



**CITY OF GREENFIELD
OVERSIGHT BOARD FOR SUCCESSOR AGENCY
TO THE CITY OF GREENFIELD REDEVELOPMENT AGENCY
SPECIAL MEETING AGENDA**

LOCATION OF MEETING: City of Greenfield Civic Center
599 El Camino Real, Greenfield, CA 93927

DATE / TIME: Thursday, April 24, 2014 at 11:00 a.m.

CALL TO ORDER

ROLL CALL

Chair Morris, Special District Representative
Vice Chair Brown, County Superintendent of Schools Representative
Secretary Javier, Chancellor of CA Community College Representative
Board Member Lopez, County Board of Supervisor Representative
Board Member Huerta, Former Public Official of Former RDA Representative
Board Member Rodriguez, County Board of Supervisor Representative
Board Member Stanton, City of Greenfield Mayor's Appointed Representative
Board Member Munoz, Chancellor of CA Community College Representative

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

At this time any member of the public may address the board on items of interest which are not already on the agenda this evening. You will be permitted a single visit to the podium to state your comments, please state your name and address and limit your comments to three (3) minutes. No action shall be taken on any item not appearing on the agenda.

BUSINESS ITEMS

1. Approval of February 27, 2014 Oversight Board Meeting Minutes – Page 1
2. Selection of Secretary to the Oversight Board for the Successor Agency
3. Adopt A Resolution of the Oversight Board of the Successor Agency of the City of Greenfield Redevelopment Agency of the City of Greenfield Approving Recording of a Corrective Deed to Transfer Ownership of Property at 45 and 215 El Camino Real from the City to the Former Greenfield Redevelopment Agency – Page 6

ADJOURNMENT

I declare under penalty of perjury that I am employed by the City of Greenfield and that I posted this agenda on the bulletin boards at City Hall, April 18, 2014 by 1:00 p.m.

**OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE
FORMER CITY OF GREENFIELD REDEVELOPMENT AGENCY
SPECIAL MEETING MINUTES**

SPECIAL MEETING OF FEBRUARY 27, 2014

CALL TO ORDER

Chair Morris called the meeting to order at 1:33 p.m.

ROLL CALL

PRESENT: Chair Morris, Vice Chair Brown, Board Member Lopez, Rodriguez, Stanton and Munoz

ABSENT: Board Member Huerta

STAFF: Attorney Bacigalupi, Accounting Operations Manager Corgill and City Clerk Rathbun

PLEDGE OF ALLEGIANCE

All recited the pledge of Allegiance.

PUBLIC COMMENT

No comments were received.

BUSINESS ITEMS

APPROVAL OF MARCH 8, 2013 AND SEPTEMBER 13, 2013 OVERSIGHT BOARD MEETING MINUTES

A MOTION by Member Rodriguez, seconded by Member Lopez to approve the Minutes of March 8, 2013 and September 13, 2013 Oversight Board Meetings. All in favor. Motion carried.

**ADOPT A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE CITY OF GREENFIELD REDEVELOPMENT AGENCY OF THE CITY OF GREENFIELD APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND AUTHORIZING TRANSMITTAL TO THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE
OB RESOLUTION # 2014-01**

Report was given by Accounting Operations Manager Corgill.

Member Munoz asked that any information received from the Department of Finance regarding the ROPS be given to the Board and included in the agenda packets.

Chair Morris pointed out a correction to the resolution.

A MOTION by Vice Chair Brown, seconded by Member Rodriguez to adopt **OB Resolution #2014-01, “A Resolution of the Oversight Board of the Successor Agency of the City of Greenfield Redevelopment Agency of the City of Greenfield Approving the Recognized Obligation Payment Schedule and Authorizing Transmittal to the State of California, Department of Finance”**. ROLL CALL VOTE: AYES: Chair Morris, Vice Chair Brown, Members Lopez, Rodriguez, Stanton and Munoz. ABSENT: Member Huerta. Motion carried.

**ADOPT A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GREENFIELD REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5
OB RESOLUTION #2014-02**

Member Lopez stepped down due to a conflict of interest at 1:40 p.m.

City Manager Stanton gave a report regarding the Greenfield Science Workshop located at 45 El Camino Real, former city hall.

