

**LONG-RANGE
PROPERTY MANAGEMENT PLAN**

**SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD**

February 24, 2014

INTRODUCTION

Assembly Bill 1484 ("AB 1484"), enacted in June of 2012, allows all successor agencies to former redevelopment agencies to prepare a Long-Range Property Management Plan ("LRPMP"). The LRPMP governs the disposition and use of property held by the former redevelopment agency at the time of dissolution in 2012, pursuant to legal requirements detailed in the next section.

This is the LRPMP for the Successor Agency to the former Redevelopment Agency of the City of Greenfield ("Successor Agency").

EXECUTIVE SUMMARY

The former Redevelopment Agency of the City of Greenfield ("Agency") is the owner of record on the title of three (3) properties in Greenfield.

- All three (3) of these properties are existing governmental use properties that are proposed to be transferred to the City for continuation of their exclusive governmental use.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is allowed to submit a LRPMP to the State Department of Finance ("DOF") within six (6) months of receiving a "Finding of Completion" from DOF. Prior to the submittal of the LRPMP to DOF, the successor agency's oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of the former Agency's real properties. AB 1484 requires that the LRPMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. **Date of acquisition** of the property and the value of the property at the time, and an estimate of the current value of the property.
 - b. **Purpose** for which the property was acquired.
 - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.
 - d. **Estimate of the current value** of the parcel including, if available, any appraisal information.

- e. **Estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirement for the disposition of those funds.
 - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. **Description of the property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency.
 - h. **Brief history of previous development proposals and activity**, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for government use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development;**
 - c. **Sale of the property; or**
 - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use of disposition of all other properties, all of the following shall apply:
- a. If the LRPMP directs the use of liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - b. If the LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

This LRPMP shall be adopted by the Successor Agency as well as its Oversight Board by resolution, and submitted to the DOF for approval. The submittal will include this summary document, as well as DOF's property inventory form, included as **Attachment A**. The DOF may then request any information it deems necessary to validate the LRPMP for review, and may request modifications to the LRPMP. Following DOF approval, the Successor Agency may proceed with its execution of the LRPMP. However, at this time, all actions to transfer properties must be individually approved by the Oversight Board, by resolution, and submitted for approval by DOF.

PROPERTY VALUATION ESTIMATES AND LIMITATIONS

AB 1484 requires that a LRPMP include an estimate of the value of property, or, if available, recent appraisal information. DOF has stated they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this LRPMP.

As will be noted in the pages that follow, no current appraisal information exists for the 3 properties and the valuation information included in this report is based on estimated values and prior appraisal information.

PROPERTY INVENTORY – FORMER AGENCY PROPERTIES

The former Agency owned 3 properties at dissolution. The properties are associated with property numbers shown in DOF's Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The property inventory Data table (Attachment A) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

As previously noted, DOF does not require a new appraisal report to be prepared for the purposes of a LRPMP, even if a recent appraisal does not exist. The ultimate value of the properties sold will be determined based on what the market bears and not what an appraisal estimates. Where a property is to be retained for governmental use, the value estimate is based on the value of the property at the current land use and zoning, which in all cases yields a -0- market value because the property in question is an existing public use and designated as such under the current Zoning Ordinance. A government use property holds no value to anyone other than the City. More details of each value estimate are provided in the individual property profiles.

Property to be Sold by the Successor Agency

There are no Properties listed as "To be Sold by the Successor Agency".

Property to be Retained by Government Agencies

Properties listed as "To be Retained by Government Agencies" will be transferred without additional compensation inasmuch as they are already dedicated to a public use.

RETENTION OF PROPERTIES FOR GOVERNMENTAL USE

The properties listed below are proposed to be transferred to the City of Greenfield ("City") pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

FORMER CITY HALL/GREENFIELD COMMUNITY SCIENCE WORKSHOP

Address: 45 El Camino Real

APN: 024-103-001

Lot Size: 19,500 square feet

Acquisition Date: December 15, 1999

Value at Time of Purchase: ~~\$250,000.00~~

Purpose of Acquisition: To be utilized
as City Hall for Greenfield

Property Type (DOF Category): Retention
for Governmental Use

Property Type (City Proposed): Government use

Current Zoning: Retail Business (C-1)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

