



Miracle Mile Community Improvement District
General Meeting of the Board of Directors Agenda
Wednesday, February 12, 2025, 4:00 pm
250 Dorris Place Conference Room

AGENDA

1. Call to Order General Session – *Jeffrey Gamboni, President* 2-minutes
2. Roll Call – Determination of Quorum – *Juanita Pasley, Secretary* 2-minutes
3. Adoption of the Agenda – *Jeffrey Gamboni, President* 5-minutes *Action Item*
4. Introductions 5-minutes
5. Public Comment (3-Minutes Max Per Person) 10-minutes
Please complete comment card and deliver to Board Secretary.
6. Calidad 2024 Annual Report – *Tim Leach, Calidad Security Services* 10-minutes
7. Shop San Joaquin-Open Reward – *Nicole Snyder, SJC Employment & Economic Development with Jazmin Galvan, Matthew Flint and Sangeeta Jha* 15-minutes
8. City of Stockton Report – *Tina McCarty, COS Economic Development* 10-minutes
9. Approval of the January 8, 2025, BOD Meeting Minutes 5-minutes *Action Item*
Juanita Pasley, Secretary
10. Finance – *John Precissi, Treasurer and Kim Byrd, Executive Director* 10-minutes
 - a. Approval of the MMCID January 2025 Financials *Action Item*
 - b. Phase 3 Camera Installation & Signage Location *Action Item*
 - c. MM CID Non-profit Taxes Filing 2025 *Action Item*
 - d. Bookkeeper Contract *Action Item*
 - e. MM PBID Entity Dissolution Update
12. Finance – Dorris Place/Bedford Road 10-minutes
 - a. Dorris Place DRAFT Budget Draft *Action Item*
 - b. Dougherty Donation – Request to fund Exterior Door Replacement *Action Item*
 - c. Marketing and Leasing Agreement with First Commercial *Action Item*
 - d. Tenant Lease Agreement –
 - i. Knapp Law (legal reviewed) *Action Item*
 - ii. K & K Attorneys (legal reviewed) *Action Item*
 - e. Architect Design Services with LDA Partners *Action Item*
13. Director Agenda Requests 15-minutes
 - a. Stockton Cruise Night, *Juanita Pasley and Clem Lee* *Action Item*
 - b. District Fund Raising Strategy, *Clem Lee and Jeff Gamboni* *Action Item*
 - c. Strategic Communications and Action Plan, *Clem Lee and Jeff Gamboni* *Action Item*
14. Sub-Committee Reports 35-minutes
 - a. Bylaws – *Clem Lee, Chair*

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- b. Civil Sidewalk –*Lisa Whirlow, Chair*
 - c. Economic Development – *Jeffrey Gamboni, Chair*
 - d. Events & Promotions – *Juanita Pasley, Chair* *Action Item*
 - i. Miracle Mile Taste of the Mile
 - ii. Miracle Mile Car Show & Concert
 - iii. Miracle Mile Holiday Sip & Shop
 - iv. UOP Tigers Prowlin’ the Mile
 - v. Candy Crawl and BOO-tique Market
 - e. Adhoc Asset Management – *Kevin Dougherty, Chair*
 - f. Adhoc ED Transition – *Jeffrey Gamboni, Chair*
 - g. Adhoc \$20m Capital Improvement – *Jean Callahan & Kevin Dougherty, Co-Chairs*
-
- 15. Executive Director Report – *Kim Byrd, Executive Director* 10-minutes
 - a. 2025 MMCID Annual Report *Action Item*
 - b. Contractor Review – *Kim Byrd, Executive Director*
 - 16. Director Requests / Announcements 5-minutes
 - 17. Next Meeting: February 12, 2025, 4:00 pm @ MMCID Conference Room 2-minutes
 - 18. Adjournment Action Item *Action Item*

Brown Act: All MMCID 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 three 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.

Accessibility: If you require special assistance to participate in the meeting, notify Kim Byrd at 209-481-1843 or via email at info@stocktonmiraclemile.com at least 48-hours prior to the meeting.

**MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
GENERAL MEETING BOARD OF DIRECTORS**

MINUTES OF THE MEETING

Wednesday, January 8, 2025 at 4:00pm
Lawrence Knapp Law, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kim Byrd, Juanita Pasley, Jeff Gamboni, Tammy Nguyen, Jovie Lor, Clem Lee, Brian Wright, Kevin Dougherty, John Precissi, Lisa Whirlow, Jason Laurenti, Manuel Guizar, Rex Dhatt (arrived 4:08pm), Jean Callahan (arrived 4:25pm)

ABSENT:

GUESTS: Sgt. Farthing, Sgt. Kihlthau, Katie Siegfried, Michael Huber, Jonathan Strong, Kevin Hernandez, Mario Enriquez, Carrie Wright

1. **Call to Order General Session** – Meeting called to order at 4:05pm by Jeff Gamboni, Board President
2. **Roll Call** – Determination of Quorum – Juanita Pasley, Secretary – Quorum was met.
3. **Adoption of the Agenda** – Juanita Pasley, Secretary – Clem Lee asked at which point during the meeting would we be discussing the executive director position.

MOTION to approve January 2025 agenda:

Motion: Clem Lee **Second:** Juanita Pasley **Vote:** 11/11 **Abstentions:** 0

Motion Approved

4. **Public Comment (3-Minutes Max Per Person):** *Please complete comment card and deliver to Board Secretary.*
Kevin Hernandez wanted to congratulate Mario Enriquez about his installation to City Council. He spoke about safety and security measures. All businesses that are open after 10:00pm should have door attendants and should be scanning & wand customers previous to entry. He stated that we all need to do our due diligence. Businesses that have a 47-liquor license requires that they should be serving food. Camera systems should all be utilized and recording. What's fair for one is fair for all mentality. He also talked about how there should be more lighting on the Mile, more lights help everyone. Jonathan Strong introduced himself as the owner of Strong Solutions. He is looking to expand his business and would like to engage with more of the Mile business owners. Mario Enriquez came to say hello to the board and guests and show his commitment to the Mile and his continued support.
5. **Traffic Prevention & Enforcement** – Dodgie Vidad, Traffic Engineering & Sgt Farthing, SPD –
Dodgie spoke via dial-in about the traffic prevention efforts. They have been watching the traffic flow on the Mile. Initially they were looking to transition the lights to flashing earlier (6:00pm) but there were a few people who were opposed to it happening that early. The lights are now set to flash from 6:30pm-7:00am and it seems to be working great. This is still an ongoing observation and there are multiple areas that the city is utilizing to monitor the situation. The goal is that drivers start to drive the 25 mph speeds. Clem asked about the statement that one or two people were able to call in with complaints and that affected that the lights were not pushed to flash at 6:00pm. Dodgie stated that the best thing to do is to contact the City of Stockton for more information on that. If there are no complaints, Dodgie will keep the times as it is now, there is nothing else that needs to be done at this time. If changes are needed, we will just need to contact Dodgie, and he can make the changes to the program.
Sgt. Farthing introduced himself as being with the Stockton PD for 28 years and is currently working with the traffic division. Staffing- the COS is currently allotted 425 officers; we are currently at 375 officers. Of those, 39 are currently in the academy. Staffing has been an ongoing struggle. As of Jan 12, 2025, traffic will be getting 3 new officers and recruitment is ongoing. Sgt. Farthing offered that, when there are issues, please contact him directly and discuss the problems. Jean asked about the speeding cameras and the possibility of implementation. Sgt. Farthing stated that those cameras are still in the testing phase for California. There is a possibility of the red-light cameras returning. Kevin Dougherty stated that the biggest fix would be a stop sign at Pacific & Monterey or Bristol. Dodgie informed the board that, per the traffic guidelines, that

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area is an arterial roadway. They can look into the possibility, but most likely it will not happen. In doing that, it would create a situation where SPD will have to chase down violators and there is also a chance of accidents. Kim asked about the possibility of a roundabout. Jason asked about the possibility of asking for “Pedestrian Mission”. Sgt. Kihlthau (SPD Bike Patrol) spoke about his officers being out again. They will be on the Mile as much as possible.