Jose Sanchez, Coordinator of the Greenfield Science Workshop, gave a power point presentation regarding the Greenfield Science Workshop. He stated that the workshop was a community based program that was serving underserved youth to explore their world through science and it was at no cost to the participants. He stated that it was a drop in program after school and on Saturdays and was part hands-on, part fabrication shop and part nature center. He stated that it served the elementary schools and that there were about 68 annual session with about 1,229 individual students served and also served the middle school with 152 sessions and 3,040 points of contact. He stated that currently they were being funded by the S.D. Bechtel Jr. Foundation, David & Lucile Packard Foundation, Community Foundation of Monterey, Nancy B. Ramson Foundation and locally by the Greenfield Union School District, Greenfield Rotary Club, La Plaza Bakery, TNT Insurance and Farmers Insurance Group. He also stated that the City of Greenfield provides the building at no costs and provides insurance, vehicles access and administration of grants at no costs.

Fatima Perez, 8th grade student at Vista Verde and Science Workshop participant, stated that she has participated in the workshop for three years and has had a lot of good experiences at the workshop. She stated that they learn many things, make a lot of things and recycle things that would otherwise go into the sea.

Jovanna Acevedo, 8th grade student at Vista Verde and Science Workshop participant, stated that she has been going to the workshop since it opened. She stated that one of the best things about the workshop was that everyone could express themselves in different ways through their projects. She stated that she has learned to respect others' ideas and learned to express her own.

Victor Carmona, 6th grade student at Vista Verde and Science Workshop participant, stated that he has been going since he was in 4th grade and the thing he has learned was that if you put your mind in it you can accomplish anything and build it.

Julian Rodriguez, 6th grade student at El Camino Real Academy and Science Workshop participant, stated that he loved the workshop and has made a bike there as well as making other things. He stated that it has also helped him build and learn to do things and that he wouldn't know what to do without the workshop.

Jose Martinez, 6th grade student at El Camino Real Academy and Science Workshop participant, stated one of the things that he has learned was to build robots and without the workshop he would not have a place to hang around and learn about things.

Member Rodriguez asked what was the long term goal of this workshop. Mr. Sanchez stated that the workshop had obtained additional funding and the plan has been and to keep it going for as long as possible.

Member Munoz asked if there has been any attempt to look for alternative locations. Mr. Sanchez stated that he could not think of any of location that was as centralized as this location. He also stated that the location of the workshop had a lot of merit in obtaining grant funding.

Member Munoz asked about the maintenance of the building and asked if the City was prepared to sustain the building. City Manager Stanton stated yes and that the City was also seeking grants for this program.

City Manager Stanton gave a report regarding the Greenfield Arts Center located at 213-215 El Camino Real, the former police department.

Paulette Lynch, Executive Director of the Arts Council of Monterey County, stated that they have been involved in Greenfield since 2007. She explained that First Night Monterey and the Arts Council of Monterey County were partnering to provide this Art Center. She also stated that there were other partners providing services to the community as well as funding partners. She stated that the other partners provide painting; dance; GIRLS Inc., etc.

Berniz House, Community Outreach Coordinator of the Arts Council of Monterey County, stated that having a building to house these types of program was essential to Greenfield. She stated that if a parent wanted to have their child participate in one of these types of programs and this was not available; they would have to travel to Salinas, a 70 mile round trip, plus the cost of the program. She stated that if the programs were in Greenfield it would not cost the parent anything because the programs were in Greenfield and were free of charge. She stated that the kids in Greenfield deserved high quality program like these.

Mariano Alvarez, Director of Movimiento Cultural de la Union Indigena, stated that previously they were teaching the Indigenous dance, instruments and their language behind the homes of people and now were able to teach all the classes in the building. He stated that he would like to continue to do so and strongly recommended that they vote to keep the building for these programs.

Guillermo Aranda, Professional Artist-painter/sculptor, stated that the impact that these programs have on the children was outstanding. He stated that Greenfield was very fortunate to have First Night Monterey's commitment to provide the arts to the kids of Greenfield. He stated that this outlet gave the kids a way to express themselves and that at this stage it was essential.

Patty Gonzales, Director of GIRLS, Inc. of Central Coast, stated that they have been in Greenfield for at least 12 years. She stated that they now have Greenfield girls that have gone through the GIRLS, Inc. program, graduated, from college and now worked for them. She stated that it would be wonderful to have these young ladies work in Greenfield instead of driving to Salinas.

Albert Magdeleno, First Night Monterey Volunteer and resident of Greenfield, stated that First Night Monterey had a vision and was committed to Greenfield. He stated that community and he have been working on the building for the last three weeks, painting and fixing the floors and asked that the Board to continue to house these programs in the former police department building.

Mary Ann Leffel, President of the Monterey Business Council, Monterey Bay County Partnership and First Night Monterey Board of Director, stated that any community that had a heart and soul like Greenfield; businesses would want to come and current businesses would want to expand. She stated that it was extremely important to keep this strong asset for Greenfield and its community.

