

**A Primer
Regarding
The New Agenda Format**

- **The agenda is set up as a template to allow for consistency and predictability. Sometimes there will be no business under a particular section of the agenda. The president will acknowledge that and move on.**
- **Consent items, when there are consent items, are approved in one action. These items are indicated on the agenda by (C/A). Consent items will include routine, non-controversial, and procedural matters that do not require extensive discussion or debate. Any board member may ask to convert a consent item to an action item during the approval of the order of the agenda. A single motion and second trigger the consideration of the complete list of consent items, or consent calendar as it is commonly called.**
- **Action items are indicated by (A) and require separate consideration and adoption.**
- **Informational items are indicated by (I). No action is required or permitted. Discussion, including questions and answers, are appropriate.**
- **So, (C/A) = consent item; (A) = action item; (I) = informational item.**

- **Committee chairs who wish for materials to be included in the board packet must send them to Clem Lee – copied to Juanita Pasley and Kailani Haro - by the preceding Wednesday by 8:00 pm.**



**Miracle Mile
Community Improvement District
MMCID**

Governing Board of Directors

Jeff Gamboni, President
Jean Callahan, Vice President
Juanita Pasley, Secretary
John Precissi, Treasurer

Members

Rex Dhatt, Kevin Dougherty, Manuel Guizar, Clem Lee,
Jovie Lor, Tammy Nguyen, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

Governing Board of Directors Meeting

Wednesday, April 9, 2025

250 Dorris Place

Conference Room

4:00 pm

Meetings of the MMCID Governing Board of Directors are held for the express purposes of addressing and conducting the business of the district and allowing for public and stakeholder input. Meetings are posted and conducted in compliance with the Brown Act.

Notice of this public meeting was posted by 4:00 pm on Sunday, April 6, 2025, at 250 Dorris Place in Stockton and online at www.stocktonmiraclemile.com.

**The meeting may be attended in-person at 250 Dorris Place in the conference room.
There is no remote attendance.**

Anyone requiring assistance or accommodation to participate in the meeting please call 209.623.1144 or email kailani@stocktonmiraclemile.com.

Meeting procedures are posted at the end of this agenda.

AGENDA

- 1 Call to Order and Organization
- 1.1 Welcome
- 1.2 Meeting Procedures - Published at the End of the Agenda
- 1.3 Roll Call and Establishment of a Quorum
- 1.4 Oral Suggestions and Comments from Members of the Community. Procedures for audience participation are posted at the end of the agenda. Speakers are limited to three (3) minutes.

- 1.5 (A): Approval of Order of the Agenda
Any board member who wishes to pull an item from the consent calendar should so declare now.
- 1.6 (A): Approval of Minutes of the Meeting: March 12, 2025 - ***Minutes Provided in Board Packet***

2 Presentations and Reports

- 2.1 (I): Introductions of Guests and Presenters – *Jeff Gamboni, President*

Guest Presentations

There are no guest presentations.

Committee Reports

Reports are limited to **three (3) minutes**. Matters referred by committees to the Board of Directors for action should be summarized and included in the board packet - due Wednesday preceding the board meeting by 8:00pm. The Finance Committee will report in conjunction with the approval of the financial report, agenda item 4.1.

- 2.2 (I): Governance and Bylaws Committee – *Clem Lee, Chair*
Provided for Information in Board Packet
- Committee Minutes for April 1, 2025
 - Calendar of Committee Meetings for 2025
- 2.3 (I): Events and Promotions Committee – *Juanita Pasley, Chair*
Provided for Information in Board Packet
- Committee Minutes for March 10, 2025
 - Committee Minutes for March 24, 2025
- 2.4 (I): Civil Sidewalks Committee – *Lisa Whirlow, Chair*
Provided for Information in Board Packet
- Committee Minutes for April 3, 2025
 - Calidad Report for March 2025
- 2.5 (I): Economic Development – *Jeff Gamboni, Chair*
- 2.6 (I): Asset Management Ad Hoc Committee – *Kevin Dougherty, Chair*
- 2.7 (I): \$20 Million Capital Improvement Ad Hoc Committee –
Jean Callahan and Kevin Dougherty, Co-Chairs
- 2.8 (I): Executive Director Report – *Kailani Haro, Executive Director* - ***Outline Provided for Information in Board Packet***

3 Consent Items

There are no consent items.

4 Action Items

- 4.1 (A): Finance Committee Report and Approval of MMCID Financials for March 2025 –
John Precissi, Treasurer - ***Report Provided in Board Packet***
- 4.2 (A): Declaration of Vacancy on the Board of Directors and Approval of Process
for Filling the Vacancy - ***Report Provided in Board Packet***
- 4.3 (A): Consideration of the Board's Position on the Flashing Red and Blue Lights on
Recently Installed Calidad Cameras - ***Report Provided in Board Packet***

5 Adjournment

- 5.1 (I): Governing Board Members' Comments
- 5.2 (A): Adjournment of the Meeting

Next Meeting: May 14, 2025, 4:00 pm, MMCID Conference Room at 250 Dorris Place

Procedures to be Used in the Conduct of Meetings of the Governing Board of Directors

Agenda Items

- Action items are indicated by (A) and require a separate motion and second followed by discussion and a vote of the board.
- Consent items are indicated by (C/A) and may be addressed collectively with all other consent items in section 5 following a motion, second, discussion – if any, and a vote of the board. Any consent item may be pulled and turned into an action item at the request of any board member during approval of Item 1.5, Approval of Order of Agenda. The approval of the order of agenda would be “as amended” if consent items are pulled for action.
- Informational items are indicated by (I). No action is required or permitted. Discussion, including questions and answers are appropriate.

Audience Participation

Members of the public who submit a card to the secretary or president will be called upon to address the board under Item 1.5. Speakers are allotted three (3) minutes and will be asked to identify themselves for the record. Speakers are sometimes surprised when their three (3) minutes elapse before they have made their point. Speakers are encouraged to be clear and concise, to have rehearsed their message to ensure it fits within three (3) minutes, and to refer to written prompts to help them stay on message. Limited public seating in the boardroom is available on a first come, first served basis.

Meeting Conduct

Board meetings are conducted in accordance with Robert’s Rules of Order. All participants in board meetings are to conduct themselves in a respectful manner. Participants will refrain from the use of profanity, personal attacks, and signs or props.

Taping

Board meetings may be recorded and/or videotaped.

Any person who willfully disturbs a public meeting is guilty of a misdemeanor under California law.

Board Packet

For

April 9, 2025

Agenda Item 1.6
Minutes of the Meeting
March 12, 2025

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT GENERAL MEETING BOARD OF DIRECTORS

MINUTES OF THE MEETING

Wednesday, March 12, 2025 at 4:00pm

Lawrence Knapp Law, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kim Byrd, Juanita Pasley, Kailani Haro, Rex Dhatt, John Precissi, Clem Lee, Yonie Young, Jeff Gamboni, Brian Wright, Tammy Nguyen, Lisa Whirlow, Kevin Dougherty (arrived 4:06pm), Manuel Guizar (arrived 4:13pm)

ABSENT: Jean Callahan, Jovie Lor

GUESTS: Melanie Vieux, Robyn Camino, Mario Enriquez, Kevin Hernandez

1. **Call to Order General Session** – Meeting called to order at 4:02pm by Jeff Gamboni, Board President
2. **Roll Call** – Determination of Quorum – Juanita Pasley, Secretary – Quorum was met.
3. **Adoption of the Agenda** – Jeffrey Gamboni, President -

MOTION to approve March 2025 agenda:

Motion: Clem Lee **Second:** John Precissi **Vote:** 9/0 **Abstentions:** 0

Motion Approved

4. **Introductions** – Jeff welcomed all guests in attendance and introduced Kailani Haro to the board as the new Executive Director. Kailani thanked everyone and said that she is very happy to join. She talked about how the Miracle Mile is a true depiction of Stockton. She also thanked Kim for showing her the ropes and she looks forward to the journey ahead.
5. **Public Comment (3-Minutes Max Per Person):** *Please complete comment card and deliver to Board Secretary.*
Kevin Hernandez spoke of being here to support the BOD and the need for all of us to watch out for each other as businesses. There was an incident with a person trying to break a window out at Cocoro last week and everyone around worked together to call SPD and get them out. There was a meeting with the COS about Cruise Night where funds have been secured to continue the event. He hopes that we can continue with these types of meetings and conversations with COS.

6. **Guest WMB Architects** – Melanie Vieux, Principal Architect – There has been a proposal submitted to design the Maintenance Substation for the MMCID. The firm has been around for over 52 years now they love working on local projects for the community. Melanie would love the opportunity to present and explain any parts of her proposal when the time comes. A team of their local architects was put together to make this proposal happen.
7. **Guest Visit Stockton** – Robyn Camino, Visit Stockton, CEO – Robyn introduced herself as the new CEO of Visit Stockton as of January 21, 2025. She is happy to meet with anyone at any point to help support businesses. Visit Stockton is always looking for ways to work with the community, so she encouraged us to reach out when we have events. If there are any questions please reach out. VS is a 501c6 non-profit. They also offer support with social media and marketing for businesses. She is looking to revive the tourism committee and is hoping to get more people to join and make it more permanent. There are non-profit sponsorships available that can include buying tickets to events and providing raffle baskets.
8. **City of Stockton Report** – Tina McCarty, COS Economic Development – Kim reported on behalf of Tina who was not able to make it. Chad reported this morning that the design proposal will go to Council on March 18, 2025. The meeting also went over a lot of the processes to bring Kailani up to speed. Chad requested that the BOD go to the next Council meeting and show support.
9. **Approval of the February 12, 2025, BOD Meeting Minutes** – Juanita Pasley, Board Secretary

MOTION to approve Minutes of February 12, 2025:

Motion: Clem Lee **Second:** Rex Dhatt **Vote:** 11/0 **Abstentions:** 0

Motion Approved

10. **Approval of the August 27, 2024 Special BOD Meeting Minutes** – Juanita Pasley, Board Secretary

MOTION to approve Minutes of August 27, 2025 Special Meeting:

Motion: Juanita Pasley **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

11. **Finance** – John Precissi, Treasurer, and Kim Byrd, Executive Director – Standard expenditures. Calls for service have dropped a bit. There is an outstanding amount with the COS from Susan Lenz from her contribution from when she was in office (\$2,500). Of

the \$5,000 from Mario Enriquez, \$2500 will be from Susan. Mario stated that we should have the check by next week. There was talk about the number for calls of service and the cost with DSA. Kim informed the board that, as of right now, we do not have a budget for calls for service. There are no assessment dollars available to fund this. Clem stated that we do need to have a number in the budget. As of right now, it is part of the Safety Ambassador column. Kailani stated that she will ask DSA maintenance to check in with the Calidad cameras when they arrive and leave.

a. Action items

i. Approval of the MMCID February 2025 Financials –

MOTION to approve February 2025 Financials:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

ii. Approval of Surveillance Sign Installation Proposal – Kim showed the signage (in the board packet). It has been said that DSA did not want to have a sign where a phone number was provided for people to call. Calidad offered to reverb the language and install the signs for \$1600. The question being is do we use the “May be in use” verbiage or the other generic one?