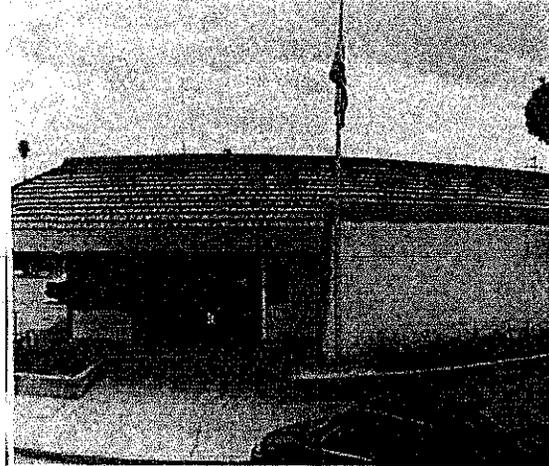
History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property includes a 4,000 square foot building which is currently utilized as the Greenfield Community Science Workshop program providing accessible, educational and youth development services in the Greenfield community, as more fully detailed in the attached report. (Appendix 1)

Estimated Current Value: \$300,000.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: To retain for existing and continued public use as more fully outlined in the attached report. (Appendix 1)



FORMER GREENFIELD POLICE FACILITY/COMMUNITY ARTS CENTER

Address: 213-215 El Camino Real

APN: 024-033-005, 024-033-006 and 024-033-007

Lot Size: 11,788 square feet

Acquisition Date: March 1982

Value at Time of Purchase: \$97,500

Purpose of Acquisition: To serve as a Greenfield Police Facility.

Property Type (DOF Category):
Retention for Governmental Use



Property Type (City Proposed): Government use

Current Zoning: Retail Business, with a Mixed Use overlay ("C-R")

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property, previously utilized as a Police Facility includes a 5,650 square foot facility which is leased to a non-profit organization partnered with the Arts council for Monterey County for the purpose of establishing the Greenfield Community Arts Center, as more fully outlined in the attached report. (Appendix 1)

Estimated Current Value: \$575,000.00 per 3/2011 appraisal; no current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: To retain for existing and continued public use as more fully outlined in the attached report. (Appendix 1)

WATER TANK PARCEL

Address: Located at the corner of 10th Street and Cherry Street. (No situs address available.)

APN: 109-181-013

Lot Size: Approx. 165,000 square feet

Acquisition Date: 2008

Value at Time of Purchase: \$850,000.00

Purpose of Acquisition: Develop an additional City water well; scheduled construction in 2014/2015 fiscal year – Planned expansion of the City water system and public works yard.



Property Type (DOF Category): Retention for Governmental Use

Property Type (City Proposed): Government use

Current Zoning: Farmland, 40 Acre minimum, Urban Reserve (F-40/UR)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

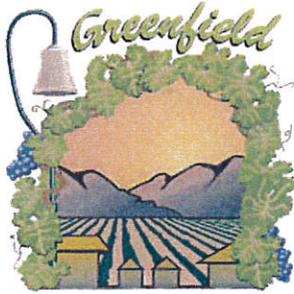
Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and is a critical component of planned expansion of the City's water system. It is located next to the City's public works yard and is currently used as overflow parking of public works vehicles and heavy equipment.

Estimated Current Value: \$850,000.00 per 11/2007 appraisal. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: To retain for existing use as well as for scheduled construction of an additional City water well.

APPENDIX 1



City Manager Memorandum

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: February 20, 2014

TO: Mayor and City Council/Oversight Board

FROM: Paul Muga
Assistant City Manager

RE: **Long Range Property Management Plan**

INTRODUCTION

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- All three (3) of these properties are existing governmental use properties that are proposed to be transferred to the City for continuation of their exclusive governmental use, as allowed by AB1484.

STATEMENT OF LEGAL REQUIREMENTS

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SUMMARY

In accordance with state law, the Successor Agency owns title to three parcels (Former City Hall, Police Station and an unimproved parcel adjacent the current Civic Center) that are determined to have a "governmental purpose" and retained or be sold and sales proceeds distribute to the other taxing jurisdictions in the community.

Based on the information contained in this report, the Successor Agency feels that the current use on each of these of these parcels meets a governmental purpose as provided by State Law, and should be retained for that purpose and not sold.

RECOMMENDATION

It is recommended that the City Council and Oversight Board approve the attached Resolution, approving the Long Range Property Management Plan, which includes the proposed retention by the City of Greenfield of the 3 listed governmental use properties.

