA, and conditions of approval.
7. Authorize the Chairperson and Executive Director to execute documents necessary to effectuate the transfer.
8. Adopt City Resolution No. 2025-019 entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT MAKING FINDINGS PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 33433 IN CONNECTION WITH A PROPOSED AMENDMENT TO DISPOSITION, DEVELOPMENT AND LOAN AGREEMENT BETWEEN THE PALM DESERT HOUSING AUTHORITY AND CHELSEA INVESTMENT CORPORATION OR ITS DESIGNEE.”

Motion Carried (5 to 0)

**15.b SUBSTANTIAL AMENDMENT TO COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM YEAR 2024 ANNUAL ACTION PLAN AND THE CITIZEN
PARTICIPATION PLAN**

This Public Hearing was continued to a date uncertain.

16. INFORMATION ITEMS

None.

17. ADJOURNMENT

The City Council adjourned at 5:36 p.m.

Respectfully submitted,

Michelle Nance

Acting Assistant City Clerk/Assistant Secretary

Anthony J. Mejia, MMC

City Clerk/Secretary