MOTION to approve Installation of Surveillance Sign using the verbiage “May be in use” so that we reduce our liability:

Motion: Kevin Dougherty **Second:** John Precissi **Vote:** 11/0 **Abstentions:** 0

Motion Approved

iii. Approval of MMCID Non-profit Taxes Filing 2025 – Taxes have been prepared and filed. If anyone wants to review the taxes, please let Kailani know.

MOTION to approve 2025 MMCID Non-profit Tax Filing:

Motion: Clem Lee **Second:** Kevin Dougherty **Vote:** 11/0 **Abstentions:** 0

Motion Approved

iv. Approval Bill Pay Procedure – In the packet, there is an explanation of the bill pay procedure. Bills that are variable will not be paid this way, they will have to be approved by the President or Treasurer and reviewed by the Finance Committee.

MOTION to approve Bill Pay Procedure:

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

Motion Approved

v. Approval of Budget for Taste of the Mile Band –

MOTION to give the subcommittee the authority to make the approval for Taste of the Mile Band:

Motion: Clem Lee **Second:** Kevin Dougherty **Vote:** 11/0 **Abstentions:** 0

Motion Approved

vi. Approval of ED Contract – The issue was brought up that the BOD did not have an emergency meeting to approve the ED contract. The contract can be given to anyone upon request.

vii. \$10K Sponsorship City of Stockton Earmark: Car Show & Cruise Night – Kevin D. talked about the meeting that was had and the strong support that we are receiving from COS. The City Manager indicated that the COS would contribute \$10K for the cruise night/car show. He thanked Kevin H. for opening up the communication between the COS and MMCID. Kim stated that we may offer a match with the Stockton Cruise Night group. Clem stated that someone should sit with Justin and let him know that the sponsorships from Cruise Night need to come to the MMCID directly.

MOTION to approve \$10K Sponsorship of City of Stockton Earmark – Car Show & Cruise Night:

Motion: Juanita Pasley **Second:** Kevin Dougherty **Vote:** 11/0 **Abstentions:** 0

Motion Approved

b. Non-Action Items

i. \$5K Donation City of Stockton Council Member Enriquez (\$2,500 - 2024/\$2,500 – 2025) No Earmark – Thanked Councilman Enriquez for his contribution.

12. **Finance** – Dorris Place/Bedford Road –

a. Approval Dorris Place Final Budget – This is the collimation of the working document from the beginning of the building purchase.

MOTION to approve Dorris Place Final Budget:

Motion: Juanita Pasley **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

b. Update on K&K Law Lease at Dorris Place – Kevin confirmed that we are in the process of completing review remarks to finalize the agreement. The business

terms have been agreed to, there are still a few legal terms that need to be agreed upon. Tenancy should be ready to begin in June.

MOTION to approve K&K Law Lease at Dorris Place:

Motion: Clem Lee **Second:** Rex Dhatt **Vote:** 11/0 **Abstentions:** 0

Motion Approved

13. Sub-Committee Reports –

- a. Bylaws – Clem Lee, Chair – Committee met on February 27, 2025. They are recommending the BOD to approve the Statement of Purpose as well as the Governance Bulletin 25-01 that has been submitted. Next meeting will be April 1, 2025. Objective is to not immerse the new ED into unnecessary tasks.

- i. Statement of Purpose –

MOTION to approve Statement of Purpose:

Motion: Manuel Guizar **Second:** Lisa Whirlow **Vote:** 11/0 **Abstentions:** 0

Motion Approved

- ii. Governance Bulletin 25-01 Regarding the Responsibilities of Committee Chairpersons –

MOTION to approve Governance Bulletin 25-01:

Motion: Juanita Pasley **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

- b. Events & Promotions – Juanita Pasley, Chair – Taste of the Mile will be held Saturday, June 21, 2025 in Tuxedo Ct. The committee decided to change the theme of TOTM to an “eras” theme. Talk of doing a 50’s or 70’s theme. Kevin H. asked about theming the Car Show to an Oktoberfest theme.

- i. Miracle Mile Car Show & Concert –

MOTION to approve Miracle Mile Car Show 2025:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

- c. Civil Sidewalk – Lisa Whirlow, Chair – Committee met March 6, 2025. They reviewed the contractual duties of DSA and Kailani will set up a meeting with them as soon as possible. Lisa also reached out to Tim at Calidad to follow up with the COS to get the reporting numbers correct with SPD. There is a Community Clean-Up scheduled for March 23, 2025 in partnership with Kiwani’s.

Kailani will work on designing a flyer and she will send to Katie to post on social media. Melissa Grizzle has offered to provide beignets and Kailani and Lisa will collaborate with local coffee shops to secure coffee donations.

- d. Economic Development – Jeffrey Gamboni, Chair – Met on 2/25/25. Jean will prepare the talking points for the upcoming meeting with Steve CoAngelo, the new City Manager. Survey to be prepared for the new ED to present to the business owners. Still waiting for D2 and D6 to review-designers are negotiating contract.
Façade Improvement - There was a bit of a pushback from Tina McCarty that not every application will be approved. The COS will not approve things that do not meet requirements.
- e. Adhoc Asset Management – Kevin Dougherty, Chair – Committee is primarily focused on the new building. There are two tenants that will be occupying the space. We are still in the process of reviewing the lease with the second tenant to finalize terms. RFP is out for the design of the annex space and they have received proposals from two designers. Jeff invited a third architect to submit a proposal who declined due to him having a full workload. Kim asked that a range of quotes be submitted so that her and Kailani can send a memo of communication with documentation to Chad.
- f. Adhoc ED Transition – Jeffrey Gamboni, Chair – Kailani has been hired and onboarding is continuing.

MOTION to direct the committee to address Executive Director as soon as possible with authority to negotiate terms of employment. Upon agreement between the parties the board would be convened immediately for action regarding the employment agreement:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

- g. Adhoc \$20m Capital Improvement – Jean Callahan & Kevin Dougherty, Co-Chairs
COS had 7 prequalified firms apply. COS has identified the firm that they feel will best support the project. Will go for final approval to the Council on 3/18/25.

14. Executive Director Report – Kailani Haro, Executive Director and Kim Byrd, Outgoing Executive Director –

- a. February Overview – Kim Byrd – Update for Phase 3 camera installation.
Cameras at Dominos have been installed. Cameras near Go Falafel are almost all installed. Next week Calidad will meet with the electrician to ensure that

everything is good to go. Save Mart is next, and all should be completed within the next two weeks. Trash receptacles are procured. Once installed, they are our responsibility to maintain. Harding Way funds for \$98,000 are still available for trash receptacles and trees. District 360 contract has been executed for their base packet. They have sent Kim info on the team that we will be working with. The first meeting is next Friday.

- b. E.D. Onboarding Overview – Kailani Haro – She has met with all of our contractors and has attended all the subcommittee meetings possible. She has also worked with creating a survey and meeting with key people within our organization. Jeff asked if we are prepared to send out the official release of Kailani as our new ED.

15. Director Requests / Announcements: Jeff thanked Kim for her years of dedication to the MMID and MMCID.

16. Next Meeting: April 9, 2025 at 4:00 pm at MMCID Conference Room

17. Adjournment – Motion to adjourn made by Manuel Guizar at 6:00pm, second by Clem Lee.

Agenda Item 2.2
Governance and Bylaws Committee
For Information
Minutes of the Meeting: April 3, 2025
Calendar of Meetings for 2025



Miracle Mile Community Improvement District
Governance and Bylaws Committee
Tuesday, April 1 at 4:00 pm

Via Zoom

Link will be provided separately via email and may also be requested at 209-373-9451.

In-person meetings may be resumed in the future at the discretion of the committee.

Governance and Bylaws Committee Members

Clem Lee, Chair

Jeff Gamboni

Jovie Lor

AGENDA

Minutes of the Meeting

Minutes are unofficial until approved by the committee.

1. Call to Order

The meeting was called to order at 4:03 pm.

2. Welcome, Roll Call, and Introductions

All committee members and Executive Director Kailani Haro were present. Yonie Young is no longer a member of the MMCID board of directors. It was not immediately clear if she intended to continue to serve on the committee.

3. Approval of Order of Agenda

Gamboni/Lor to approve the order of agenda with addition of 6c: Approval of bylaw changes for articles 1, 2, and 3 not to be forwarded to the full board – until the bylaws have been completely edited. Motion carried 3-0.

4. Public Comments

At the discretion of the chair relative to time, public comments may be limited. Members of the public will be asked to identify themselves for the record.

No members of the public attended.

5. Topics for Discussion

a. Calendar of Committee Meetings for 2025

Upon review of the calendar for the year it was necessary to move the October meeting to September 30.

b. MMCID Bylaws

It was decided to review suggested changes to articles 1, 2, and 3 for another month and to come to the May meeting prepared to revise article 4 as a committee.

c. Board Member Metrics

The matter was not discussed – error of the chair.

- d. Popups: Initial Discussion and Next Steps
The complexity of the matter of legislating popup guidelines was discussed. There was productive dialogue and the first stop will be with the city to explore existing regulations since the MMCID has nothing published.
 - e. Potential Governance Topics for the Committee's Consideration
The committee will continue to brainstorm potential topics for potential governance bulletins.
6. Topics for Action and Recommendation to the MMCID Board of Directors
- a. Approval of Minutes of the Previous Meeting*
Gamboni/Lor to approve with one amendment; motion carried 3-0.
 - b. Approval of Calendar of Committee Meetings for 2025*
Gamboni/Lor to approve; motion carried 3-0.
 - c. **The amendment to agenda adding 6c became unnecessary and no action was taken.**
**approval only forwarded to the Board of Directors for Information*
7. Committee Members Comments
Jeff Gamboni expressed appreciation for the fact that the bylaws are being aligned to the MMCID's reality.
8. Next Meeting: **May 6, 4:00pm via Zoom**
9. Adjournment
The meeting was adjourned at 4:32 pm.

MMCID Governance and Bylaws Committee

Proposed Calendar of Meetings for 2025

March 4
April 1
May 6
June 3
July 1
August 5
September 2
September 30*
November 4
December 2

*September 30 is for October. It allows for committee recommendations to be forwarded to the Board of Directors for its October meeting.

Gamboni/Lor to approve. Motion passed 3-0.

Agenda Item 2.3
Events and Promotions Committee
For Information
Minutes of the Meetings: March 10 and 24, 2025



Miracle Mile Community Improvement District

Promotions Sub-Committee

Monday, March 10 2025, 4:00 pm

[In person meeting:](#)

Taps Barrel House

1924 Pacific Ave.

Stockton, CA 95204

AGENDA

1. Call to Order Open Session – *Juanita Pasley, Chair* – Meeting called to order at 4:10pm by Juanita Pasley.
2. Present: Juanita Pasley, Kailani Haro, Lisa Whirlow, Clem Lee, John Precissi, Jeff Gamboni (arrived 4:18pm).
3. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.

