

A NEWS PUBLICATION FOR THE CITY OF

INDIAN WELLS



City's Property Investment to Pay Off as Commercial Rental

Location, location, location. Undoubtedly you've heard this real estate mantra before and often. When buying property as a smart investment picking the ideal location is crucial. With that in mind, our premier community of Indian Wells offers some of the most sought-after real estate in Southern California.

This is one of the primary reasons why the City of Indian Wells seized the rare opportunity to add to its land portfolio by strategically investing in two commercial buildings. In the fall of 2009 and spring of 2010, the City purchased the 45-200 and 45-300 Club Drive buildings for the total price point of \$1.483 million. The budgeted rate of return on this investment is approximately 6 percent.

The City's intent was to convert part of the 7,526 square-foot 45-200 Club Drive building into a community center or use it for other purposes. However, after a resident survey, intensive committee review and City Council deliberation, the City determined the community center concept was not financially viable. To ensure the City's long-term financial stability and its ability to provide important municipal services, the City has implemented several reductions in the 2011/2012 operating budget to offset the State of California takeover of Redevelopment Agency monies.

Rather than let the buildings remain vacant, City officials made an astute decision to convert the 45-200 building into office space for commercial tenants. This, in turn, necessitated limited upgrades to the facility. This past September and October, the Public Works

Department spearheaded a \$285,000 rehabilitation project, which included replacing the HVAC units, roof, plumbing, masonry and concrete installation, exterior and interior painting, lighting and landscape renovations, and other exterior upgrades to give the entire complex a refreshed look.

One suite was already occupied by an existing tenant and in mid-October, Desert Forum, Inc. – which produces the Desert Town Hall series – moved into Suite C. The Indian Wells Chamber of Commerce and a private attorney are set to lease two offices in Suite B commencing on March 1, 2012. In addition, Indian Wells HOAs and other city-based organizations will have complimentary access to a public meeting room and conference room. To be managed by the Chamber of Commerce, the conference space will hold 30-40 people and be available daytime and evening hours. The City will also likely continue to use Suite A as an election polling location and is actively seeking more tenants for full occupancy.

A rehabilitation project is upcoming for the 2,334 square-foot 45-300 Club Drive building, for which the City is currently pursuing other leasing opportunities.

For more information about these commercial rental properties, please contact City of Indian Wells Planning Director Barbara Carson at (760) 346-2489.



The budgeted rate of return on this investment is approximately 6 percent.



SIGN UP for BNP PARIBAS OPEN SENIOR CUP

Calling all avid tennis players who appreciate a great game of competitive doubles play: Reserve your space now for the next BNP Paribas Open Senior Cup set for March 19-22, 2012!

More than 700 players are expected to participate in this exciting team tennis doubles tournament now in its 19th year. The BNP Paribas Open Senior Cup, which features men's and women's divisions in senior (50+) and super senior (60+) age categories, will take place at more than 120 courts within a five-mile radius and culminate in the March 22 finals to be held at the Indian Wells Tennis Garden.

Players enter as teams of six players plus substitutes with a minimum of seven players required. There are two groups for men and women based on NTRP rating. Women: Seniors (50+) 3.0, 3.5, 4.0, 4.5 and Super Seniors (60+) 3.5, 4.0. Men: Seniors (50+) 3.5, 4.0, 4.5 and Super Seniors (60+) 3.5, 4.0.

The entry fee is \$200 per player and includes a ticket to the 2012 BNP Paribas Open finals on Sunday, March 18, a continental breakfast on Monday, March 19, player reception and dinner on Wednesday, March 21, new balls for each match, courtside refreshments, and awards for finalists.

The \$200 entry fee deadline is March 1; entry fees received after March 1 increase to \$225 per player.

For more information, visit www.bnpparibasopen.com/seniorcup or e-mail seniorcup@iwatg.net.