6. **Calidad Annual Report** – Tim Leach, Calidad Security Services – Was unable to attend due to an emergency.
7. **Ambassador Program** – Michael Huber, Downtown Stockton Alliance – Mike spoke of how the safety is still evolving with the implementation of the camera program. Calidad has the camera monitoring portion, DSA is the on the ground patrol. DSA does not have arrest powers so, if needed, they call SPD. All Ambassadors do wear body cameras and footage can be reviewed at any time. Kevin Dougherty asked for the protocol to contact when merchants or property owners see something happening. Kim let him know of the phone numbers to call if assistance is needed. Lisa Whirlow asked what should be done if we just wanted to make a report of a concern without having to call it in. Mike stated that you can email photos to him directly and he will add them to Fulcrum reporting system. He also reported that power washing takes place on Tuesday’s and every other Thursday.
8. **Social Media Report** – Katie Siegfried, 19 Colors Marketing – Instagram – We currently have over 13K followers. 2024 had over 26K visits and close to 1 million views. Facebook currently has over 11K followers. 2024 had over 20.9K visits, 394K views. Tigers Prowlin’ the Mile event was the biggest interaction. Mr. Otto is the biggest merchant draw. There was an explanation of how social media works and how the shares, posts, and stories are reshared.
9. **City of Stockton Report** – Carrie Wright – Carrie talked to Chad about moving the rehab dollars to escrow. Finishing up end of the year contracts and tying up all items that need to be completed.
10. **Approval of the December 9, 2024, BOD Meeting Minutes** – Juanita Pasley, Board Secretary

MOTION to approve Minutes of December 9, 2024:

Motion: Rex Dhatt **Second:** Jason Laurenti **Vote:** 13/13 **Abstentions:** 0

Motion Approved

11. **Finance Committee -**

- a. Approval of the December and Year End 2024 Financials – John Precissi, Treasurer – Usual spending items. A few end of the year expenses. Emily Henderson has been hired as the new bookkeeper. Her rate is \$525 per month, versus \$500 that was paid to the former bookkeeper. Clem asked that, going forward, all contracts need to be board approved before any hiring or agreement with new vendors.

MOTION to approve December and Year End 2024 Financials:

Motion: Juanita Pasley **Second:** Manuel Guizar **Vote:** 13/13 **Abstentions:** 0

Motion Approved

- b. MMCID District360 – <https://district-360.com/features> - The subscription platform that is available for use for management of all of our systems. Cost of \$3,600 year / \$300 a month. The cost will be paid through the funds that would be utilized for the substation. There are up to 10 users that are be able to have access to the modules.

MOTION to approve the purchase of District360:

Motion: Jean Callahan **Second:** Brian Wright **Vote:** 13/13 **Abstentions:** 0

Motion Approved

- c. MMCID Grant Award – There is 1.5 million going toward the building purchase and improvements. The COS will be providing us a list of SOP’s that we should be adhering to.

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12. **Executive Director Report** – Kim Byrd, Executive Director –
- a. BOD meeting dates, time, and location(s) – Second Wednesday at 4pm will continue in 2025.
 - b. Bank card signatures, if necessary – N/A
 - c. Status of ED replacement –
 - d. There were one too many directors elected to the board. As of right now, there are one too many property owners. Kim has decided to withdraw from the BOD and remain as the interim ED until a replacement has been hired.

MOTION to accept Kim’s withdraw from the Board of Directors:

Motion: Manuel Guizar **Second:** Jean Callahan **Vote:** 13/13 **Abstentions:** 0

Motion Approved

13. **Installation of 2025 Board of Directors** – Jeffrey Gamboni, 2024 Board President
- a. Conflict of Interest & Whistleblower Acknowledgements – 100% participation Oath was read out loud by every board member.