N/A

4. Review of Calendar Events (2025)
 - a. Community Clean Up – March 23, 2025 – Kailani has created a flyer for the event. She will send to Katie to post as well as the rest of the board and ask everyone to post. Lisa will donate buckets for volunteers to use. We will need to get garbage bags. Kailani will head up the volunteers the morning of and board members will help get everyone to areas.
 - b. Taste of the Mile - June 21 (at Tuxedo)
 - i. Finalize theme/name – Committee has decided to name 2025 Taste of the Mile – Fabulous 50's.
 - ii. Ticket price – Committee has recommended that we raise the ticket price to \$125.
 - iii. Band – Options: Latin Magic Band (\$2,000 for 3 hours), Par Time Band (Cost TBD), Nick Elwood (\$750 for 3 hours), Marquise Entertainment (Cost TBD). The only band that is available is the Nick Elwood Band. Lisa will get with the band and confirm them.
 - c. Car Show & Concert - September (Pacific Ave) – Determine a date. Choices: September 27, 2025, October 4, 2025, or October 11 2025. We will not worry about booking the showmobile. Nita will reach out to Patti Crowder for help with getting cars for the event. We also talked about getting different types of vehicles and grouping them (ie: motorcycles, ATV's).
 - d. BOO-tique Market - October 25, 2025 (Tuxedo Court) – John will donate the hay bales and the pumpkins. The Lee family will be donating the paint for the pumpkins as well as the face painting. Jasmine Lee has volunteered to do the face painting. Nita will work on getting vendors for the event. Charge for the vendors will be \$50.
 - e. UOP Prowlin' The Mile – August 22, 2025, 6pm-9pm.
 - f. Stockton Cruise Night – May thru October
 - g. Pub Crawl – A date is still TBD.
 - h. Local Author/Artist Stroll – Date TBD (May, Oct, or Nov)

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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5. New Business
 - a. Annual Sponsorship Package – Lisa will get the info from Leslie at CVACC and will pass on to the committee to review.
 - b. Farmer’s Market – Looking to start up soon. Will most likely be on Saturday mornings in Tuxedo Ct.
 - c. Merchant Marketing Program – no update
6. Announcements
7. Next Meeting: March 24, 2025 at 4:00pm.
Join Zoom Meeting
<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDladGJkRlBKR01CUHlwdlR1Zz09>
Meeting ID: 330 162 3156
Passcode: 8GhiJt
8. Adjournment – Meeting adjourned at 6:05pm.



Miracle Mile Community Improvement District

Promotions Sub-Committee

Monday, March 10 2025, 4:00 pm

[In person meeting:](#)

Taps Barrel House

1924 Pacific Ave.

Stockton, CA 95204

AGENDA

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3. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.

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<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDladGJkRlBKRO1CUHlwdlR1Zz09>
Meeting ID: 330 162 3156
Passcode: 8GhiJt
8. Adjournment – Meeting adjourned at 6:05pm.



Miracle Mile Community Improvement District

Promotions Sub-Committee

Monday, March 24 2025, 4:00 pm

[Zoom Meeting Link](#)

Meeting ID: 330 162 3156

Passcode: 8GhiJt

AGENDA

1. Call to Order Open Session – *Juanita Pasley, Chair* – Meeting called to order at 4:05pm by Juanita Pasley.
2. Present: Juanita Pasley, Kailani Haro, Clem Lee, John Precissi, Jeff Gamboni, Katie Siegfried, Kevin Hernandez
3. Public Comment (3-Minutes Max Per Person)
Please keep comments directed to the item being discussed.
4. Review of Calendar Events (2025)
 - a. Community Clean Up – March 23, 2025 – Hugely successful. Thank you so much to the board members who made it out. Members of Kiwani's and UOP joined to help the clean up. We will continue to work with Kiwani's on a quarterly clean up.
 - b. Taste of the Mile - June 21 (at Tuxedo) - We need to get a Save The Date out as soon as possible and also start securing sponsorships, Kailani will start working on a Save The Date. Katie is going to talk to Snap Jackson about doing the photography for the event as well as Brad for the videography. Will update as soon as she hears from them. Clem has asked that we need to get P&L's done and broken out for each individual event.
 - i. Theme chosen – Fabulous 50's.
 - ii. Ticket price – \$125
 - iii. Band – Options: Nick Elwood has been booked at the cost of \$750 for 3 hours. Waiting on contract to sign.
 - c. Car Show & Concert – October 11, 2025 – Myself, Lisa, and Kailani met with Patti Crowder on Thursday, March 20, 2025. She has agreed to help us with contacting car clubs and getting cars. She has requested a flyer as soon as possible so that she can start promoting for us. Also, we have been asked to theme it "Oktoberfest". The committee decided to go with the the Oktoberfest theme and name it Stoktoberfest. Kevin Hernandez has volunteered his help with this event.
 - d. BOO-tique Market - October 25, 2025 (Tuxedo Court). John has agreed to donate hay bales for the event as well as pumpkins, which we will sell. Clem and Tina Lee have offered to purchase the paint for the pumpkins as well as for the face painting. They will also be donating the balloon arch for our picture area. Nita will work on the vendors and locking them in. Candy giveaway for merchants will also be that day.
 - e. UOP Prowlin' The Mile – August 22, 2025, 6pm-9pm. UOP is starting to have meetings about this event every 3rd Wednesday of the month. There is no need to purchase bags this year, there are a lot left over in storage from last year.
 - f. Stockton Cruise Night – May thru October – Kailani has met with Justin and he is going to connect her with the Walmart contact. Discussion of having porta potties at this event and of the "To go" cups during the event and what we can possibly do to limit outside alcohol consumption.
 - g. Pub Crawl – Date TBD

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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- h. Local Author/Artist Stroll – Date TBD (May, Oct, or Nov)
- 5. New Business
 - a. Annual Sponsorship Package – Committee to review the packet sent by Kailani.
 - b. Farmer’s Market – no update
- 6. Announcements
- 7. Next Meeting: April 7, 2025 at 4:00pm.
Join Zoom Meeting
<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDladGJkRIBKR01CUHlwdIR1Zz09>
Meeting ID: 330 162 3156
Passcode: 8GhiJt
- 8. Adjournment

Agenda Item 2.4
Civil Sidewalks/Security Committee
For Information
Minutes of the Meeting: April 3, 2025
Calidad Report for March 2025



Miracle Mile Community Improvement District
Civil Sidewalks/Security Committee
Thursday, April 3 at 1:00 pm

Taps
1926 Pacific Avenue

Civil Sidewalks Committee Members

Lisa Whirlow, Chair
Rex Dhatt
Jeff Gamboni
Melissa Grizzle
Clem Lee
Juanita Pasley

AGENDA

Minutes of the Meeting
Minutes are unofficial until approved by the committee.

1. Call to Order
1:04pm
2. Welcome, Roll Call, and Introductions
All committee members and Executive Director Kailani Hao were present.
3. Public Comments
At the discretion of the chair relative to time, public comments may be limited.
None
4. Topics for Discussion
 - a. Security Cameras: locations, blinking lights, general concerns
There was extensive discussion about a new feature on the most recently installed Calidad cameras: blinking lights. Some feel they create a negative environment on the Mile signaling that the district is unsafe; others like the alert it sends to unsavory Mile visitors and the message that they should move on. Blake Smallie made a presentation in favor of the blinking lights but acknowledged that Calidad would comply with MMCID's direction.
 - b. Report on MMCID/Kiwanis Cleanup Day
The recent MMCID/Kiwanis was well attended and a great success. Kiwanis wants to do cleanup quarterly. It was agreed to ask if the next event could be on June 8. Clem Lee has started attending Kiwanis meetings as the Mile's representative since the MMCID is a corporate member.
 - c. Miracle Mile Maintenance

There was extensive discussion about the cost and quality of the current Mile maintenance arrangements and consensus around seeking improvements.

d. Miracle Mile Neighborhood Connections

There was consensus that MMCID needs to develop relationships with the residents on both sides of the Mile a good start being connecting with residents via email. It was suggested that residents seem likely to attend events where security is discussed.

5. Topics for Action and Recommendation to the MMCID Board of Directors

a. Recommendation(s) Regarding Cameras – *if any*

The committee will ask the board of directors to take a position on the matter of the blinking lights with the option of postponing a decision. Kailani Haro was to interact with merchants in the vicinity of the cameras with blinking lights.