Free CPR Classes at City Hall



Every year approximately 300,000 Americans experience a sudden cardiac arrest outside of a hospital, yet less than one-third of these heart attack victims receive cardiopulmonary resuscitation (CPR) from a bystander. However, according to the American Heart Association, proper CPR techniques administered immediately after sudden cardiac arrest can double or triple a person's chance of survival.

If you would like to learn the basics of life-saving CPR, the City of Indian Wells is offering free classes for residents in 2012 on the following dates: January 17, February 21, March 20 and April 17. Each class will be held from 1 p.m. to 4 p.m. at Indian Wells City Hall. Advance reservations are required. Early registration is encouraged as attendance is limited to ten participants per class.

For more information and reservations, please call City Hall at (760) 346-2489.

City's Annual CITRUS COLLECTION Starts January 1



In a region abundant with citrus trees, it's hard to fathom that many residents in the Coachella Valley are lacking key nutrients like Vitamin C in their diets because they cannot afford to purchase fresh fruit. But they can't and there's a very easy way for you to help.

For the sixth consecutive year, the City of Indian Wells is partnering with Hidden Harvest for its Citrus Rescue Program. This vital community-wide project provides fruit, free of charge, to more than 60 local food banks and agencies who, in turn, distribute the healthy food source to low-income individuals and families.

Simply pick the extra or unwanted citrus fruit from your trees (no tangerines) when the crop is nearly ripe and bring the fruit to the bins located in the parking lot outside the Emergency Operations Center next to City Hall. The City's citrus collection program runs through April 30, 2012.

To learn more about Hidden Harvest, an innovative local nonprofit organization that salvages edible produce and gives farmworkers access to employment, visit www.hiddenharvest.org or call (760) 398-8183.



Shred For Safety: Protect Your Identity

According to a 2010 report released by Javelin Strategy & Research, identity fraud impacted 11 million Americans in 2009 with the financial impact of identity fraud reaching a staggering \$54 billion!



One of the most effective ways to prevent identity theft is to shred documents that contain personal and financial information. As a benefit to residents, the City of Indian Wells offers free document shredding services twice a year.

The next City of Indian Wells Document Shredding Event will take place on Saturday, January 28, 2012 from 7 a.m. to 11 a.m. at Burrtec Waste and Recycling located at 41575 Eclectic Street in Palm Desert (one block west of Cook Street between 42nd and Hovley). Please note that proof of current Indian Wells residency is required.

Items acceptable for shredding include bank statements, office paper, file folders and envelopes. It is not necessary to remove staples or paperclips. All materials are destroyed onsite by a mobile shredding unit.

For more information, contact Indian Wells Recycling Coordinator Kenn Stevens at (760) 674-1040.

Holiday Hours At IW Club

This month, plan to entertain family and friends at the IW Club Restaurant and Bar, one of the most festive and sophisticated dining venues in the Valley. Enjoy a relaxing hot toddy around the toasty fire pit under the brilliant desert stars, and then adjourn to the restaurant to savor delectable dishes from menus created especially for the season. You'll find the latest menu offerings online at www.iwclub.com.

In the meantime, please take note of the special IW Club hours and information listed below:

Sunday, December 25, 2011

Tee times available from opening until 12 p.m.

Golf Shop closes at 12 p.m.

IW Club Restaurant and Bar closes at 3 p.m.

Saturday, December 31, 2011

IW Club Restaurant and Bar will be featuring a special prix fixe menu for New Year's Eve from 5 p.m. to 9 p.m. Visit the IW Club website or call (760) 834-3800 for details.



Emergency Preparedness and Home Alarm Expo

Saturday, February 25, 2012 at City Hall
10:00 a.m. – 2:00 p.m.

Presentations in the Council Chamber by Emergency Preparedness and Alarm Vendors will start at 10:30 a.m.



Former Intelligence Agent to Shed Light on Cartels at World Affairs Council Program

Coming up on December 11: Sylvia Longmire will speak about the serious challenges posed by the drug wars in Mexico and their impact on the United States at the next World Affairs Council of the Desert dinner event. Author of the new book *Cartel: The Coming Invasion of Mexico's Drug Wars*, Longmire spent eight years working as a special agent with the Air Force Office of Special Investigations (AFOSI) in the areas of counterintelligence, counterespionage and force protection.

