

PUBLIC NOTICE
MIRACLE MILE IMPROVEMENT DISTRICT
BOARD OF DIRECTORS/ EXECUTIVE COUNCIL GENERAL MEETING

DATE: Monday August 14, 2017

TIME: 4:00 pm

PLACE: Miracle Mile Conference Meeting Hall, 220 West Harding Way

TO: Miracle Mile Improvement District Board Members: David Cherry, Janice Miller, Jeff Gamboni, Kevin Dougherty, Paul Marsh, Nancy Moore, Matthew Grizzle, Lenzi Leonard, Carol Hirota, Patrick Day, Phil Herrera, Kellie Jacobs, Les Fong.

GENERAL MEETING REQUIREMENTS:

Brown Act: All Miracle Mile Improvement District Board meetings are held pursuant to the Brown Act as codified in Government Code Section 54957.5.

Public Comments: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, before or during the discussion of that item by the Board. For all items, including items not on the agenda, the public comment time is at the start of each meeting and is limited to five minutes per person unless additional time is granted by the meeting chairperson. State law does not allow action to be taken on an issue not listed on the Agenda.

AGENDA

1. Call to Order/Introductions – President David Cherry
2. Public Comment
3. Minutes of previous meetings, July 12, July 15, 2017 (ACTION ITEM)
4. Monthly financial Statement (ACTION ITEM)
5. Board support for the continuation of the Miracle Mile Improvement District (DISCUSSION)
 - a. Ethical role of board members; a discussion
6. Port City discussion of their role in the MMID branding and marketing (INFORMATIONAL)
7. Bylaw changes (ACTION ITEM)
 - a. Remove vote “by Board” and replace vote “by property owners”
 - b. Make correction to number of board members (See attached Bylaws) and general text clean up
8. Update on investigation (INFORMATIONAL)
 - a. District Attorney, Stockton PD, Forensic Auditor
 - b. Insurance coverage
9. PBID renewal (INFORMATIONAL)
 - a. Schedule: Petitions out August 28th, resolution of intent hearing October 17, ballots out October 18, Resolution of Formation hearing December 5th.

- b. Changes to management plan, ie., Harding Way (see new district map, attached)
- c. New assessment totals: Overall: \$212,454; District 1 = \$146,294; District 2 = \$33,850; District 3 = \$32,311.
- d. New district budgeting system: Assessments received in district are spent in that district.
- e. Contracts for Services: Hakeem, Bennitt, Civitas

10. Request revision of 2017 budget (ACTION)

- a. Transfer of funds from savings
- b. PBID Renewal Savings = \$11,264.65
- c. Emergency Savings Fund = \$10,032.34
- d. Outstanding invoices: \$79,663
- e. Can use Administrative budget for legal services
- f. Request City Council approve revised 2017 budget (see attached)

11. Security Report; scheduled meeting with UOP police, MM security, SUSD (INFORMATIONAL)

12. Merchants Committee Report (INFORMATIONAL)

13. Status report on Empire Closing issue (INFORMATIONAL)

- a. Kit Bennitt sends this message:

“We are actively speaking and meeting with the city in a legal and an architectural capacity on a weekly basis.

It appears at this time we are about 2 weeks from a critical point of decision in which the city will need to make a determination based on reports our experts will have provided to them, whether they deem the building safe to reoccupy. We of course contend that it is, and stand ready to return business' ASAP along with additional planned enhancements to the property.”

14. 2018 Board Elections Announcement (INFORMATIONAL)

- a. Board nominations to be opened September 1, 2017
- b. Ballots to be sent to property owners October 10th
- c. Ballots to be opened November first or the first meeting of November
- d. Terms to begin January 2018 for two years
- e. Per the Bylaw revisions, the thirteen Board members serve alternating two year terms, with a two term limit (one year off before reapplying) and are made up of one unelected representative from the City of Stockton, University of the Pacific, and Stockton Unified School district, in addition to seven property owners and three business owners. The past president shall hold a seat on the board for one term following new elections (*an exception to the two term limit).
- f. Nomination forms will be available at the next regular meeting.
- g. Current Board members and their terms are as follows:

Name	Status	Office	Term Expires
David Cherry	Property Owner	President	2017*
Phil Hererra	Business owner	Vice President	2017
Paul Marsh	Business owner		2017
Kellie Jacobs	Property Owner		2017
Les Fong	Property Owner		2017
Kevin Dougherty	Property Owner		2018
Nancy Moore	Property Owner	Secretary	2018
Matt Grizzle	Property Owner		2018
Jeff Gamboni	Property owner	Treasurer	2018
Lenzi Leonard	Business Owner		2018
Carol Hirota	SUSD representative		
Patrick Day	UOP representative		
Janice Miller	City Representative		

11. Board volunteers needed for committees: Security, Improvements

12. Adjournment– 2017 President – David Cherry

Attachments: Minutes of July 12, and July 15, 2017 meetings

July Financials

Proposed bylaw changes

Proposed 2017 Budget revisions

PBID renewal schedule

Proposed 2018 Budget

New MMID district map