6. Committee Members Comments

7. Next Meeting: **May 1, 1:00pm at Taps**

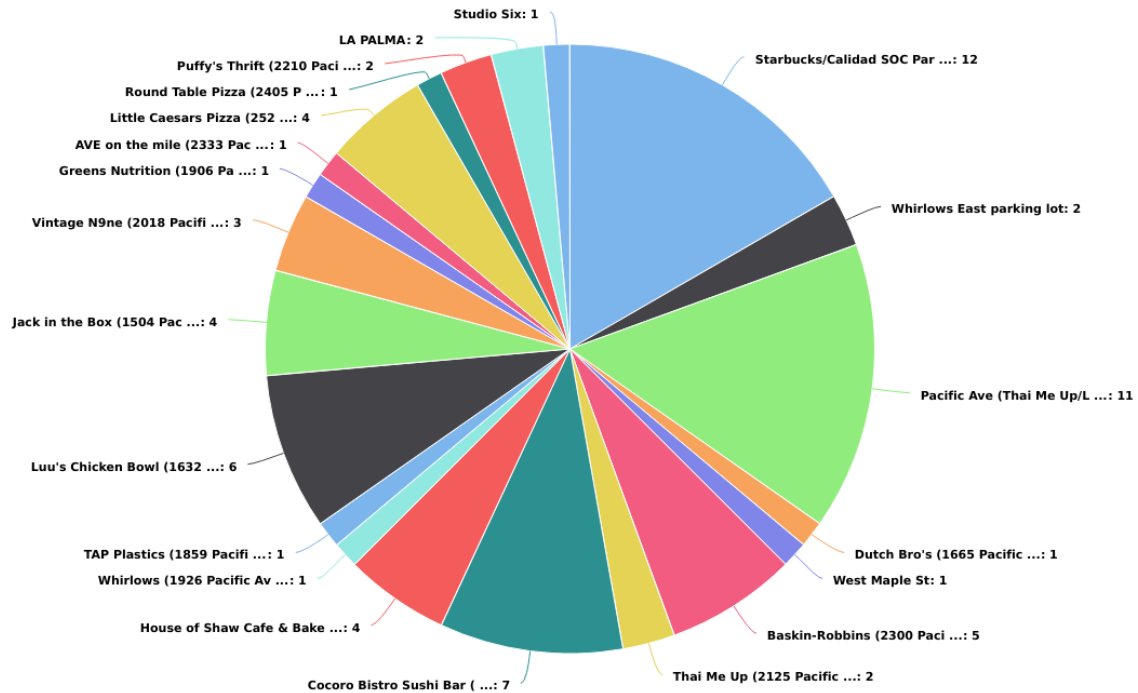
8. Adjournment

2:35pm

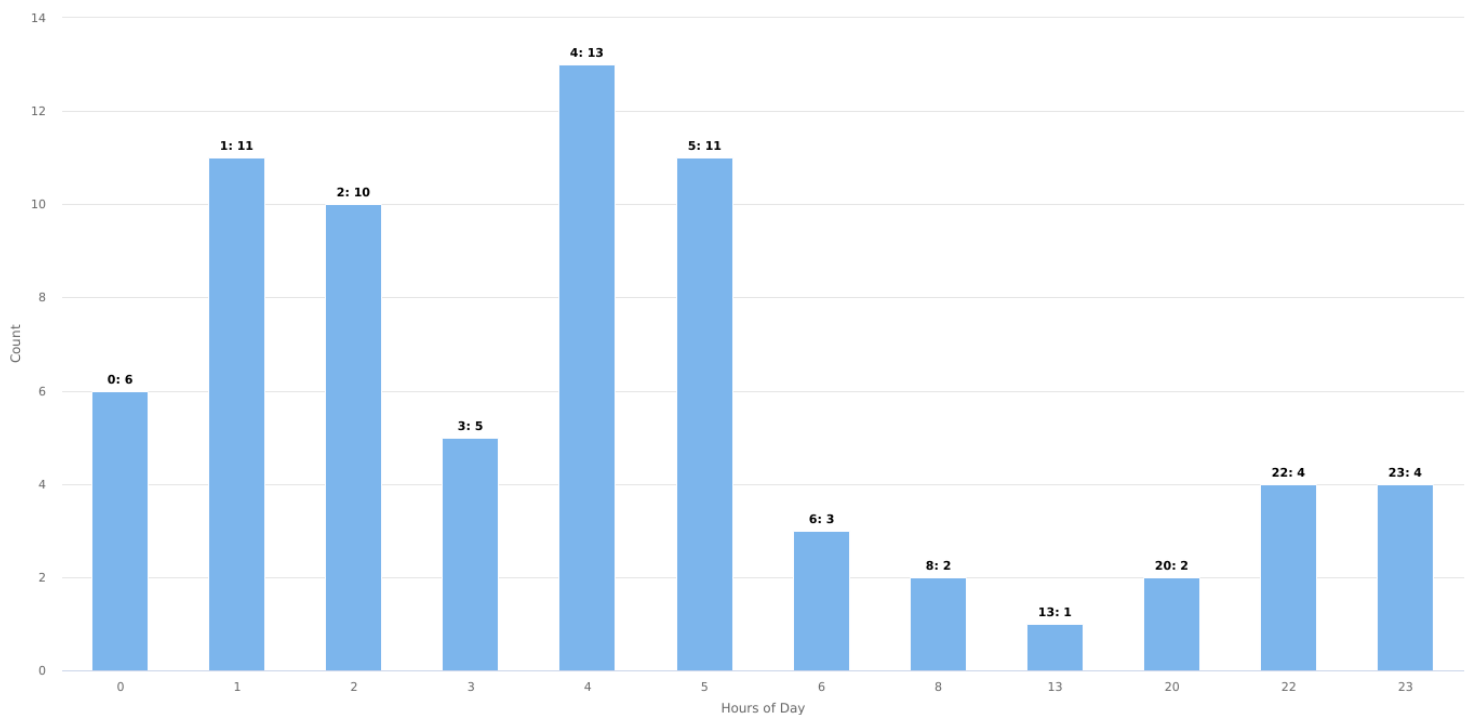
Miracle Mile Incident Analysis

03/01/2025 - 03/31/2025

On-Premise Site Location



Hours of Day



On-Premise Site Location vs Hours of Day

03/01/2025 - 03/31/2025

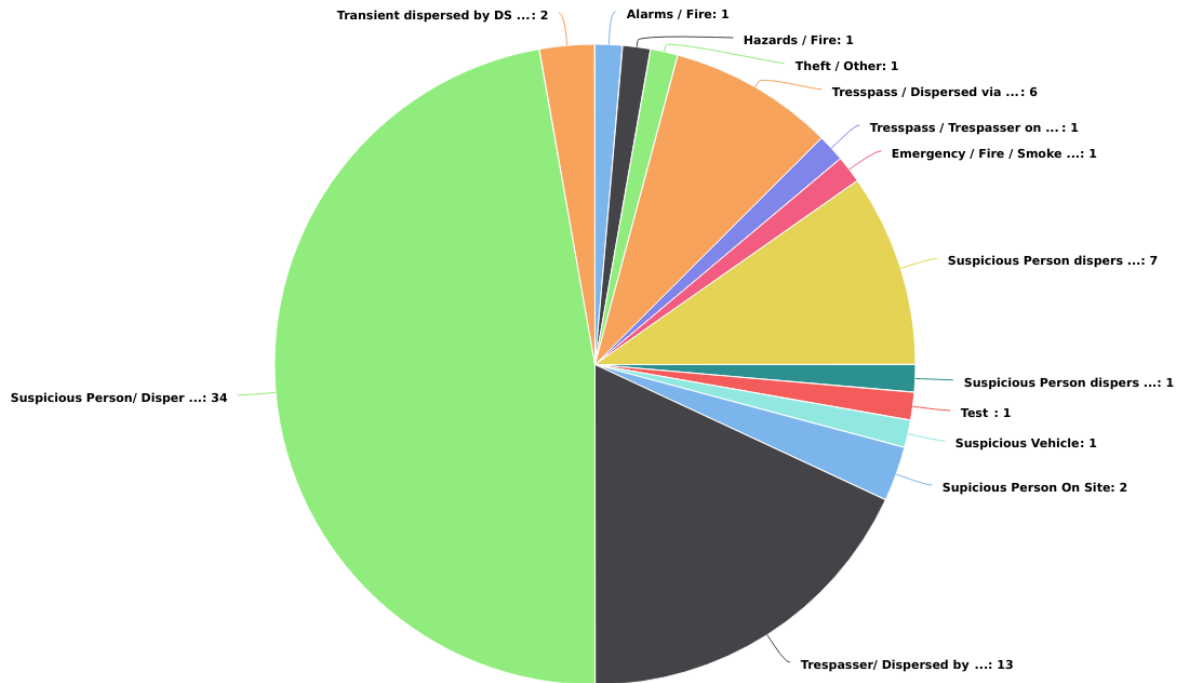


| On-Premise Site Location | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 8 | 13 | 20 | 22 | 23 | Total |
|--|---|----|----|---|----|----|---|---|----|----|----|----|-------|
| Starbucks/Calidad SOC Parking (1810 Pacific) | 3 | 2 | 2 | 1 | 1 | 1 | 1 | | | | | 1 | 12 |
| Whirlows East parking lot | | 1 | | | 1 | | | | | | | | 2 |
| Pacific Ave (Thai Me Up/La Palma/Tuxedo Ct.) | | 1 | 1 | 3 | 1 | 1 | 1 | | | 2 | 1 | | 11 |
| Dutch Bro's (1665 Pacific Ave) | | | | | | 1 | | | | | | | 1 |
| West Maple St | | | | | | | | | 1 | | | | 1 |
| Baskin-Robbins (2300 Pacific Ave) | | 1 | | | 2 | | | | | | 2 | | 5 |
| Thai Me Up (2125 Pacific Ave) | | | | | | 2 | | | | | | | 2 |
| Cocoro Bistro Sushi Bar (2105 Pacific Ave) | | 1 | 1 | | 3 | 1 | | 1 | | | | | 7 |
| House of Shaw Cafe & Bakery (227 Dorris Pl.) | | 1 | | | 1 | 1 | | | | | | 1 | 4 |
| Whirlows (1926 Pacific Ave) | | | | | | | | | | | | 1 | 1 |
| TAP Plastics (1859 Pacific Ave) | | | | 1 | | | | | | | | | 1 |
| Luu's Chicken Bowl (1632 Pacific Ave) | 3 | 1 | 1 | | | 1 | | | | | | | 6 |
| Jack in the Box (1504 Pacific Ave) | | | | | 2 | | 1 | 1 | | | | | 4 |
| Vintage N9ne (2018 Pacific Ave) | | 1 | | | | 1 | | | | | | 1 | 3 |
| Greens Nutrition (1906 Pacific Ave) | | | 1 | | | | | | | | | | 1 |
| AVE on the mile (2333 Pacific Ave) | | 1 | | | | | | | | | | | 1 |
| Little Caesars Pizza (2520 Pacific Ave) | | | 3 | | | | | | | | 1 | | 4 |
| Round Table Pizza (2405 Pacific Ave) | | | | | 1 | | | | | | | | 1 |
| Puffy's Thrift (2210 Pacific Ave) | | | 1 | | 1 | | | | | | | | 2 |
| LA PALMA | | 1 | | | | 1 | | | | | | | 2 |
| Studio Six | | | | | | 1 | | | | | | | 1 |
| Total | 6 | 11 | 10 | 5 | 13 | 11 | 3 | 2 | 1 | 2 | 4 | 4 | 72 |