Former City Hall; 45 El Camino Real



In August of 2011, the Greenfield City Council approved Resolution 2011-70 executing the agreement between the City of Greenfield, a government agency operating for public benefit, and Community Initiatives (CI) (a California non-profit public benefit corporation) to establish the Greenfield Community Science Workshop. A key tenant of the Agreement includes use of the former City Hall facility for public benefit purposes. The Greenfield Community Science Workshop program provides a very accessible and unique educational and youth development services in our community, where 60% of residents are low or very low income, seven out of 10 residents lack a high school education, and 50% of residents are 25 years old or younger (*Greenfield Economic Development Plan; Urban Futures*). The Greenfield Community Science Workshop engages youth at all ages to be inspired with exploration of their physical world through inquiry, exploration, and education. This is accomplished through its workshop facilities and programs.

THE FACILITY

The Greenfield Community Science Workshop is located at 45 El Camino Real, a 4,000 square foot building in the heart of downtown Greenfield within walking distance of all K-12 schools and hundreds of residential dwellings. This intimate proximity to the community is one reason the Workshop program has documented 5,000 points of contact each year of its operations, impacting 20 students or family members for every day the facility operates.

To prepare the building for Community Science Workshop operations, the City renovated the building including the repair of dry wall, fixtures, hardware, lighting, flooring, demolition and painting to create an environment where youth of all ages are empowered to pursue their intellectual curiosity in an environment rich in creativity, imagination, and wonder.

The Greenfield Community Science Workshop facility is segmented into distinct areas for exploration.

- The Light Room consists of a variety of interactive light exhibits, allowing interactive experimentation and visual learning.
- Crafts consists of various materials, much of it recycled materials for construction of student-initiated projects, along with a power tool section which provides authenticity for youth to witness the effects of different tools to accomplish and complete projects.

- The wind tube exhibit allows the building of aerodynamic objects from craft materials. Besides being interesting to youth of all ages, this interactive exhibit demonstrates the utility of testing results; a key tenet in science education, the ability to replicate experiments and measure results.
- The Marble Run Exhibit is a favorite of the Science Workshop's younger students. The exhibit displays the unyielding principles of gravity through the use of the circle, or marble.
- The Electronics Table is equipped with basic electronic tools and materials to allow students to build and repair electronics.
- The Welding and spray paint cubicles are centers for initiative and innovation, because students are invited to apply their own ideas and use available tools to create outcomes.
- The Water Table including PVC, PVC fittings, funnels, vinyl tubing, and other materials to engineer waterways; and all the materials to build dozens water pumps with recycled material. The water table appeals to student's interest in piecing together disparate parts with student-initiated creativity to create a system of components which work together.
- The Van De Graff section; a classic exhibit that allows students to experience and play with static electricity.
- The animal corner consists of particular creatures such as hissing roaches, meat eating beetles, turtles, and fish for children to touch, study, and observe;
- rock/bone/microscope section to observe study and compare. Stereo microscopes and a digital microscope.

Today the Greenfield Community Science Workshop is equipped with an authentic fabrication shop, a wall stocked with child-friendly tools and workbenches for building; a nature center replete with starter plants which exhibit plant life, growth and botany. Small animals and shelves of bones create an interactive environment where students hold, touch, and observe live creatures. Shelves of fossilized rocks memorialize a past spanning millions of years. The Workshop is stocked with recycled materials, craft supplies and equipment to encourage tinkering, initiative, and exploration in the assembly of new projects.

PARTNERSHIPS

City Council Resolution 2011-70 which created the Greenfield Community Science Workshop also required program budget neutrality in return for the donated use of the former City Hall. To date, the Greenfield Community Science Workshop has received over \$131,000 in funding public benefit organizations.

STAFFING

The Workshop facility is managed by José S. Sánchez, a graduate of University of California at Berkeley, where he obtained a B.A. in Mathematics and Spanish and an Academic Minor in Education. Mr. Sánchez joined the Watsonville Environmental Science Workshop and subsequently the Greenfield Community Science Workshop, both community organizations that provide youth with access to high-quality, science-rich learning experiences. Mr. Sánchez acts as the Coordinator of the Greenfield CSW and is responsible for the successful planning and execution of all activities; including teaching, curriculum development, program coordination, grant writing/documentation, and administrative work.

