

MARCH 9, 2009

TO: 7-11 Committee on Surplus School Property

FM: Janet Self, Committee Member

RE: Data Analysis, Observations, Questions & Concerns (3 page total)

Our School district will have a 49% decline in enrollment from 1998 to 2012 from 951 to 464 total students; a 26% decline since 2006 AA Bond passage, (662 students) to projected 2012/13 487 students).

AA Bond funds include a complete renovation of Grammar School (built 1979) & Middle School (1981) and a substantial facilities expansion. There will be 20 classrooms plus other added facilities. How does this compare with 1980/81 k-8 capacity? Or Total district k-12 capacity in 1984?

What are the projections past 2012/13? What are we doing as a school district & community to shape our future?

Our consideration of School “surplus” of Old Grammar School issue is very different that in other CA districts. Since discontinued use as a school, the facility has been continuously used as vital community asset serving children, families & community at-large. Community investments in support of these uses has totaled over \$700,000 over this period including major renovations and asbestos abatement work in 1995 costing \$600,000.

These considerations seem to merit a strategic vision of our schools and likewise a more comprehensive view of our Community Planning.

- As a community, we have substantial physical assets held in the public interest—including schools, fire facilities (old & new), park lands—Headlands & Big River (CA & Land Trust), Ford House, Community Services District, local non-profits (Kelly House, Art Center, Crown Hall, Masons, Chinese Temple), Religious non-profit (Presbyterian Church, Baptists Church, Catholic Church) cemeteries.
- How do we utilize our community aspirations, capabilities and assets to make the community we want? Community Asset Planning looks at overall elements and engages all stakeholders in a comprehensive process;

With current economic conditions, (as in 1985,) it is unlikely that any **public entity** will be able to make a commitment to acquire this “surplus” property.

***Summary Data Attached based on Analysis of Information presented in past two 7-11 meetings.***

## **Old Mendocino Grammar School is the longest continuous public use facility in Mendocino Village...**

### **1864-1929 School House          65 Years          School burned down in 1929**

1864 – Deeded by Lansing & Ford to Town of Mendocino/School Trustees for use “forever”  
1984 – Big River School District                                  Acreage added

### **1930-1981 School house          51 year          apprx 4 acres**

1930 Community Bond \$20,000 rebuilds school as stands today

Continuous use as School – until new Grammar School 1976 & Middle School 1981

1949          High School Built  
1960          Mendocino Unified School District Formed  
1963          CA takes .021 acres for Hwy I construction  
1978          New Grammar School Built on Little Lake  
1981          New Middle School opens on Little Lake

### **1981-current Community Center & Recreation Programs 29 years to date...**

1981 MUSD asked MCRPD to incorporate MUSD area into MCRPD and begin programs  
Property noted to be in poor condition.

1984          Property Appraised - \$309,000 \$168,000 land & 141,000 buildings  
1985          Mendocino Town Plan... Property Designated as Public Facility such as  
Community center, senior center, library, gov. offices, College of Redwoods

“No public entity is able to make commitment to acquire... This property has more potential to change the character of ZONE A (prime Historic area) than any other parcel.”

1989          Old Grammar School Site Committee considers 4 proposals – Little League,  
Low Cost Housing, Congregate Care (Senior meals/Presbyterian Church), MERL proposal?

1994          Mendocino City Community Services District allows 800 gal/ ground water

1999          Then-superintendent suggests “giving the property away” to release MUSD  
from maintenance and potential liabilities issues.

**MCRPD – Lease property from 1981-now...**with series of terms: 1yr 1982-88; 15yr/1988,  
15 yr 1990 (add Friendship Park to lease), 15 yr/1994 grant for renovation; 45yr/ 2002 with  
Masterplan. In 2007, 1 year lease to secure BOND funds... 2008 10 year lease w/ 2 yr  
progress on future

1994          \$600,000 renovations/ Asbestos abatement to main building

1999          \$40,000 Community Playground installed

2006          \$40,000 Windows & Other weather damage repairs

2005          \$7,000 Doors/ Floors installed

2007/08      \$15,000 Dojo repair/ upgrade

**Total          \$700,200          Community Investment - Grants, MCRDP, contributions**

### **Current Use/ Enrollment (from Peg Brown, MCRPD)**

Feb 2009 – 174 children enrolled in after school programs// 477 class places per week

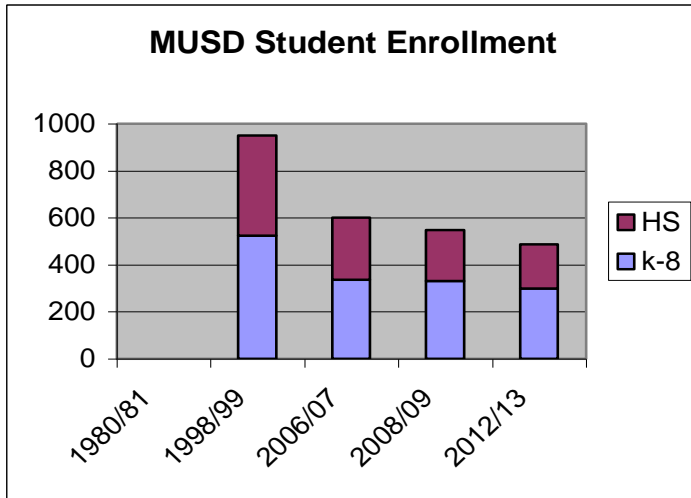
40--Single family households (23%)

84-- use bus services

23 Community Renters of space w/ approx 175 adults regularly attending

Capacity of Schools/Use (From Stone 2/23/09 presentation to 7/11 committee)

Enrollment	1980/81	1998/99	2006/07	2008/09	2012/13	Change
k-8		524	337	331	300	57%
HS		427	263	217	186	44%
TOTAL		951	600	548	486	51%



Capacity	1980/81	1998/99	2006/07	2008/09	2012/13	CHANGE
k-8 Student		524	337	331	300	-224/
<b>Classroom</b>				<b>20</b>		
<b>Staff</b>				<b>19.1+3</b>		
Student/Staff/Space						
HS Student		427	263	217	186	-141 /
<b>Classroom</b>						
<b>Staff</b>						
<b>TOTAL</b>		<b>951</b>	<b>600</b>	<b>548</b>	<b>486</b>	
<b>Classroom</b>						
<b>Staff</b>						

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