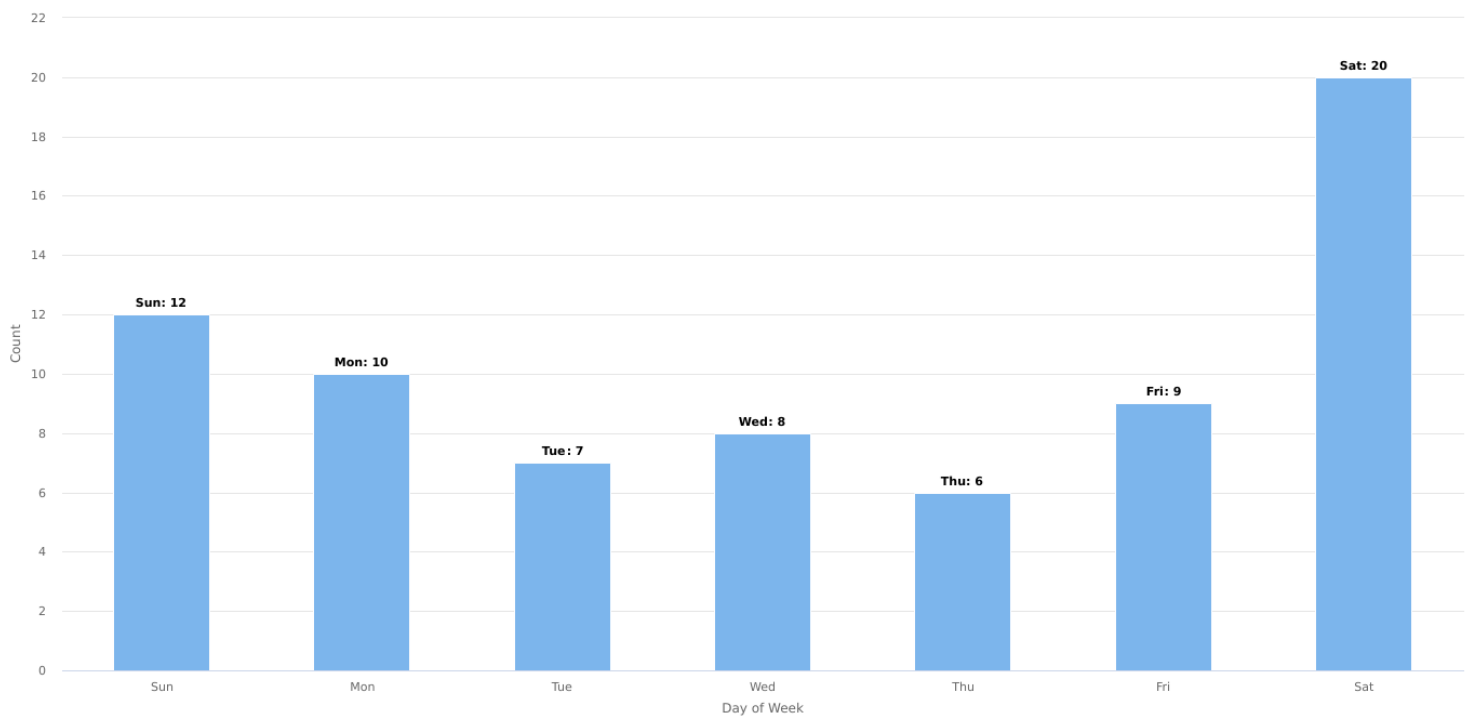
Miracle Mile Incident Analysis

03/01/2025 - 03/31/2025

Incident Category



Day of Week



Incident Category vs Day of Week

03/01/2025 - 03/31/2025



| Incident Category | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Total |
|--|-----|-----|-----|-----|-----|-----|-----|-------|
| Alarms / Fire | | | | | | 1 | | 1 |
| Hazards / Fire | | 1 | | | | | | 1 |
| Theft / Other | | | | | | | 1 | 1 |
| Tresspass / Dispersed via Loudspeaker | 2 | 3 | 1 | | | | | 6 |
| Tresspass / Trespasser on Site | | 1 | | | | | | 1 |
| Emergency / Fire / Smoke Report | | | | | | 1 | | 1 |
| Suspicious Person dispersed by Loudspeaker | | | 1 | | 2 | 2 | 2 | 7 |
| Suspicious Person dispersed by Patrol | | | 1 | | | | | 1 |
| Test | | | | | 1 | | | 1 |
| Suspicious Vehicle | | | | | | | 1 | 1 |
| Supicious Person On Site | | 1 | | 1 | | | | 2 |
| Trespasser/ Dispersed by DSA | 1 | 3 | 2 | 1 | 1 | | 5 | 13 |
| Suspicious Person/ Dispersed by DSA | 9 | | 2 | 5 | 2 | 5 | 11 | 34 |
| Transient dispersed by DSA | | 1 | | 1 | | | | 2 |
| Total | 12 | 10 | 7 | 8 | 6 | 9 | 20 | 72 |

| Business Name | Date | Time in | Time Out | Total | Bill Rate |
|--|-------------|----------------|-----------------|--------------|------------------|
| Kevin Doherty | 3/8/2025 | 1:15PM | 2:15PM | 1 | \$35.00 |
| Manny's California fresh | 3/10/2025 | 6:00PM | 6:30PM | 0.5 | \$17.50 |
| Stockton Art League | 3/10/2025 | 6:30PM | 7:30PM | 1 | \$35.00 |
| Kevin Dorothy | 3/14/2025 | 3:00PM | 4:00PM | 1 | \$35.00 |
| Stockton Family Chiropractic | 3/16/2025 | 3:00PM | 4:00PM | 1 | \$35.00 |
| Unknown Caller Illegal Vendor on empty lot | 3/20/2025 | 10:00PM | 10:30PM | 1 | \$35.00 |
| Sophia's Laundry | 3/21/2025 | 3:00PM | 4:00PM | 1 | \$35.00 |
| Kevin Doherty | 3/21/2025 | 6:30PM | 7:30PM | 1 | \$35.00 |
| First Commercial | 3/26/2025 | 6:00PM | 7:00PM | 1 | \$35.00 |
| Sesame Street Royal Thai cuisine | 3/28/2025 | 12:30PM | 1:00PM | 0.5 | \$17.50 |
| Deli Gian's | 3/28/2025 | 1:00PM | 1:30PM | 0.5 | \$17.50 |

\$332.50

Agenda Item 2.8
Executive Director's Report
Outline of Presentation

Executive Director Report

March 2025

I. Administrative Updates

1. City Council Approval

- City Council approved MMCID's 2024 Annual Report, Assessments, and 2025 Budget at April 1st City Council Meeting.

2. Compliance Filings

- Annual Registration Renewal Report filed with the CA Department of Justice (Registry of Charities) – submission confirmed, processing underway.
- MMCID Statement of Information updated with the Secretary of State.
- 2024 Tax Filing Update

3. District 360 Program

- Data collection phase is in progress.
- Completion Timeline Update

4. Executive Director Onboarding Progress

a. Stakeholder Engagement

- Met with city and community leaders, as well as local business and property owners, to build collaborative relationships:
 1. Community Leaders: Mario Enriquez – District 4 Councilmember City of Stockton, Mario Gardea – San Joaquin County Supervisor, Michael McDowell - Assistant Director of Community Development City of Stockton, Chad Reed – Director of Public Works City of Stockton, Tina McCarthy - Director of Economic Development City of Stockton, Angelina Abella - Sr. Economic Development Analyst City of Stockton, Jennifer Tucker-Event Community Service Officer City of Stockton Police Department, Priscilla Flores - Community Service Officer Stockton Police Department, Mike Hubbard DSA Executive Director, Robyn Camino CEO Visit Stockton, Kiwanis Club, Dennis Jefferson- Previous Executive Director MMPID, Leslie Edman, Executive Director Central Valley Asian-American Chamber of Commerce
 2. Business Owners: Jerry & Dale – Islander, Black Rabbit, Rocio – Black Rabbit, Erica – Starbucks, Tim – A Sweet Deal, Zoyal – Comal Coffee, Sean – Round Table, Don – Fat City Brew & BBQ, Sam - Go Falafel , Rome Vo Pho Island, Henry - Henry's Barbershop, Gary - On-Line Printing and Graphics, Soni - Infusion Playhouse, Pak Family - Seoul Soon Dubu, Kevin Schimke Jewelers, Larry Nap - Knapp Law, Melissa - Midtown Creperie & Café, Alex - Mr. Otto's Bookstore, Eunice – Green's Nutrition, Tina Wells Lee - Tina Wells Lee & Associate, Terry - Majestic Barbar Shop
 3. Other: Joseph Dietrich & Kristen Lapeyri – Dietrich Insurance, Greg Thompson - Senior Vice President & Stockton Market Manager F&M Bank, Panhia Crawford – Branch Manager F&M Bank, Blake Smallie – CEO Calidad Services Inc, Dennis Smallie - Owner Calidad Services Inc., Calidad Team, DSA Team, Katie Siegfried – 19 Colors Marketing
- Business & property owner survey completed and now being distributed.

b. Operations & Administrative Review

- Reviewed current contracts, vendor agreements, and service schedules.
- Evaluated 2025 district & Taste of the Mile budgets and funding allocations.

c. Board & Governance Support

- Subcommittee support
- Reviewed bylaws & provided interpretation

II. Public Safety & Security

Phase 3 Camera Installation & Signage

- Project is in progress: Letters of Understanding (LOUs) executed & awaiting property owner signatures
- Installation and connectivity testing to follow.

III. Fundraising Initiatives

1. **Cruise Night** – Sponsorship Outreach Ongoing
2. **Taste of the Mile** – Sponsorship Outreach Ongoing

IV. Community Engagement

- **Community Clean-Up Coordination** – Successful
- **Community Security Meeting** – Proposal in development.
- **2025 Community Philanthropy Summit** - The Summit is a professional development event presenting topics of interest to the non-profit community and the donors and professionals involved in works of charity and philanthropy.

V. Grant Update

1. **Community Wealth Building Grant – San Joaquin Community Fund** - Application in progress

Agenda Item 4.1

Finance Committee Report – John Precissi, Treasurer

MMCID Financial Report for March 2025

FOR ACTION

MMCID Board Financial Report

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



Prepared by
Finance Committee

Prepared on
April 3, 2025

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A/R Aging Summary

As of March 31, 2025

| | Current | 1 - 30 | 31 - 60 | 61 - 90 | 91 and over | Total |
|---|--------------------|---------------|---------------|---------------|---------------|--------------------|
| City of Stockton | 10,000.00 | | | | | 10,000.00 |
| City of Stockton - Economic Development | 23,628.20 | | | | | 23,628.20 |
| TOTAL | \$33,628.20 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$33,628.20 |

Statement of Financial Position

As of March 31, 2025

| | Total |
|--|-----------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| F&M Certificate of Deposit x0823 | 22,000.00 |
| F&M Checking x0801 | 49,233.59 |
| F&M Money Market x0802 | 2,506.46 |
| F&M Sweep x0800 | 58,010.24 |
| Total Bank Accounts | 131,750.29 |
| Total Current Assets | 131,750.29 |
| Fixed Assets | |
| 230-250 Doris Place | 975,000.00 |
| Accumulated depreciation | -2,137.29 |
| Security Equipment | 85,491.44 |
| Total Fixed Assets | 1,058,354.15 |
| TOTAL ASSETS | \$1,190,104.44 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| Advance of Grant Funds (\$3.1M) | 653.35 |
| Tennant Deposit | 2,650.00 |
| Total Other Current Liabilities | 3,303.35 |
| Total Current Liabilities | 3,303.35 |
| Total Liabilities | 3,303.35 |
| Equity | |
| Opening balance equity | 0.01 |
| Retained Earnings | 162,507.53 |
| Net Revenue | 1,024,293.55 |
| Total Equity | 1,186,801.09 |
| TOTAL LIABILITIES AND EQUITY | \$1,190,104.44 |