Vice Chair Brown asked if the City was willing and able to maintain this building. City Manager Stanton stated that the City was currently maintaining the building and with the passage of Measure X they had some funding available for recreation activities. Member Munoz asked how old the building was. Chair Morris stated that it was probably built in the 1920s to 1930s and was remodeled in the early 1990s; however it was a solid building.

City Manager Stanton stated that about 6 to 8 weeks ago they starting tearing out the carpets and floor and discovered that there was an oak wood floor under the flooring which was perfect for the dancing program. She stated that volunteers got together and re-finished it and now there was a beautiful floor. She stated that even though the building was older; the location was perfect.

City Manager Stanton stated the third parcel was directly behind the civic center and directly adjacent to the corporation yard. She stated that this parcel had been designated in the City's capital improvement plan for an additional water storage tank.

City Manager Stanton stated that staff was recommending that the Board retain all three parcels for the use of a science workshop, art center and a future water storage tank.

Attorney Bacigalupi stated that the long-range property management plan was approved by the Successor Agency on February 25, 2014, and if approved by the Oversight Board today; it would still need to be approved by the State of California Department of Finance for final approval.

A MOTION by Member Rodriguez, seconded by Vice Chair Brown to adopt **OB Resolution #2014-02, "A Resolution of the Oversight Board of the Successor Agency to the Greenfield Redevelopment Agency Approving the Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5"**. ROLL CALL VOTE: AYES: Chair Morris, Vice Chair Brown, Members Rodriguez, Stanton and Munoz. ABSENT: Member Huerta. ABSTAIN: Member Lopez. Motion carried.

Member Lopez returned to his seat at 2:43 p.m.

ADJOURNMENT

Chair Morris adjourned the meeting at 2:44 p.m.

Roy Morris, Chair

Ann F. Rathbun, City Clerk



Oversight Board Memorandum

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

MEMORANDUM: April 18, 2014

AGENDA DATE: April 24, 2014

TO: Oversight Board

FROM: Jeri Corgill, Accounting Operations Manager

TITLE: Correction of Grant Deed Transmitting Ownership of 45 and 213/215 El Camino Real to Former Redevelopment Agency

BACKGROUND:

During the Board's last meeting, the Agency's Long Range Property Management Plan (LRPMP) was approved. The LRPMP includes property at 45 El Camino Real, which is currently being used by the Greenfield Community Science Workshop. During review of the LRPMP by the State Department of Finance, it was discovered that the Grant Deed recorded on June 28, 2011 to transfer ownership of 213/215 El Camino Real and 45 El Camino Real from the City to the former Redevelopment Agency was a defective document, and resulted in the transfer of only 213/ 215 El Camino Real.

As confirmed by the following timeline, it was truly the intent of both the City and the Agency to transfer ownership of 45 El Camino Real:

3/8/2011 – The former Redevelopment Agency adopted Resolution 2011-03, to expend bond proceeds to purchase the properties at 45 El Camino Real and 215 El Camino Real, at an appraised value to be determined.

3/30/2011 – The appraised values of the properties were determined to be \$600,000 for 45 El Camino Real and \$575,000 for 215 El Camino Real.

4/26/2011 – The former Redevelopment Agency adopted Resolution 2011-10, and the City adopted Resolution 2011-25, to complete the sale of 45 & 215 El Camino Real for the sum of \$1,182,000 (the total appraised values plus the \$7,000 appraisal cost).

6/28/2011 – The Grant Deed was recorded, the ultimate result of which was the transfer of ownership of 215 El Camino Real, and not 45 El Camino Real, from the City to the former Redevelopment Agency.

The Department of Finance is aware that the deed was defective, and is in agreement that a corrective deed should be recorded.

RECOMMENDATION

It is recommended that the Board approve the attached OB Resolution #2014-03, approving the recording of a corrective deed.