Science Instructor Sergio Siguenza is coordinator for the Middle School Robotics Program. Mr. Siguenza attended the National Polytechnic Institute in Mexico City, where he obtained a B.A. in Civil Engineering. Upon graduation, he joined the company Maintenance, Urbanization, and Construction as a site engineer. After 15 years, Mr. Siguenza joined the National Institute of Statistics, Geography, and Information.

Mr. Siguenza has worked with the Greenfield Unified School District as a teacher's assistant for the past six years and in 2012, Mr. Siguenza joined the Greenfield Community Science Workshop as a part-time science instructor. He is responsible for the coordination and execution of a middle school robotics program at two local middle schools. Mr. Siguenza has a deep passion for science, math and engineering, a passion that he shares with science workshop students.

Biatriz E. Herrera was born in Jalisco, Mexico, where she grew up and went to school. While in Mexico, Ms. Herrera worked in a jewelry shop, making and repairing jewelry, gaining valuable skills she applies to mentoring at the Science Workshop, including soldering, metal working skills, and shop safety practices. Starting in the year 2000, she has worked as a custodian, campus supervisor, and teacher's assistant in the Salinas Unified School District. Ms. Herrera is a mother of three young boys, and an active community member.

Omar Peña is a High School sophomore born in Culiacan, Sinaloa, who plans to become an engineer. His family moved to the United States when he was a child. Mr. Peña has been with the Community Science Workshop since its inception in 2011. Prior to his participation in the Greenfield Community Science Workshop, Mr. Peña had no interest in science, and no interest in pursuing an education. The Community Science Workshop changed his perspective, transforming his perspective through the hands-on approach to science. Mr. Peña today is a true amateur scientist, genuinely interested in how the world around him works. Because of his enthusiasm and natural teacher abilities shown as a participant, Mr. Peña was hired for mentorship position with the Science Workshop's Middle School Robotics Program in 2013-2014.

Ms. Blanca Isabeles is a High School senior born in Jalisco, Mexico, who plans to become a pediatrician. Ms. Isabeles is member of her school's physics club and member of a Link Crew Club, a group that helps freshmen transition into high school. She is active in the planning and execution of her major Senior Class events, including Sober Grad Night and the Graduation Ceremony. Ms. Isabeles joins her student colleagues mentoring participants in the Community Science Workshop.

Ms. Tanya Garcia is a High School senior and plans to become a forensic pathologist. Ms. Garcia is a life-long resident of Greenfield with deep roots in the community, and loves mathematics. Ms. Garcia will soon be taking the Mathematics Advanced Placement test. Ms. Garcia is a member of her school's Link Crew, a group that helps freshmen transition into high school.

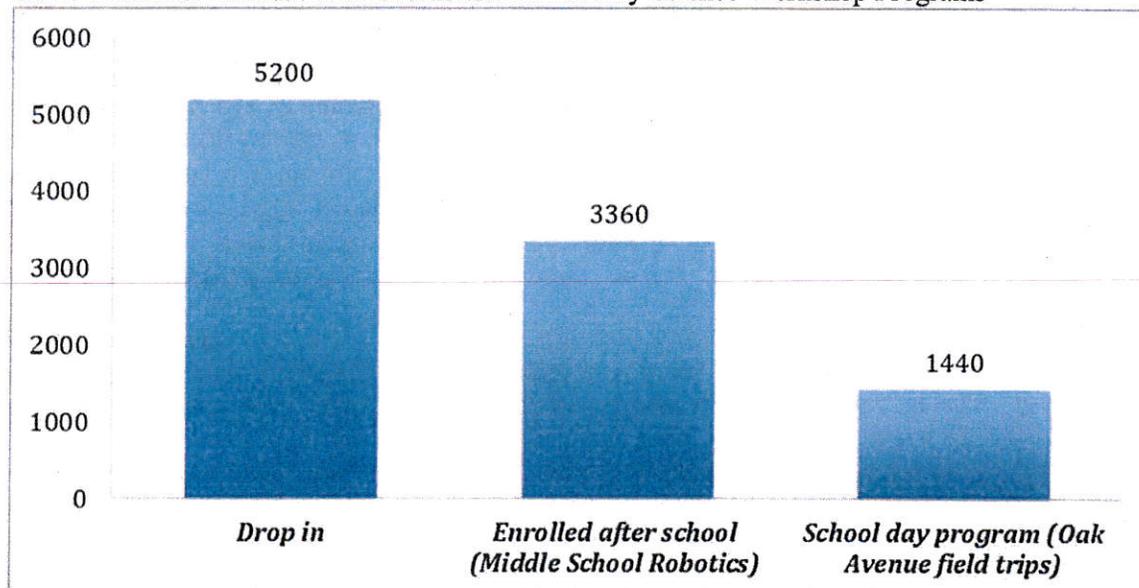
The accomplished staff and programs of the Greenfield Community Science Workshop provide compelling and irreplaceable public use programs to focus youth on education, and exploration of their natural environment.