Statement of Activity by Month

March 2025

| | Total |
|---|------------------|
| REVENUE | |
| NON-ASSESSED INCOME | |
| Event Income | |
| Car Show & Concert | |
| Sponsorship | 2,500.00 |
| Total Car Show & Concert | 2,500.00 |
| Total Event Income | 2,500.00 |
| Interest Income | 12.69 |
| Sponsorship (to be allocated) | 2,500.00 |
| Total NON-ASSESSED INCOME | 5,012.69 |
| Total Revenue | 5,012.69 |
| GROSS PROFIT | 5,012.69 |
| EXPENDITURES | |
| CIVIL SIDEWALK | |
| Enhanced Service Programs | |
| Maintenance Ambassador | 6,296.25 |
| Safety Ambassador | 6,431.25 |
| Safety Service Calls | 455.00 |
| Security Camera Monitoring | 3,500.00 |
| Waste Management | 758.27 |
| Total Enhanced Service Programs | 17,440.77 |
| Total CIVIL SIDEWALK | 17,440.77 |
| DISTRICT IDENTITY | |
| Marketing & Advertising | 935.00 |
| Social Media Contractor | 1,500.00 |
| Website & Email Services | 148.15 |
| Total DISTRICT IDENTITY | 2,583.15 |
| DISTRICT MANAGEMENT & ADMINISTRATION | |
| Contract Management Services | 5,329.23 |
| License and Permits | 28.00 |
| Office/General Administrative | 71.49 |
| Dues, subscriptions & memberships | 5.00 |
| Google Workspace | 28.80 |
| Phone & Internet Service | 29.13 |
| Total Office/General Administrative | 134.42 |
| Professional Fees | |
| Bookkeeping | 525.00 |
| Total Professional Fees | 525.00 |
| Total DISTRICT MANAGEMENT & ADMINISTRATION | 6,016.65 |

| | Total |
|----------------------------------|----------------------|
| Total Expenditures | 26,040.57 |
| NET OPERATING REVENUE | -21,027.88 |
| OTHER REVENUE | |
| DORRIS PLACE INCOME | |
| CAM Reimbursements | 732.79 |
| Lease Income | 2,650.00 |
| Total DORRIS PLACE INCOME | 3,382.79 |
| Total Other Revenue | 3,382.79 |
| OTHER EXPENDITURES | |
| DORRIS PLACE | |
| Dorris Place Outside Services | 625.00 |
| Dorris Place Utilities | 450.65 |
| Total DORRIS PLACE | 1,075.65 |
| Total Other Expenditures | 1,075.65 |
| NET OTHER REVENUE | 2,307.14 |
| NET REVENUE | \$ -18,720.74 |

Statement of Activity Y-T-D

January - March, 2025

| | Jan 2025 | Feb 2025 | Mar 2025 | Total |
|--|-------------------|------------------|------------------|-------------------|
| REVENUE | | | | |
| ASSESSMENT INCOME | | | | 0.00 |
| SJC Assessments | 107,554.39 | 559.00 | | 108,113.39 |
| Total ASSESSMENT INCOME | 107,554.39 | 559.00 | | 108,113.39 |
| NON-ASSESSED INCOME | | | | 0.00 |
| Event Income | | | | 0.00 |
| Car Show & Concert | | | | 0.00 |
| Sponsorship | | 500.00 | 2,500.00 | 3,000.00 |
| Total Car Show & Concert | | 500.00 | 2,500.00 | 3,000.00 |
| Total Event Income | | 500.00 | 2,500.00 | 3,000.00 |
| Interest Income | | 4.01 | 12.69 | 16.70 |
| Sponsorship (to be allocated) | | | 2,500.00 | 2,500.00 |
| Total NON-ASSESSED INCOME | | 504.01 | 5,012.69 | 5,516.70 |
| Total Revenue | 107,554.39 | 1,063.01 | 5,012.69 | 113,630.09 |
| GROSS PROFIT | 107,554.39 | 1,063.01 | 5,012.69 | 113,630.09 |
| EXPENDITURES | | | | |
| CIVIL SIDEWALK | | | | 0.00 |
| Enhanced Service Programs | | | | 0.00 |
| Maintenance Ambassador | 6,041.00 | 6,296.25 | 6,296.25 | 18,633.50 |
| Safety Ambassador | 6,431.25 | 6,431.25 | 6,431.25 | 19,293.75 |
| Safety Service Calls | 245.00 | 350.00 | 455.00 | 1,050.00 |
| Security Camera Monitoring | 3,665.00 | 3,565.00 | 3,500.00 | 10,730.00 |
| Waste Management | 910.39 | 910.39 | 758.27 | 2,579.05 |
| Total Enhanced Service Programs | 17,292.64 | 17,552.89 | 17,440.77 | 52,286.30 |
| Total CIVIL SIDEWALK | 17,292.64 | 17,552.89 | 17,440.77 | 52,286.30 |
| DISTRICT IDENTITY | | | | 0.00 |

| | Jan 2025 | Feb 2025 | Mar 2025 | Total |
|---|------------------|------------------|------------------|------------------|
| 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 |
| Marketing & Advertising | | | 935.00 | 935.00 |
| Social Media Contractor | 1,500.00 | 1,500.00 | 1,500.00 | 4,500.00 |
| Website & Email Services | 347.64 | | 148.15 | 495.79 |
| Total DISTRICT IDENTITY | 2,101.30 | 1,500.00 | 2,583.15 | 6,184.45 |
| DISTRICT MANAGEMENT & ADMINISTRATION | | | | 0.00 |
| Contract Management Services | 3,342.54 | 4,738.60 | 5,329.23 | 13,410.37 |
| License and Permits | 28.00 | | 28.00 | 56.00 |
| Office/General Administrative | | | 71.49 | 71.49 |
| Dues, subscriptions & memberships | 169.49 | | 5.00 | 174.49 |
| Google Workspace | 28.80 | 40.80 | 28.80 | 98.40 |
| Office printing | | 70.54 | | 70.54 |
| Phone & Internet Service | 29.13 | 29.13 | 29.13 | 87.39 |
| QuickBooks | 235.00 | | | 235.00 |
| Total Office/General Administrative | 462.42 | 140.47 | 134.42 | 737.31 |
| Professional Fees | | | | 0.00 |
| Bookkeeping | 605.00 | 525.00 | 525.00 | 1,655.00 |
| CPA | | 925.00 | | 925.00 |
| Total Professional Fees | 605.00 | 1,450.00 | 525.00 | 2,580.00 |
| Total DISTRICT MANAGEMENT & ADMINISTRATION | 4,437.96 | 6,329.07 | 6,016.65 | 16,783.68 |
| Total Expenditures | 23,831.90 | 25,381.96 | 26,040.57 | 75,254.43 |
| NET OPERATING REVENUE | 83,722.49 | -24,318.95 | -21,027.88 | 38,375.66 |
| OTHER REVENUE | | | | |
| DORRIS PLACE INCOME | | | | 0.00 |
| CAM Reimbursements | | 1,465.58 | 732.79 | 2,198.37 |

| | Jan 2025 | Feb 2025 | Mar 2025 | Total |
|----------------------------------|-----------------------|----------------------|----------------------|-----------------------|
| Lease Income | | 4,017.68 | 2,650.00 | 6,667.68 |
| Total DORRIS PLACE INCOME | | 5,483.26 | 3,382.79 | 8,866.05 |
| GRANT INCOME (\$3.1M) | 993,339.35 | | | 993,339.35 |
| Total Other Revenue | 993,339.35 | 5,483.26 | 3,382.79 | 1,002,205.40 |
| OTHER EXPENDITURES | | | | |
| DORRIS PLACE | | | | 0.00 |
| Dorris Place Acquisition Costs | 12,634.03 | -2,827.55 | | 9,806.48 |
| Dorris Place Outside Services | | 625.00 | 625.00 | 1,250.00 |
| Dorris Place Utilities | | 75.06 | 450.65 | 525.71 |
| Property Taxes | 4,705.32 | | | 4,705.32 |
| Total DORRIS PLACE | 17,339.35 | -2,127.49 | 1,075.65 | 16,287.51 |
| Total Other Expenditures | 17,339.35 | -2,127.49 | 1,075.65 | 16,287.51 |
| NET OTHER REVENUE | 976,000.00 | 7,610.75 | 2,307.14 | 985,917.89 |
| NET REVENUE | \$1,059,722.49 | \$ -16,708.20 | \$ -18,720.74 | \$1,024,293.55 |

Finance Committee: Budget vs. Actuals 2025 YTD

January - March, 2025

| | | | | Total |
|-------------------------------------|-------------------|-------------------|-------------------|--------------------|
| | Actual | Budget | over Budget | % of Budget |
| REVENUE | | | | |
| ASSESSMENT INCOME | | | | |
| COS Assessment | | 0.00 | 0.00 | |
| SJC Assessments | 108,113.39 | 107,554.00 | 559.39 | 100.52 % |
| SUSD Assessment | | 0.00 | 0.00 | |
| Total ASSESSMENT INCOME | 108,113.39 | 107,554.00 | 559.39 | 100.52 % |
| NON-ASSESSED INCOME | | | | |
| Event Income | | 0.00 | 0.00 | |
| Car Show & Concert | | | | |
| Sponsorship | 3,000.00 | | 3,000.00 | |
| Total Car Show & Concert | 3,000.00 | | 3,000.00 | |
| Total Event Income | 3,000.00 | 0.00 | 3,000.00 | |
| Interest Income | 16.70 | 12.33 | 4.37 | 135.44 % |
| Sponsorship (to be allocated) | 2,500.00 | | 2,500.00 | |
| Total NON-ASSESSED INCOME | 5,516.70 | 12.33 | 5,504.37 | 44,742.09 % |
| Services | 0.00 | | 0.00 | |
| Uncategorized Income | | 55,402.00 | -55,402.00 | |
| Total Revenue | 113,630.09 | 162,968.33 | -49,338.24 | 69.73 % |
| GROSS PROFIT | 113,630.09 | 162,968.33 | -49,338.24 | 69.73 % |
| EXPENDITURES | | | | |
| CIVIL SIDEWALK | | | | |
| Enhanced Service Programs | | | | |
| Maintenance Ambassador | 18,633.50 | 12,862.50 | 5,771.00 | 144.87 % |
| Safety Ambassador | 19,293.75 | 12,960.00 | 6,333.75 | 148.87 % |
| Safety Service Calls | 1,050.00 | | 1,050.00 | |

| | | | | Total |
|---|------------------|------------------|------------------|-----------------|
| | Actual | Budget | over Budget | % of Budget |
| Security Camera Monitoring | 10,730.00 | 9,496.00 | 1,234.00 | 112.99 % |
| Waste Management | 2,579.05 | 1,764.00 | 815.05 | 146.20 % |
| Total Enhanced Service Programs | 52,286.30 | 37,082.50 | 15,203.80 | 141.00 % |
| Security Camera Hardware | | 16,000.00 | -16,000.00 | |
| Total CIVIL SIDEWALK | 52,286.30 | 53,082.50 | -796.20 | 98.50 % |
| DISTRICT IDENTITY | | | | |
| Event Expenses | | 0.00 | 0.00 | |
| Car Show & Concert Expense | | | | |
| Event Insurance | 253.66 | | 253.66 | |
| Total Car Show & Concert Expense | 253.66 | | 253.66 | |
| Total Event Expenses | 253.66 | 0.00 | 253.66 | |
| Marketing & Advertising | 935.00 | 2,140.00 | -1,205.00 | 43.69 % |
| Social Media Contractor | 4,500.00 | 3,000.00 | 1,500.00 | 150.00 % |
| Website & Email Services | 495.79 | 350.00 | 145.79 | 141.65 % |
| Total DISTRICT IDENTITY | 6,184.45 | 5,490.00 | 694.45 | 112.65 % |
| DISTRICT MANAGEMENT & ADMINISTRATION | | | | |
| Contract Management Services | 13,410.37 | 9,030.00 | 4,380.37 | 148.51 % |
| Insurance | | 0.00 | 0.00 | |
| License and Permits | 56.00 | | 56.00 | |
| Office/General Administrative | 71.49 | 420.00 | -348.51 | 17.02 % |
| Dues, subscriptions & memberships | 174.49 | | 174.49 | |
| Google Workspace | 98.40 | | 98.40 | |
| Office printing | 70.54 | | 70.54 | |
| Phone & Internet Service | 87.39 | | 87.39 | |
| QuickBooks | 235.00 | | 235.00 | |
| Total Office/General Administrative | 737.31 | 420.00 | 317.31 | 175.55 % |
| Professional Fees | | | | |
| Bookkeeping | 1,655.00 | 1,050.00 | 605.00 | 157.62 % |

