

NORTHSIDE AGRICULTURE INNOVATION CENTER NORTHSIDE SOLAR FARM, LLC AGREEMENT

Community & Economic Development Department
and Office of Sustainability

City Council

April 25, 2023

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BACKGROUND

1. GrowRIVERSIDE Initiative (2014-Present)
 - a. Triple Bottom Line: economic opportunities, community well-being, environmental stewardship
2. \$3 million 2018 Urban Greening Grant
3. \$1 million FY 2023 U.S. Congressional Workforce Grant via UCR OASIS Partnership
4. \$450,000 ARPA Infrastructure Allocation
5. EDPBM Committee in October 2022



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INVESTING IN THE FUTURE

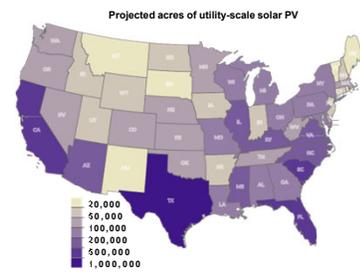
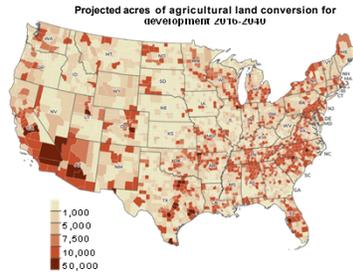
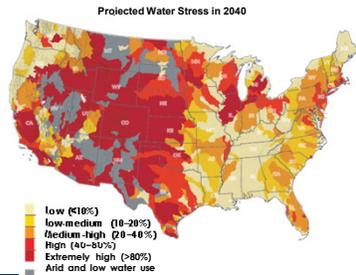
Planning for and investing in the future: Addressing concurrent challenges to build local food ecosystem resiliency

Challenges Impacting Agriculture

- Extreme weather, heat, water availability from climate change impacts agriculture productivity
- Development pressures
- Renewable energy goals
- Aging agricultural workforce

Regional Opportunities

- Adaptation of climate-smart sustainable, controlled environment and high-tech agriculture
- Proactive planning for and long-term protection of agricultural resources
- Dual-use (agriculture + solar) land use planning
- Training to increase capacity for a more resilient food system



Source: American Farmland Trust "Farms Under Threat 2040" Report, August 2022. farmland.org

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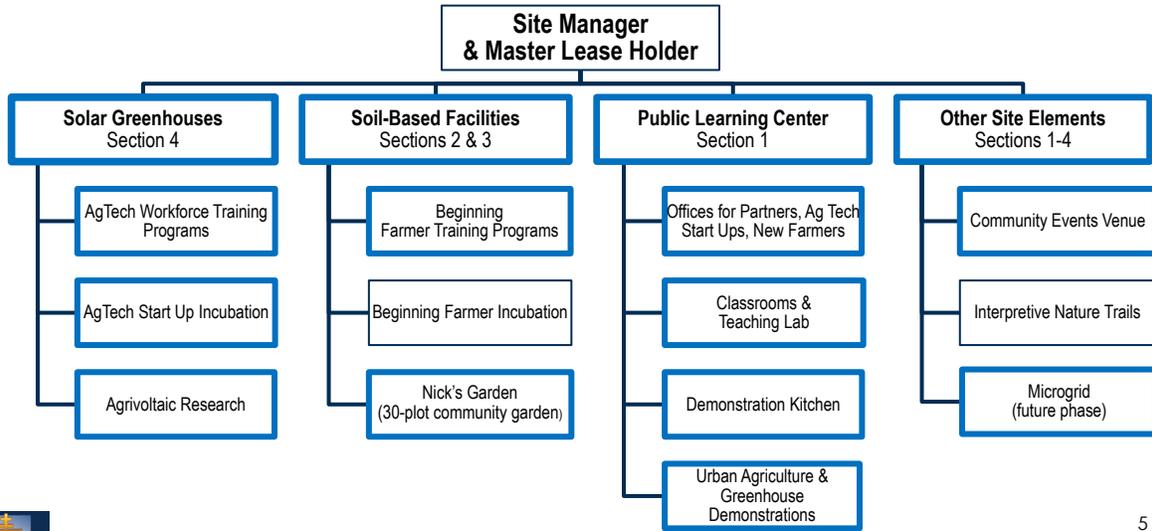