POPULATION SERVED

The Greenfield Community Science Workshop serves families living in Greenfield, and student enrolled in enrolled in the GUSD. Located in the heart of the Salinas Valley, Greenfield is an agricultural town. Approximately 91% of the total population of Greenfield is of Hispanic of Latino Origin and 87% speak a language other than English at home. Half of residential households qualify as Low Income or Very Low Income under HUD's designation of Targeted Income Groups. According to the Greenfield Economic Development Strategy metrics, seven out of 10 residents lack a high school education and half the population are under 25 years of age. Of the students enrolled in the Greenfield Unified School District, 98% are Hispanic or Latino, 92% qualify for free or reduced lunch, and 63% are classified as English Language Learners. For the majority of our students, school will be their only avenue out of a life or poverty.

**PUBLIC BENEFIT PROGRAMS
45 EL CAMINO REAL**

Table 1 Student Attendance at Greenfield Community Science Workshop Programs



Greenfield CSW programming includes a variety of learning dispositions; attention and observation, agency and empowerment, persistence, and creative confidence. These are linked with Next Generation Science Standards, which emphasize that learning practices such as asking questions, analyzing information, and designing multiple solutions to problems are as important even more so, than learning individual facts. The Greenfield Community Science Workshop occupies a well-equipped facility with experienced staff that encourage creativity, ingenuity, inventiveness, and the ability to think differently.

While the “Drop in” program is the anchor public benefit program, the “Robotics” and Oak Avenue school day programs have proven instrumental in strengthening public benefit tenets of the program through partnerships with the Vista Verde Middle School, Oak Avenue Elementary School, and the Mary Chapa Science and Technology Academy. Total participation in all three programs is approximately 10,000 “points of contact” as documented through program sign-in logs.

Table 2: Program Funding

Organization	Amount
Community Science Workshop Network	\$25,700
Monterey Peninsula Foundation	\$15,000
Community Foundation for Monterey County	\$10,000
Nancy B. Ransom Foundation	\$13,800
The David and Lucile Packard Foundation	\$16,560
Total	\$81,060

The drop-in program consists of 250 sessions annually year-round, during the after school hours of 3:00 to 6:00 p.m. Tuesday through Saturday. Public benefit attributes of the drop in program include: 1) the “open-structure” approach to experimentation, where students are limited only by their own curiosity and

initiative to explore the workshop; 2) workshop facilities are open to everybody to ensure maximum access; and, 3) the experience is free. The “drop in” program serves as the main engine of all other programming, because materials used for the school-based programming come from the workshop at 45 El Camino Real. Because a full inventory of tools, equipment, exhibits, and supplies are located at the City’s workshop facility, preparation for other community outreach also takes place at the City’s workshop. During drop-in hours, new projects are developed and old projects are improved or re-made with new materials; typically recycled material, which teaches a strong conservation message to our youth. Over 5,000 participants have experienced the “drop-in” program.