14. **Elections of the 2025 Board Officers** –

- a. President – Jeffrey Gamboni
- b. Vice President – Jean Callahan
- c. Treasurer – John Precissi
- d. Secretary – Juanita Pasley

MOTION to approve 2025 Board Officers:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 13/13 **Abstentions:** 0

Motion Approved

15. **Appointment of the 2025 Board Committee Chairs** –

- a. Finance (Treasurer) – John Precissi
- b. Bylaws – Clem Lee
- c. Civil Sidewalk – Lisa Whirlow
- d. Economic Development – Jeff Gamboni
- e. Events & Promotions – Juanita Pasley
- f. Adhoc Asset Management – Kevin Dougherty
- g. Adhoc ED Selection – Jeff Gamboni
- h. Adhoc \$20m Capital Improvement – Jean Callahan & Kevin Dougherty

16. **Committee Assignments:**

- a. Finance (Treasurer) – John Precissi, Jean Callahan, Jeff Gamboni, Juanita Pasley
- b. Bylaws – Clem Lee, Jeff Gamboni, Jovie Lor, Yonie Young
- c. Civil Sidewalk – Lisa Whirlow, Rex Dhatt, Jeff Gamboni, Juanita Pasley, Clem Lee
- d. Economic Development – Jeff Gamboni, Jean Callahan, Kevin Dougherty, Yonie Young
- e. Events & Promotions – Juanita Pasley, Jeff Gamboni, Clem Lee, Tammy Nguyen, John Precissi, Lisa Whirlow
- f. Adhoc Asset Management – Kevin Dougherty, Jean Callahan, Jeff Gamboni, John Precissi, Lisa Whirlow
- g. Adhoc ED Transition – Jeff Gamboni, John Precissi, Jean Callahan, Clem Lee, Kevin Dougherty, Lisa Whirlow
- h. Adhoc \$20m Capital Improvement – Jean Callahan, Kevin Dougherty, Rex Dhatt, John Precissi, Clem Lee, Tammy Nguyen

17. **District Reports:**

- a. Bylaws – No report
- b. Civil Sidewalk – No report
- c. Economic Development – No report
- d. Events & Promotions – No report

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- e. Adhoc Asset Management – No report
- f. Adhoc ED Transition – No report
- g. Adhoc \$20m Capital Improvement – No report

Jeff asked all committee chairs to meet before the next meeting. Survey questionnaires need to be filled out ASAP.

18. **Director Requests / Announcements:** None at this time.

19. **Next Meeting:**

February 12, 2025, at 4:00 pm at MMCID Conference Room

20. **Adjournment** – Motion to adjourn made by Lisa Whirlow, seconded by Clem Lee @ 6:21pm.

Financial Report

Miracle Mile Community Improvement District
For the period ended January 31, 2025



Prepared by
Finance Committee

Prepared on
February 7, 2025

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A/R Aging Summary

As of January 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Contractor - sprio@zi.solutions					185.20	185.20
Don and Susan Lenz	500.00					500.00
Susan Lenz		2,500.00				2,500.00
TOTAL	\$500.00	\$2,500.00	\$0.00	\$0.00	\$185.20	\$3,185.20

Statement of Financial Position

As of January 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	22,000.00
F&M Checking x0801	129,375.88
F&M Money Market x0802	2,500.00
Total Bank Accounts	153,875.88
Total Current Assets	153,875.88
Fixed Assets	
Accumulated depreciation	-2,137.29
Dorris Place - Land Purchase	10,000.00
Security Equipment	85,491.44
Total Fixed Assets	93,354.15
TOTAL ASSETS	\$247,230.03
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening balance equity	0.01
Retained Earnings	162,507.53
Net Revenue	84,722.49
Total Equity	247,230.03
TOTAL LIABILITIES AND EQUITY	\$247,230.03