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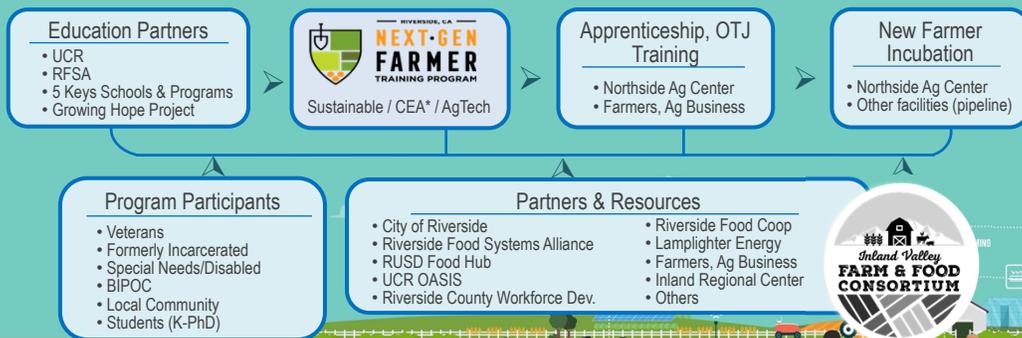
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NORTHSIDE AG PROGRAMS & ACTIVITIES



WORKFORCE DEVELOPMENT & ENTREPRENEURIAL PIPELINE

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Outgrowth of City's GrowRIVERSIDE Initiative



PARTNERSHIPS

1. Community Garden: \$32,000 donation from Love Tito's Foundation
2. Programming: Riverside Food Systems Alliance, UC Riverside, UC Cooperative Extension, Growing Hope Project, Riverside-Corona Resource Conservation District, industry, others
3. Land: California Natural Resources Agency Covenant Agreement
4. Workforce Development: received \$1 million U.S. Congressional Earmark; pending application to California Workforce Development Board's High Roads Training Partnership Resilient Workforce Fund (\$4 million)
5. Facilities: Receipt of an unsolicited land lease and lease back offer from Northside Solar Farm, LLC to construct solar greenhouses, structures, and agrivoltaic facilities with a market value of over \$4 million
6. Community: "Everything everywhere all at once" support



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NORTHSIDE SOLAR FARM, LLC LEASE/LEASE BACK AGREEMENT

1. State-of-the-art solar greenhouses, agrivoltaics and solar structures generating approx. 750 kWh of renewable energy fully financed and constructed by Northside Solar Farm, LLC at no cost to City or project partners.
2. Lease Terms: 2-year option for \$500; initial lease term of 20 years with an annual rent of \$100.
3. \$1 annual lease back benefits for the City
 - a. Approx. 55,000 sq ft of solar greenhouses and structures, and 12,000 sq feet of agrivoltaics for climate smart, regenerative and high-tech agriculture workforce development and education programs
 - b. Onsite jobs and workforce training: 135+ individuals annually
 - c. 6-10 beginning farmers and ag tech businesses incubated annually
 - a. Est. 15-20 jobs from incubation
 - b. Est. 25 companies launched over 10 years



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SOLAR GREENHOUSE STRUCTURES



New England



South Korea



Hawaii



Hawaii



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NORTHSIDE AG INNOVATION CENTER COMMUNITY SPACE



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NORTHSIDE AG INNOVATION CENTER FARMER TRAINING & COMMUNITY GARDEN



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NORTHSIDE AG INNOVATION CENTER NEW & BEGINNING FARMER INCUBATION



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NORTHSIDE AG INNOVATION CENTER SOLAR GREENHOUSES



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WORKFORCE TRAINING IN SOLAR GREENHOUSES



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STRATEGIC PLAN ALIGNMENT

- **Arts, Culture and Recreation: Goal 1.5**
 - **Community Well-Being: Goal 2.6**
- **Economic Opportunity: Goals 3.1, 3.2, 3.3, 3.4, 3.5**
 - **Environmental Stewardship: Goal 4.5**
- **Infrastructure, Mobility & Connectivity: Goal 6.2**

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Receive and file an update on the Northside Agriculture Innovation Center;
2. Approve a Lease/Lease-Back Agreement with Northside Solar Farm, LLC for a two (2) year option period for a sum of five hundred dollars (\$500), and a primary lease term of twenty years with an annual rent of one hundred dollars (\$100) for a total lease agreement of \$2,500;
3. Authorize the City Manager, or his designee, to execute the Lease/Lease-Back Agreement with Northside Solar Farm, LLC, including making minor and non-substantive changes; and
4. Direct staff to draft a Professional Services Agreement with Northside Solar Farm, LLC to complete the Northside Agriculture Innovation Center's master site designs and return to City Council for its review and approval.



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