From December 2005 to July 2009, Longmire served as a senior intelligence analyst for the California state fusion center and the California Emergency Management Agency's Situational Awareness Unit, focusing primarily on Mexican drug trafficking organizations and southwest border violence issues.

World Affairs Council of the Desert speaker programs are held on Sunday evenings at the Renaissance Esmeralda Resort and Spa. Open to the public, the events begin with a 5 p.m. reception, followed by a 6 p.m. dinner, speaker presentation, and Q&A session. Cost is \$55 for members, \$65 for non-members.

For more information and online ticket purchase, visit www.worldaffairsdesert.org. You may also e-mail worldaffairs@verizon.net or call (760) 322-7711.



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Mayor Pro Tem
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Mary T. Roche
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Interim City Manager
Stephen P. Deitsch
City Attorney
Kevin McCarthy
Finance Director
Nancy Samuelson
Director of Marketing and Community Relations
Barbara Carson
Planning Director
Mel Windsor
Personnel/Public Safety Director
Paul Goble
Public Works Director
City event photography by
Mark Cieslikowski



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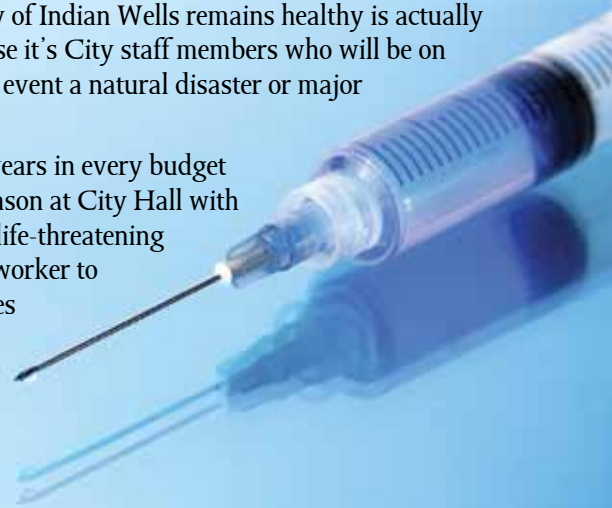
Staff Flu Shot Program Keeps City's First Responders Healthy

Did you know that every employee at City Hall is an emergency first responder?

Ensuring that everyone who works for the City of Indian Wells remains healthy is actually beneficial for the entire community. Why? Because it's City staff members who will be on the front lines of recovery and relief efforts in the event a natural disaster or major emergency strikes Indian Wells.

This is a primary reason why, for the past 15 years in every budget cycle, dollars are allotted to try to mitigate flu season at City Hall with an influenza, or flu, shot. The flu is a potentially life-threatening illness, which can easily be transmitted from co-worker to co-worker, particularly in offices where employees work in close proximity. As a preventative measure to keep your first responders in good health, productivity thriving and illness at bay, the City of Indian Wells offers free voluntary flu shots to City employees.

If you would like more information about the seasonal flu vaccine, please visit the Center for Disease Control and Prevention's website at www.cdc.gov/flu/protect/keyfacts.htm.



Mayor's Office Hours

Tuesday, 8:00 a.m. – 9:00 a.m. – IW Club
 10:00 a.m. – 11:00 a.m. – City Hall
 Or to schedule an appointment,
 call City Hall at (760) 346-2489.

View Veterans Day Ceremony photos Online



www.cityofindianwells.com/Residents/ click Event Photo Gallery

Stay tuned for information on upcoming resident events at the IW Club. Also, be sure to visit www.cityofindianwells.org for the latest updates, and sign up to receive the latest city news via e-mail by clicking on the "mailbox" icon.



SAVE the DATE
January 17, 2012
Patio Party at the IW Club
 5 p.m. – 7 p.m.
 More details to come...