Statement of Activity by Month

January 2025

	Total
REVENUE	
ASSESSMENT INCOME	
SJC Assessments	107,554.39
Total ASSESSMENT INCOME	107,554.39
Total Revenue	107,554.39
GROSS PROFIT	107,554.39
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,041.00
Safety Ambassador	6,431.25
Safety Service Calls	245.00
Security Camera Monitoring	3,665.00
Waste Management	910.39
Total Enhanced Service Programs	17,292.64
Total CIVIL SIDEWALK	17,292.64
District Identity	
Event Expenses	
Car Show & Concert Expense	
Event Insurance	253.66
Total Car Show & Concert Expense	253.66
Total Event Expenses	253.66
Social Media Contractor	1,500.00
Website & Email Services	347.64
Total District Identity	2,101.30
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	3,342.54
License and Permits	28.00
Office/General Administrative	
Dues, subscriptions & memberships	169.49
Google Workspace	28.80
Phone & Internet Service	29.13
QuickBooks	235.00
Total Office/General Administrative	462.42
Professional Fees	
Bookkeeping	605.00
Total Professional Fees	605.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,437.96
Dorris Place Acquisition	

	Total
Dorris Place Expense	-1,000.00
Total Dorris Place Acquisition	-1,000.00
Total Expenditures	22,831.90
NET OPERATING REVENUE	84,722.49
NET REVENUE	\$84,722.49

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Statement of Activity Y-T-D

January 2025

	Jan 2025	Total
REVENUE		
ASSESSMENT INCOME		0.00
SJC Assessments	107,554.39	107,554.39
Total ASSESSMENT INCOME	107,554.39	107,554.39
Total Revenue	107,554.39	107,554.39
GROSS PROFIT	107,554.39	107,554.39
EXPENDITURES		
CIVIL SIDEWALK		0.00
Enhanced Service Programs		0.00
Maintenance Ambassador	6,041.00	6,041.00
Safety Ambassador	6,431.25	6,431.25
Safety Service Calls	245.00	245.00
Security Camera Monitoring	3,665.00	3,665.00
Waste Management	910.39	910.39
Total Enhanced Service Programs	17,292.64	17,292.64
Total CIVIL SIDEWALK	17,292.64	17,292.64
District Identity		0.00
Event Expenses		0.00
Car Show & Concert Expense		0.00
Event Insurance	253.66	253.66
Total Car Show & Concert Expense	253.66	253.66
Total Event Expenses	253.66	253.66
Social Media Contractor	1,500.00	1,500.00
Website & Email Services	347.64	347.64
Total District Identity	2,101.30	2,101.30
DISTRICT MANAGEMENT & ADMINISTRATION		0.00
Contract Management Services	3,342.54	3,342.54
License and Permits	28.00	28.00
Office/General Administrative		0.00
Dues, subscriptions & memberships	169.49	169.49
Google Workspace	28.80	28.80
Phone & Internet Service	29.13	29.13
QuickBooks	235.00	235.00
Total Office/General Administrative	462.42	462.42
Professional Fees		0.00
Bookkeeping	605.00	605.00
Total Professional Fees	605.00	605.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,437.96	4,437.96
Dorris Place Acquisition		0.00

	Jan 2025	Total
Dorris Place Expense	-1,000.00	-1,000.00
Total Dorris Place Acquisition	-1,000.00	-1,000.00
Total Expenditures	22,831.90	22,831.90
NET OPERATING REVENUE	84,722.49	84,722.49
NET REVENUE	\$84,722.49	\$84,722.49

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MMCID Budget vs. Actuals FY2025