| | | | | Total |
|---|-----------------------|--------------------|---------------------|-------------------|
| | Actual | Budget | over Budget | % of Budget |
| CPA | 925.00 | | 925.00 | |
| Legal | | 1,250.00 | -1,250.00 | |
| Total Professional Fees | 2,580.00 | 2,300.00 | 280.00 | 112.17 % |
| Storage Lease | | 200.00 | -200.00 | |
| Total DISTRICT MANAGEMENT & ADMINISTRATION | 16,783.68 | 11,950.00 | 4,833.68 | 140.45 % |
| RESERVE & SPECIAL FUNDING | | 7,471.00 | -7,471.00 | |
| Total Expenditures | 75,254.43 | 77,993.50 | -2,739.07 | 96.49 % |
| NET OPERATING REVENUE | 38,375.66 | 84,974.83 | -46,599.17 | 45.16 % |
| OTHER REVENUE | | | | |
| DORRIS PLACE INCOME | | | | |
| CAM Reimbursements | 2,198.37 | | 2,198.37 | |
| Lease Income | 6,667.68 | | 6,667.68 | |
| Total DORRIS PLACE INCOME | 8,866.05 | | 8,866.05 | |
| GRANT INCOME (\$3.1M) | 993,339.35 | | 993,339.35 | |
| Total Other Revenue | 1,002,205.40 | 0.00 | 1,002,205.40 | 0.00% |
| OTHER EXPENDITURES | | | | |
| DORRIS PLACE | | | | |
| Dorris Place Acquisition Costs | 9,806.48 | | 9,806.48 | |
| Dorris Place Outside Services | 1,250.00 | | 1,250.00 | |
| Dorris Place Utilities | 525.71 | | 525.71 | |
| Property Taxes | 4,705.32 | | 4,705.32 | |
| Total DORRIS PLACE | 16,287.51 | | 16,287.51 | |
| Total Other Expenditures | 16,287.51 | 0.00 | 16,287.51 | 0.00% |
| NET OTHER REVENUE | 985,917.89 | 0.00 | 985,917.89 | 0.00% |
| NET REVENUE | \$1,024,293.55 | \$84,974.83 | \$939,318.72 | 1,205.41 % |

Finance Committee: Budget vs. Actuals FY 2025

January - December 2025

| | | | | Total |
|-------------------------------------|-------------------|-------------------|--------------------|----------------|
| | Actual | Budget | over Budget | % of Budget |
| REVENUE | | | | |
| ASSESSMENT INCOME | | | | |
| COS Assessment | | 23,630.00 | -23,630.00 | |
| SJC Assessments | 108,113.39 | 203,736.00 | -95,622.61 | 53.07 % |
| SUSD Assessment | | 21,653.00 | -21,653.00 | |
| Total ASSESSMENT INCOME | 108,113.39 | 249,019.00 | -140,905.61 | 43.42 % |
| NON-ASSESSED INCOME | | | | |
| Event Income | | 57,000.00 | -57,000.00 | |
| Car Show & Concert | | | | |
| Sponsorship | 3,000.00 | | 3,000.00 | |
| Total Car Show & Concert | 3,000.00 | | 3,000.00 | |
| Total Event Income | 3,000.00 | 57,000.00 | -54,000.00 | 5.26 % |
| Interest Income | 16.70 | 800.00 | -783.30 | 2.09 % |
| Sponsorship (to be allocated) | 2,500.00 | | 2,500.00 | |
| Total NON-ASSESSED INCOME | 5,516.70 | 57,800.00 | -52,283.30 | 9.54 % |
| Services | 0.00 | | 0.00 | |
| Uncategorized Income | | 55,402.00 | -55,402.00 | |
| Total Revenue | 113,630.09 | 362,221.00 | -248,590.91 | 31.37 % |
| GROSS PROFIT | 113,630.09 | 362,221.00 | -248,590.91 | 31.37 % |
| EXPENDITURES | | | | |
| CIVIL SIDEWALK | | | | |
| Enhanced Service Programs | | | | |
| Maintenance Ambassador | 18,633.50 | 77,175.00 | -58,541.50 | 24.14 % |
| Safety Ambassador | 19,293.75 | 77,700.00 | -58,406.25 | 24.83 % |
| Safety Service Calls | 1,050.00 | | 1,050.00 | |

| | | | | Total |
|---|------------------|-------------------|--------------------|----------------|
| | Actual | Budget | over Budget | % of Budget |
| Security Camera Monitoring | 10,730.00 | 56,976.00 | -46,246.00 | 18.83 % |
| Waste Management | 2,579.05 | 10,584.00 | -8,004.95 | 24.37 % |
| Total Enhanced Service Programs | 52,286.30 | 222,435.00 | -170,148.70 | 23.51 % |
| Security Camera Hardware | | 16,000.00 | -16,000.00 | |
| Total CIVIL SIDEWALK | 52,286.30 | 238,435.00 | -186,148.70 | 21.93 % |
| 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 | 935.00 | 12,800.00 | -11,865.00 | 7.30 % |
| Social Media Contractor | 4,500.00 | 18,000.00 | -13,500.00 | 25.00 % |
| Website & Email Services | 495.79 | 832.00 | -336.21 | 59.59 % |
| Total DISTRICT IDENTITY | 6,184.45 | 37,353.00 | -31,168.55 | 16.56 % |
| DISTRICT MANAGEMENT & ADMINISTRATION | | | | |
| Contract Management Services | 13,410.37 | 54,140.00 | -40,729.63 | 24.77 % |
| Insurance | | 13,922.00 | -13,922.00 | |
| License and Permits | 56.00 | | 56.00 | |
| Office/General Administrative | 71.49 | 2,500.00 | -2,428.51 | 2.86 % |
| Dues, subscriptions & memberships | 174.49 | | 174.49 | |
| Google Workspace | 98.40 | | 98.40 | |
| Office printing | 70.54 | | 70.54 | |
| Phone & Internet Service | 87.39 | | 87.39 | |
| QuickBooks | 235.00 | | 235.00 | |
| Total Office/General Administrative | 737.31 | 2,500.00 | -1,762.69 | 29.49 % |
| Professional Fees | | | | |
| Bookkeeping | 1,655.00 | 6,300.00 | -4,645.00 | 26.27 % |

| | | | | Total |
|---|-----------------------|-------------------|-----------------------|----------------|
| | Actual | Budget | over Budget | % of Budget |
| CPA | 925.00 | | 925.00 | |
| Legal | | 1,500.00 | -1,500.00 | |
| Total Professional Fees | 2,580.00 | 7,800.00 | -5,220.00 | 33.08 % |
| Storage Lease | | 600.00 | -600.00 | |
| Total DISTRICT MANAGEMENT & ADMINISTRATION | 16,783.68 | 78,962.00 | -62,178.32 | 21.26 % |
| RESERVE & SPECIAL FUNDING | | 7,471.00 | -7,471.00 | |
| Uncategorized Expense | 37.78 | | 37.78 | |
| Total Expenditures | 75,292.21 | 362,221.00 | -286,928.79 | 20.79 % |
| NET OPERATING REVENUE | 38,337.88 | 0.00 | 38,337.88 | 0.00% |
| OTHER REVENUE | | | | |
| DORRIS PLACE INCOME | | | | |
| CAM Reimbursements | 2,198.37 | | 2,198.37 | |
| Lease Income | 6,667.68 | | 6,667.68 | |
| Total DORRIS PLACE INCOME | 8,866.05 | | 8,866.05 | |
| GRANT INCOME (\$3.1M) | 993,339.35 | | 993,339.35 | |
| Total Other Revenue | 1,002,205.40 | 0.00 | 1,002,205.40 | 0.00% |
| OTHER EXPENDITURES | | | | |
| DORRIS PLACE | | | | |
| Dorris Place Acquisition Costs | 9,806.48 | | 9,806.48 | |
| Dorris Place Outside Services | 1,250.00 | | 1,250.00 | |
| Dorris Place Utilities | 525.71 | | 525.71 | |
| Property Taxes | 4,705.32 | | 4,705.32 | |
| Total DORRIS PLACE | 16,287.51 | | 16,287.51 | |
| Total Other Expenditures | 16,287.51 | 0.00 | 16,287.51 | 0.00% |
| NET OTHER REVENUE | 985,917.89 | 0.00 | 985,917.89 | 0.00% |
| NET REVENUE | \$1,024,255.77 | \$0.00 | \$1,024,255.77 | 0.00% |

A/P Aging - Authorized Bill Pay

As of March 31, 2025

| | Current | 1 and over | Total |
|--|--------------------|-------------------|--------------------|
| Calidad Services, Inc. | 3,500.00 | 3,630.00 | 7,130.00 |
| Cube 84 Inc. | | 4,995.00 | 4,995.00 |
| Department of Justice | | 50.00 | 50.00 |
| Downtown Stockton Alliance (Maintenance Ambassador) | 6,346.25 | | 6,346.25 |
| Downtown Stockton Alliance, Inc. (Security Ambassador) | 6,431.25 | | 6,431.25 |
| Emily Henderson | 525.00 | | 525.00 |
| Federico Chavez | 625.00 | | 625.00 |
| John Precissi Jr. | | 37.78 | 37.78 |
| Katie Siegfried | 1,500.00 | | 1,500.00 |
| Kim Byrd | 2,389.60 | | 2,389.60 |
| MMK Group, Inc. | 5,000.00 | | 5,000.00 |
| Zen VoIP | 29.13 | | 29.13 |
| TOTAL | \$26,346.23 | \$8,712.78 | \$35,059.01 |