Elementary School Hands-On Science Enrichment Sessions

Table 3 Enrichment Sessions Financial Partnerships

Organization	Amount
Community Foundation for Monterey County	\$11,080
Greenfield Rotary Club & Local Business	\$2,000
ECR Science and Technology Academy	\$4,140
Regional Migrant Education Program	\$2,500
Oak Elementary School	\$2,400
Total	\$22,120

The Greenfield Community Science Workshop partners with Vista Verde Middle School, Oak Avenue Elementary, the Mary Chapa Science and Technology Academy, and through the Region 16 Regional Migrant Program to include students from the Greenfield Unified, King City Union, and South Monterey County High School Districts. This program supports classroom learning by providing authentic hands-on exhibitions of subjects taught in traditional curricula. Under this program, each session serves one classroom, is two hours long, and takes place at the workshop at the former City Hall. Each “lesson” consists of a brief conversation with students, during which Greenfield Community Science Workshop staff introduce the concept(s) to be studied and questions to be explored. The sessions transition from visual observations to interactive activities. Approximately 3,360 participants experienced the Enrichment Sessions. Topics explored this past school year include:

- Kindergarten: Animal Anatomy: Introduction to animal anatomy and evolution through the assembly of a real, 30ft-long gray whale skeleton.
- 3rd Grade: Force and Motion: Exploring force and motion through demonstrations and construction of simple machines.
- 4th Grade: Human Anatomy: Exploration of human anatomy through fish and pig heart dissections.
- 5th Grade: Electricity and Magnetism: Reinforcing concepts of electricity and connections between electricity and magnetism through the construction of an electric motor made from wires, magnets, and AA batteries.

Middle School Robotics Program

Table 4 Robotics Program Financial Partnerships 2013-2014

Organization	Amount
David and Lucile Packard Foundation	\$14,365
Greenfield Unified School District	\$14,365
Total	\$28,730

Greenfield Community Science Workshop's partners with the Greenfield Unified School District to provide students enrolled in the District's after school program access to hands-on Science, Technology, Engineering and Mathematics (STEM) activities. Three local college-track high school students will pursue a career in STEM are employed as part of this program to help deliver the lessons and serve as mentors for young middle school students. The Middle School Robotics Program benefits a total of 80 students. The program consists of four two-hour sessions four times a week for a total of 96 middle school sessions per year. Because the program curriculum is planned and prepared at the workshop, the key usefulness and utility of this program is these sessions are held after school hours, effectively providing productive opportunities for youth to pursue in periods of time where such opportunities are limited.

**The Former Greenfield Police Facility; 213-215 El Camino Real
Community Arts Center**



In October 2013, the City of Greenfield finalized a short term lease of this 5,650 square foot facility to Monterey-based First Night Monterey, a non-profit partnered with the Arts Council for Monterey County for the purpose of establishing the Greenfield Community Arts Center at 213-2152 El Camino Real. The Center provides public benefits through creative educational experiences through art and culture. The Center sponsors programs year round and leverages public and private resources throughout the region to create educational, creative pursuits which uplift the community, and instill pride in the achievement of various forms of cultural expression. With weekly classes, art camps in the summer and holidays and the Greenfield Harvest Festival which serves more than 5,000 residents, Arts Council programs and services emphasize support of partnerships that bring the demonstrated benefits of the arts to economically disadvantaged residents. The City of Greenfield is a key partner in this effort through its partnership with First Night Monterey in providing irreplaceable facilities for the Greenfield Community Arts Center.

Arts and culture help strengthen a community's identity. This identity is reflected through the community's character or sense of place, and evolves over time, reflecting the spectrum of social values within and around the community. Cultural activity draws new residents into communities, creates a positive social environment resulting in greater civic participation, lower truancy rates and lower delinquency rates. Cultural participation builds bridges across neighborhood, ethnic and class divides in ways that many other forms of civic engagement do not. Neighborhoods that have high levels of cultural engagement instill in residents the willingness to protect their local quality of life, and strive to improve the community. The Greenfield Community Arts Center space is hub of cultural activity and provides valuable gathering space where artists, educators and community members can come together to work, meet, rehearse, create and experience art together, creating an irreplaceable public benefit attribute to Greenfield's community character.

Table 5 KEY FINANCIAL PARTNERSHIPS

Organization	Estimated Support
First Night Monterey	\$50,000
Hewlett Foundation	\$25,000
Monterey Peninsula Foundation	\$20,000
Pebble Beach Foundation	\$10,000
Harden Foundation	\$5,000
CA Arts Council- The Creating Places of Vitality Program	\$10,000
Nancy Buck Ransom Foundation	\$10,000
Total Financial Patronage	\$130,000