January 2025

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
ASSESSMENT INCOME				
COS Assessment		0.00	0.00	
SJC Assessments	107,554.39	107,554.00	0.39	100.00 %
SUSD Assessment		0.00	0.00	
Total ASSESSMENT INCOME	107,554.39	107,554.00	0.39	100.00 %
NON-ASSESSED INCOME				
Event Income		57,000.00	-57,000.00	
Interest Income		4.00	-4.00	
Total NON-ASSESSED INCOME		57,004.00	-57,004.00	
Total Revenue	107,554.39	164,558.00	-57,003.61	65.36 %
GROSS PROFIT	107,554.39	164,558.00	-57,003.61	65.36 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs		154,871.00	-154,871.00	
Maintenance Ambassador	6,041.00		6,041.00	
Safety Ambassador	6,431.25		6,431.25	
Safety Service Calls	245.00		245.00	
Security Camera Monitoring	3,665.00	56,980.00	-53,315.00	6.43 %
Waste Management	910.39	10,584.00	-9,673.61	8.60 %
Total Enhanced Service Programs	17,292.64	67,564.00	-50,271.36	25.59 %
Security Camera Hardware		16,000.00	-16,000.00	
Total CIVIL SIDEWALK	17,292.64	238,435.00	-221,142.36	7.25 %
District Identity				
Event Expenses		5,721.00	-5,721.00	
Car Show & Concert Expense				
Event Insurance	253.66		253.66	
Total Car Show & Concert Expense	253.66		253.66	
Total Event Expenses	253.66	5,721.00	-5,467.34	4.43 %
Marketing & Advertising		12,800.00	-12,800.00	
Social Media Contractor	1,500.00	18,000.00	-16,500.00	8.33 %
Website & Email Services	347.64	832.00	-484.36	41.78 %
Total District Identity	2,101.30	37,353.00	-35,251.70	5.63 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	3,342.54	54,140.00	-50,797.46	6.17 %
Insurance		13,922.00	-13,922.00	

	Actual	Budget	over Budget	Total % of Budget
License and Permits	28.00		28.00	
Office/General Administrative		2,500.00	-2,500.00	
Dues, subscriptions & memberships	169.49		169.49	
Google Workspace	28.80		28.80	
Phone & Internet Service	29.13		29.13	
QuickBooks	235.00		235.00	
Total Office/General Administrative	462.42	2,500.00	-2,037.58	18.50 %
Professional Fees				
Bookkeeping	605.00	6,300.00	-5,695.00	9.60 %
Legal		1,500.00	-1,500.00	
Total Professional Fees	605.00	7,800.00	-7,195.00	7.76 %
Storage Lease		600.00	-600.00	
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,437.96	78,962.00	-74,524.04	5.62 %
Dorris Place Acquisition				
Dorris Place Expense	-1,000.00		-1,000.00	
Total Dorris Place Acquisition	-1,000.00		-1,000.00	
Total Expenditures	22,831.90	354,750.00	-331,918.10	6.44 %
NET OPERATING REVENUE	84,722.49	-190,192.00	274,914.49	-44.55 %
			\$ -	
NET REVENUE	\$84,722.49	190,192.00	\$274,914.49	-44.55 %

Notes

CIVIL SIDEWALK (Clean & Safe)

Enhanced Maintenance & Ambassador Services provided by Downtown Stockton Alliance (DSA)

Camera Monitoring Services provided by Calidad Security

Waste Management Service provided by Republic Services

DISTRICT IDENTITY (Marketing & Events)

Social Media Services provided by Katie Siegfried, 19 Colors Marketing

DISTRICT MANAGEMENT & ADMINISTRATION

District Management Services provided by Kim Byrd

Bookkeeping Services provided by Emily Henderson

Insurance Provider is F.J. Dietrich & Co. Insurance Services

COMMITTEE REPORTS

February 2025

BYLAWS – CLEM LEE:

First Meeting Scheduled: February 27th, 2025, at 4:00pm

CIVIL SIDEWALK – LISA WHIRLOW:

Subcommittee met 6 February at Taps Barrel House.