Bank Account Activity

March 2025

| Date | Transaction Type | Num | Name | Memo/Description | Account | Split | Debit | Credit | Balance |
|--|----------------------|--------|--|---|--------------------|---|------------|------------|------------|
| F&M Certificate of Deposit x0823 | | | | | | | | | |
| Beginning Balance | | | | | | | | | |
| Total for F&M Certificate of Deposit x0823 | | | | | | | | | |
| F&M Checking x0801 | | | | | | | | | |
| Beginning Balance | | | | | | | | | |
| 03/01/2025 | Expenditure | | Checkr Inc. | Background check | F&M Checking x0801 | DISTRICT MANAGEMENT & ADMINISTRATION:Office/General Administrative | | \$71.49 | 125,895.53 |
| 03/05/2025 | Bill Payment (Check) | 200005 | City of Stockton (Sewer) | | F&M Checking x0801 | Accounts Payable (A/P) | | \$28.68 | 125,866.85 |
| 03/05/2025 | Expenditure | | Google | APPS_COMME GOOGLE MIRACLE MILE COMMUNITY | F&M Checking x0801 | DISTRICT MANAGEMENT & ADMINISTRATION:Office/General Administrative:Google Workspace | | \$28.80 | 125,838.05 |
| 03/06/2025 | Payment | | Contractor - sprio@zi.solutions | | F&M Checking x0801 | Accounts Receivable (A/R) | \$185.20 | | 126,023.25 |
| 03/07/2025 | Bill Payment (Check) | | Downtown Stockton Alliance (Maintenance Ambassador) | | F&M Checking x0801 | Accounts Payable (A/P) | | \$6,346.25 | 119,677.00 |
| 03/07/2025 | Bill Payment (Check) | | Downtown Stockton Alliance, Inc. (Security Ambassador) | | F&M Checking x0801 | Accounts Payable (A/P) | | \$6,431.25 | 113,245.75 |
| 03/10/2025 | Deposit | | Lawrence M Knapp, Inc. | DEPOSIT | F&M Checking x0801 | -Split- | \$3,382.79 | | 116,628.54 |
| 03/13/2025 | Bill Payment (Check) | | Port City Marketing Solutions, Inc | | F&M Checking x0801 | Accounts Payable (A/P) | | \$935.00 | 115,693.54 |
| 03/14/2025 | Bill Payment (Check) | | Calidad Services, Inc. | | F&M Checking x0801 | Accounts Payable (A/P) | | \$3,500.00 | 112,193.54 |
| 03/17/2025 | Bill Payment (Check) | | Zen VoIP | | F&M Checking x0801 | Accounts Payable (A/P) | | \$29.13 | 112,164.41 |
| 03/17/2025 | Bill Payment (Check) | | Katie Siegfried | | F&M Checking x0801 | Accounts Payable (A/P) | | \$1,500.00 | 110,664.41 |
| 03/18/2025 | Receipt | 1025 | Mario Enriquez | | F&M Checking x0801 | Services | \$2,500.00 | | 113,164.41 |
| 03/21/2025 | Expenditure | | Republic Services #208 | RSIBILLPAY REPUBLICSERVICES WEB XXXXXXXX5506 | F&M Checking x0801 | CIVIL SIDEWALK:Enhanced Service Programs:Waste Management | | \$893.47 | 112,270.94 |
| 03/24/2025 | Expenditure | | Pacific Gas & Electric | WEB ONLINE PGANDE WEB XXXXXXXX032125 | F&M Checking x0801 | DORRIS PLACE:Dorris Place Utilities | | \$241.14 | 112,029.80 |
| 03/24/2025 | Bill Payment (Check) | 200006 | Downtown Stockton Alliance, Inc. (Security Ambassador) | | F&M Checking x0801 | Accounts Payable (A/P) | | \$455.00 | 111,574.80 |
| 03/25/2025 | Expenditure | | GoDaddy | DDA B/P 0953 33670294 DNHGODADDY.COM 480-505-8855 AZ C# 6344 DDA B/P 0953 01/06/25 33670294 DNH*GODADDY.COM 480-505-8855 AZ C# 6344 | F&M Checking x0801 | DISTRICT IDENTITY:Website & Email Services | | \$148.15 | 111,426.65 |
| 03/25/2025 | Bill Payment (Check) | | Emily Henderson | | F&M Checking x0801 | Accounts Payable (A/P) | | \$525.00 | 110,901.65 |
| 03/28/2025 | Bill Payment (Check) | | Kim Byrd | | F&M Checking x0801 | Accounts Payable (A/P) | | \$5,329.23 | 105,572.42 |
| 03/28/2025 | Payment | | Susan Lenz | | F&M Checking x0801 | Accounts Receivable (A/R) | \$2,500.00 | | 108,072.42 |

| Date | Transaction Type | Num | Name | Memo/Description | Account | Split | Debit | Credit | Balance |
|----------------------------------|----------------------|--------|-------------------------------|--|------------------------|--|--------------|--------------|------------|
| 03/28/2025 | Check | 200018 | Waste Management | CHECK (DIGITAL) 200018 | F&M Checking x0801 | DORRIS PLACE:Dorris Place Utilities | | \$180.83 | 107,891.59 |
| 03/28/2025 | Transfer | | | TRANSFER FROM X0801 TO X0802 | F&M Checking x0801 | F&M Money Market x0802 | | \$58,000.00 | 49,891.59 |
| 03/31/2025 | Expenditure | | California Secretary of State | DBT CRD 0956 39958229 CA SECRETARY OF STATE 916-6951338 CA C# 6344 DBT CRD 0956 03/30/25 39958229 CA SECRETARY OF STATE 916-6951338 CA C# 6344 | F&M Checking x0801 | DISTRICT MANAGEMENT & ADMINISTRATION:Office/General Administrative:Dues, subscriptions & memberships | | \$5.00 | 49,886.59 |
| 03/31/2025 | Bill Payment (Check) | 200019 | Kim Byrd - V | | F&M Checking x0801 | Accounts Payable (A/P) | | \$28.00 | 49,858.59 |
| 03/31/2025 | Bill Payment (Check) | | Federico Chavez | | F&M Checking x0801 | Accounts Payable (A/P) | | \$625.00 | 49,233.59 |
| Total for F&M Checking x0801 | | | | | | | \$8,567.99 | \$85,301.42 | |
| F&M Money Market x0802 | | | | | | | | | |
| Beginning Balance | | | | | | | | | 2,500.00 |
| 03/03/2025 | Deposit | | F&M Bank | | F&M Money Market x0802 | NON-ASSESSED INCOME:Interest Income | \$6.23 | | 2,506.23 |
| 03/03/2025 | Deposit | | F&M Bank | | F&M Money Market x0802 | F&M Sweep x0800 | | \$6.23 | 2,500.00 |
| 03/28/2025 | Transfer | | | TRANSFER FROM X0801 TO X0802 | F&M Money Market x0802 | F&M Checking x0801 | \$58,000.00 | | 60,500.00 |
| 03/28/2025 | Transfer | | | Transfer to x0800 | F&M Money Market x0802 | F&M Sweep x0800 | | \$58,000.00 | 2,500.00 |
| 03/31/2025 | Deposit | | F&M Bank - V | Monthly interest | F&M Money Market x0802 | NON-ASSESSED INCOME:Interest Income | \$6.46 | | 2,506.46 |
| Total for F&M Money Market x0802 | | | | | | | \$58,012.69 | \$58,006.23 | |
| F&M Sweep x0800 | | | | | | | | | |
| Beginning Balance | | | | | | | | | 4.01 |
| 03/03/2025 | Deposit | | F&M Bank | | F&M Sweep x0800 | F&M Money Market x0802 | \$6.23 | | 10.24 |
| 03/28/2025 | Transfer | | | Transfer to x0800 | F&M Sweep x0800 | F&M Money Market x0802 | \$58,000.00 | | 58,010.24 |
| Total for F&M Sweep x0800 | | | | | | | \$58,006.23 | | |
| TOTAL | | | | | | | \$124,586.91 | \$143,307.65 | |

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 Kailani Haro

Bookkeeping Services provided by Emily Henderson

Insurance Provider (Liability, Umbrella & D/O) is F.J. Dietrich & Co. Insurance Services

Agenda Item 4.2
Declaration of Vacancy on the Board of Directors
and
Approval of Process for Filling the Vacancy
FOR ACTION

Miracle Mile Community Improvement District

Regular Meeting of the Governing Board on April 9, 2025

RE: Item 4.2 – Action Item

Subject: Declaration of Vacancy on the Board of Directors and Approval of Process
for Filling the Vacancy

Background

The bylaws require that two-thirds of the MMCID board members must be property owners with the others being designated as community directors. The latter are usually business owners. Yonie Young was a director under the designation of property owner, but she has sold her property.

Analysis

While Ms. Young continues to be involved commercially on the Mile as a business owner, she no longer meets the requirements to hold a board seat as a property owner. She may not continue as a board member under the community director, business owner, designation as that would put the overall composition of the board out of compliance with the two-thirds requirement for property owners. When she ceased to be a property owner, she became ineligible to hold the seat on the board, and a vacancy now exists.

The bylaws do not address this specific circumstance, so it is necessary for the board of directors to declare the seat vacant and adopt a process for filling that allows for interested, eligible parties to participate.

The process is set out in an email from Executive Director Kailani Haro proposed to be sent to Miracle Mile property owners upon approval of the board:

Dear Property Owners,

The Miracle Mile Community Improvement District currently has an open seat on its Board of Directors reserved for a Property Owner within the district. We are reaching out to invite eligible and interested property owners to consider this opportunity to serve and help guide the future of the Miracle Mile.

To qualify, nominees must be:

- a current property owner within the district boundaries or
- a duly authorized representative of a property owner and
- current on all district assessment payments.

Who Can Nominate?

- Any eligible property owner or current member of the Board of Director may submit a nomination.

If you'd like to nominate yourself or someone else for this seat, please click the link below and complete the nomination form by April 15, 2025:

 <https://stocktonmiraclemile.com/board-of-directors-nomination-form/>

If you have any questions about the nomination process or the responsibilities of serving on the Board, feel free to reach out.

Best,

Kailani Haro

Executive Director

[Miracle Mile Community Improvement District](#)

209-639-3506

Financial Impact

There is no fiscal impact based on this board action, but there is a matter of compliance with the bylaws.

Recommendation

It is recommended that the Governing Board declare the vacancy on the board of directors and approve the process for filling the vacancy.

Process Prepared by Executive Director Kailani Haro

Agenda Item 4.3
Consideration of the Board's Position
on
Flashing Red and Blue Lights
on
Recently Installed Calidad Cameras
FOR POTENTIAL ACTION

Miracle Mile Community Improvement District

Regular Meeting of the Governing Board on April 9, 2025

RE: Item 4.3 – Action Item

Subject: Consideration of the Board's Position on the Flashing Red and Blue Lights on Recently Installed Calidad Cameras

Background

Recently installed cameras on the Mile feature blinking red and blue lights. Calidad intends to retrofit previously installed cameras with the blinking lights, as well.

Analysis

The matter was discussed at the Civil Sidewalks/Security Committee meeting on April 3. The cameras under discussion are mounted on the building across the street from S-MART. Some members dislike the feature believing as they do that the blinking lights create a negative environment and send a signal that the district is unsafe; others like the alert the blinking lights send to unsavory Mile visitors and the message that they should move on. No one objected to blinking lights behind businesses or in parks, just ones that are on the street and visible when driving by. The committee was divided on the matter and decided to forward it to the board of directors for consideration and potential action. Executive Director Kailani Haro indicated she would interact with businesses in the vicinity.

Financial Impact

There is no fiscal impact based on this board action.

Recommendation

The committee made no recommendation. There are options if the board desires to act.

- **Approve direction for Calidad to disable the blinking lights and only use the feature on cameras installed behind businesses and in alleys.**
- **Approve the use of the blinking lights but not the retrofitting of previously installed lights.**
- **Approve the use of the blinking lights and the retrofitting of previously installed lights.**
- **Take no action on the matter pending more discussion and investigation.**
- **The board may consider other action – or no action - at its discretion.**

Matter Forwarded from the Civil Sidewalks/Security Committee