RESOLUTION NO. OB 2014-03

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GREENFIELD REDEVELOPMENT AGENCY APPROVING RECORDING OF A CORRECTIVE DEED TO TRANSFER OWNERSHIP OF PROPERTY AT 45 AND 213/215 EL CAMINO REAL FROM THE CITY TO THE FORMER GREENFIELD REDEVELOPMENT AGENCY

WHEREAS, the Oversight Board of the Successor Agency to the Greenfield Redevelopment Agency (“Oversight Board”) was established to direct the Successor Agency to the former Greenfield Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“AB x1 26” or the “Dissolution Act”) as codified in the California Health and Safety Code; and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a Long Range Property Management Plan (“LRPMP”) that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance (“DOF”) for purposes of administering the wind down of financial obligations of the former Redevelopment Agency; and

WHEREAS, the LRPMP was approved by the Oversight Board by Resolution OB 2014-02; and

WHEREAS, the LRPMP includes property at 45 and 213/215 El Camino Real; and

WHEREAS, the Grant Deed transferring property at 45 and 213/215 El Camino Real from the City of Greenfield to the former Greenfield Redevelopment Agency has been determined to be defective; and

WHEREAS, the Oversight Board recognizes that correction of the defective deed to transfer the property at 45 and 213/215 El Camino Real follows the original intent of the former Greenfield Redevelopment Agency.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE GREENFIELD REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and incorporated herein by reference. The staff report presented to the Oversight Board by the Successor Agency, dated April 18, 2014, is also incorporated herein by reference.

Section 2. Approval of Long-Range Property Management Plan. The Oversight Board to the Successor Agency hereby directs the Successor Agency to record the corrective Grant Deed, attached hereto as Exhibit “A.”

PASSED, APPROVED AND ADOPTED at regular meeting of the Oversight Board, on the 24th day of April 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Chairperson

ATTEST:

Clerk

**RECORDING REQUESTED BY
AND FOR THE BENEFIT OF:**

City of Greenfield
599 El Camino Real
P.O. Box 127
Greenfield, California 93927

WHEN RECORDED MAIL TO:

City of Greenfield
599 El Camino Real
P.O. Box 127
Greenfield, California 93927

No recording or filing fee required. This document exempt from fee pursuant to California Government Code §§ 6103, 27383

**CORRECTIVE
GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **\$0.00**; CITY TRANSFER TAX **\$0.00**; SURVEY MONUMENT FEE **\$0.00** FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **CITY OF GREENFIELD** hereby GRANTS to the **CITY OF GREENFIELD SUCCESSOR AGENCY**, which is the statutory successor-in-interest to the former City of Greenfield Redevelopment Agency, the following described property in the City of Greenfield, County of Monterey, State of California:

Those parcels of real property, a complete legal description of which is found in Exhibits "A-1" and "A-2" attached hereto and incorporated herein.

Note: This Corrective Grant Deed is executed and recorded to correct the legal description in that certain "Grant Deed" recorded on June 28, 2011 as document number 2011035709, Monterey County Records; this Corrective Grant Deed has been approved by the Greenfield Oversight Board for the City of Greenfield Successor Agency and by the California Department of Finance.

Dated: _____

CITY OF GREENFIELD

By: _____

EXHIBIT A

Lot Number 527 and the North ½ of Lot 528, as said Lots are shown on that certain Map entitled, "Map of Clark City," filed for record July 19, 1905 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, "Cities and Towns," at Page 66.

Excepting therefrom that certain real property described in the Deed from H.J. Turner and Flora Turner, his wife, to the State of California, recorded October 31, 1939, in Volume 640, Page 175, Official Records of Monterey County.

APN: 024-103-001

J:\WPD\MNRSW\411\003\MISCEXHIBIT.A

EXHIBIT "A"

Exhibit "A-2"

213-215 El Camino Real

Situate in the City of Greenfield, County of Monterey, State of California, to-wit:

Being Lots 8 and 9, as shown on map entitled, "MAP OF CLARK CITY, Monterey County, Cal., surveyed by H. B. Fisher, Surveyor & C.E., 1905", filed for record July 19, 1905 in the office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, "Cities and Towns", at page 66.

EXCEPTING THEREFROM all that portion of land lying within the limits of the California State Highway as widened, same being the Northeasterly 5.0 feet of the above described property, as said Northeasterly 5.0 feet is described in that certain conveyance from Enos DeCarli, et ux., to State of California, by deed dated March 17, 1937, recorded in Volume 521 of Official Records, at page 369, Records of Monterey County, California, and in the deed from Enos De Carli, et ux., to State of California, dated March 12, 1937, recorded in Volume 519 of Official Records, at page 210 therein; as recited in the deed from Enos De Carli et ux., to Ada E. Nelson, a single woman, dated March 3, 1939, recorded March 8, 1939 in Volume 610, Official Records of Monterey County, at page 161.

ALSO EXCEPTING THEREFROM all that portion described in the deed from Enos De Carli and Rena De Carli, his wife, to Monterey County Trust and Savings Bank, a corporation, recorded March 20, 1939, in Volume 611 of Official Records, page 44.

A.P.#024-033-05 & 06