Confirmed receipt of request DSA Maintenance pressure washing schedule:

Week 1 North Bound - Taco Bell / Tuxedo

Week 2 North Bound - Tuxedo / Alpine

Week 3 South Bound - Alpine to Tuxedo

Week 4 South Bound - Tuxedo to Lincoln

(Thurs spot cleaning - dirtier spots)

Discussed committee focus and priorities as follows: Cleaning, Lighting, Pedestrian Safety, Security. Also discussed property and merchant outreach to improve general upkeep around the businesses. Suggested dividing up outreach among committee members

How and where can the City of Stockton help? Mayoral and City Council support? Use of Code Enforcement? UOP (Wayne) – Option

Next Meeting: March 6th, 2025, at 1:00pm

ECONOMIC DEVELOPMENT – JEFF GAMBONI:

Subcommittee met 28 January at LDA.

We are awaiting the posting of the sections of the Code that most affect us. We are looking at the following topics in particular:

1. Prohibited uses (i.e., types of businesses) – Division 2
2. Existing and proposed drive-throughs – Division 3

Mike McDowell, Assistant Director of Community Development, is our new contact regarding the revisions to the Development Code. He will be invited to the Economic Development program once the Division 2 and 3 have been published.

We met 5 February at LDA with Paul Bickford, Division01 CMS, and his associates Denis and Kim to review his team's assistance with the façade improvement program. Their work to be funded by the 3.1M Grant. Looking at 3 facades to be improved. Agreement with Division01 to be presented for board approval

Next Meeting: February 25th, 2025, at 4:00pm

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EVENTS & PROMOTIONS – JUANITA PASLEY:

Subcommittee met 20 February at Taps Barrel House.

Month	Day(s)	Event Title	Notes
January	17th – 26th	Stockton Restaurant Week	Visit Stockton
February			
March			
April			
May		Pub Crawl (Lisa) & Art/Local Author Walk – Dates TBD	
June	21	Taste of the Mile	Signature Event - Confirmed
July			
August	22nd	UOP – Tigers Prowlin’ the Mile	Partner/Community Event
Sep/Oct	Sunday	Miracle Mile Car Show / Fall Event ¹	Fundraiser
October	25th	Candy Crawl and BOO-tique Market	Community Event
November	29th	Holiday Sip & Shop	MM Event
December	10th	Annual Open House & General Meeting	

2026

February	2026	First Friday, Miracle Mile Sip & Shop	
March	2026	Miracle Mile Crab & Shrimp Feed	Fundraiser
June	2026	Taste of the Mile	

Event Ideas

- First Friday, Miracle Mile Sip & Shop
 - Miracle Mile Clean Up
 - Miracle Mile Mixers
 - Non-Profit Day
 - Pet Parade
 - Pub Crawl (St. Patrick’s Day?)
 - Local Author/Artist Event
 - Stockton Cruise Night
- on February agenda
to determine go forward
support or not.

This is not yet proposed as a calendar event subject to review of profit and loss statement and subsequent board approval.

Next Meeting: February 17th, 2025, at 4:00pm

AD HOC WORK GROUP – JEAN CALLAHAN AND KEVIN DOUGHTERY

The Miracle Mile Community Improvement District (MMCID) is off to a strong start in the new year. We are pleased to provide an update on the city's progress with two key grants:

- **Caltrans Revitalization Grant** -\$20 million (Miracle Mile revitalization and safety)
- **Natural Resources Grant** -\$3.1 million (allocated for public safety, maintenance substation, and parking)

All **\$23.1 million** in grant funds are currently on deposit with the City of Stockton.

Substation Acquisition & Development

On January 16, MMCID acquired a maintenance substation at 230-250 Dorris Place and 231 Bedford Rd. The property includes:

- 4,000 sq. ft. of professional office space, with one of the sellers, Larry Knapp Professional Law Corporation, leasing back half of the space for five years.
- A second law firm is expected to lease the remaining office space in June under a three-year agreement.
- 1,367 sq. ft. will be dedicated to the MMCID substation for district administration, board and committee meetings, storage, and program management.

Grant funds will support building upgrades and improvements for the substation suite, with planning, design, permitting, and construction expected to take place throughout this year.