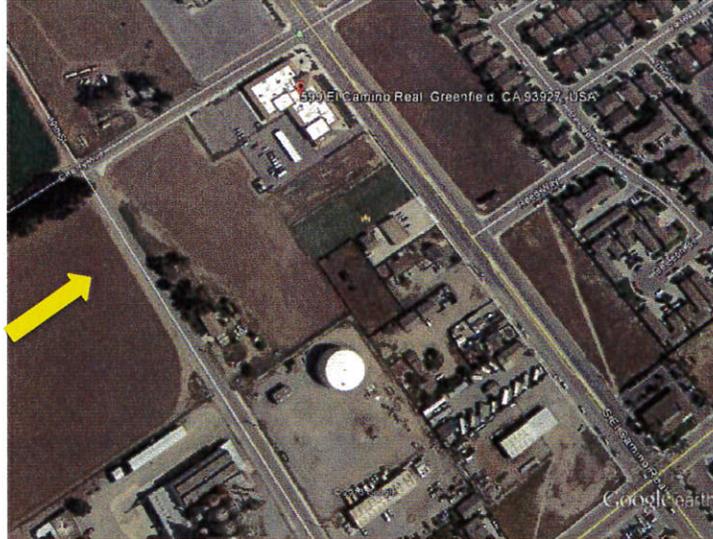
PROGRAMS

Traditionally the City of Greenfield has excelled in supporting involvement in signature community events, such as the Harvest Festival, Dia del Trabajador, Farmers Market, and initiatives of the National Rural Funders Collaborative to facilitate the production of artistic textile products among weavers in Greenfield's Oaxacan community. Because funding is no longer available to provide these opportunities, the establishment of the Greenfield Community Arts Center brings substantial partnerships to the community to provide irreplaceable cultural services to residents. The x square feet facility in the heart of downtown Greenfield is in immediate proximity to Greenfield's Public Library, and homes of hundreds of residents. Without the existing facilities, the public benefits of cultural expression, art, and education would be lost in a community beset by formidable challenges.

The following programs serve Greenfield's youth and families.

- The Aztec Dance Group is taught by Ramon Hernandez with First Night Monterey funding costumes and props. The class teaches traditional Aztec dance and drum to youth. Because access is only limited to class size, family members may also participate with youth as part of the dance ensemble. The Aztec Dance Group practices and performs Tuesdays and Thursdays from 6:00-9:00, and serves 25 participant dancers.
- The Folklorico Dance Class meets Wednesday and Fridays between 5:30 and 7:30 and serves 25 participants. This class is taught by the Art Council project's Pilar Mendoza with First Night Monterey providing funding for costumes and props. This program teaches traditional Folklorico dance.
- The Visual Arts Class meets Thursday evenings between 5:30-7:30 serving 25 students. The class is taught by the Art Council project's Guirimo Arcada. Focus of this class is cultural expression through drawing and painting and includes both youth and families. The Greenfield Community Arts Center also provides an irreplaceable Summer Camp six weeks in duration between the hours of 10:00-3:00 p.m.
- "Movimiento Cultural de la Union Indigena" educates youth about indigenous cultures, languages, traditions, customs and oral histories. Taught by Mariano Alvarez, this program serves 105 participants who meet twice a month in three cohorts; every other Saturday between 5:00-8:00; every other Sunday between 10:00 and 3:00; and every other Friday between 5:00 and 8:00. Mariano Alvarez teaches violin, guitar, dance language, and weaving. This program is accessible to youth and adults and is limited only by class size.

The Water Tank Parcel: APN 109-181-013



The subject parcel is currently unimproved land located adjacent to the City of Greenfield's Civics Center and Public Work Facilities. The City's adopted Capital Improvement Plan identified water system capacity deficiencies for which this parcel is vital to addressing. Specifically, the city's 1,125-acre service area is served by three wells and attendant reservoirs pump stations, and over 17 miles of pipelines with capacity of approximately 6.9 MGD. In order to meet the existing and future water supply demands for the 3,200 customer in Greenfield, one new well is necessary. As noted in the California Financing Coordinating Committee (CFCC) Common Funding Inquiry Form, "The proposed well will be installed at 10th Street and Cherry Avenue, behind the Civic Center."

This well will provide needed capacity to the City's water system, and provide redundancy for maintenance and repair purposes. These facilities are scheduled to be constructed as part of the City's FY14/15 capital improvement plan; specifically, the well is scheduled to be installed by August 2014 at an estimated cost of \$950,000.

The site is critical for the planned expansion of the City's water system in the future.