This acquisition provides rental income to help fund district programs and offset office occupancy costs.

Upcoming Improvements

In the near term, grant funding will support:

- Expansion of security camera systems (hardware, software, and installation)
- Facade and safety improvements to support Miracle Mile revitalization efforts

Community Involvement in the Design Selection Process

Jean and I requested to be included in the project design selection process, which begins on Monday. However, the city has denied our involvement, citing concerns about a potential conflict of interest and increased liability during the procurement process.

While we understand the city's caution, we believe community engagement in this stage is essential for transparency. Even if we are not involved in selecting the final firm, we would appreciate insight into the criteria the city is using, the design proposals being considered, and an opportunity for representatives from our committee to ask questions and provide feedback. Ensuring an open process benefits all stakeholders and Miracle Mile property owners, business owners, and residents alike.

Chad has assured us that we will be fully engaged in other aspects of the project and will have access to the design details once the city awards the contract. We must hold the city accountable to this commitment.

Design Firm Selection Process

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

P.O. BOX 4016 • Stockton • California 95204
209.644.1146 • www.StocktonMiracleMile.com.

During the fourth quarter of 2024 the City of Stockton completed its Request for Qualification Proposals (RFQ) process to identify eligible design firms. The timeline for selecting a project designer is as follows:

- 1/21/25, All seven pre-qualified firms submitted responses to the RFP
- Week of 2/3/25 Consultant interviews and presentations
- April 2025, Expected City Council award of the design contract

The city states “excited to reach this stage and look forward to working with the Ad-Hoc Committee, community, and the selected design firm in the coming months”

Our next quarterly update will confirm the chosen design firm and provide an estimated project schedule. Please let us know if you have any questions. Mayor Fugazi and Councilmember Mario Enriquez are on our email list and receive these committee updates.

Next Meeting: TBD

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Council Fact Sheet Miracle Mile Improvements & Revitalization January 13, 2025

Background – Miracle Mile Pedestrian Safety Improvements and Revitalization (Project No. WT24043/PLBP-5008(203))

- In 2022, Assembly Bill (AB) 179 granted \$20 million to the City for pedestrian crossing upgrades, public safety improvements, lighting enhancements, and revitalization of the Miracle Mile.
 - The legislation established Caltrans as the authorizing agency to distribute the funds: [District 10 - Stockton Miracle Mile](#).
 - On January 23, 2024, by Motion 2024-01-23-1207, City Council authorized the City Manager to execute a Funds Transfer Agreement between the City and Caltrans for a total of \$20 million: [Staff Report for Authorization of Funds Transfer Agreement](#).
 - There is no expiration date for use of funds.
- AB 179 called for the formation of an Ad Hoc Workgroup comprised of members of the community to identify how to accomplish the goals of the project. This workgroup provided recommendations to the City in the [Miracle Mile Conceptual Design Report](#).
- On August 8, 2024, Public Works advertised a Request for Pre-Qualifications for design of the project.
 - On November 19, 2024, by Motion 2024-11-19-1214, City Council approved a motion to establish the Pre-Qualified Design Consulting Firms List, consisting of seven firms: [Staff Report for Pre-Qualified Design Consulting Firms List](#).
 - Only pre-qualified firms can submit a proposal.

Present Situation

- On November 26, 2024, Public Works advertised a Request for Proposals to the seven pre-qualified firms. Proposals are due by January 21, 2025.
 - Public Works and Economic Development staff will review the proposals and conduct interviews at the beginning of February with all firms that submit a proposal.
 - Staff will rank the firms by qualifications and experience with similar projects.

Next Steps

- A Professional Services Contract for design will be awarded to the highest ranked consulting firm.
 - It is anticipated that the contract will be awarded by approval of Council in April, 2025.
- Updates and significant milestones, such as the selection of a project manager, final design, and construction, will be provided on the City of Stockton webpage dedicated to the Miracle Mile Improvements: www.stocktonca.gov/MiracleMile.

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