



**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, May 14, 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 institution 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, May 11, 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
- 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.

- 2
- 1.5 (A): Approval of Order of Agenda
Any board member who wishes to pull an item from the consent calendar should so declare now.
 - 1.6 (A): Election to Fill Property Owner Vacancy on the Board of Directors (*candidate questionnaires are provided in the board packet*)
 - 1.7 (A): Approval of Minutes of the Meeting: April 9, 2025 (*provided in board packet*)
 - 1.8 (A): Finance Committee Report and Approval of MMCID Financials for April 2025 –
John Precissi, Treasurer (report provided in board packet)

2 Reports / Discussions

Committee Reports – *Please see addendum to board packet listing current board committees, chairs, and members. Committees and their membership are fluid; please provide corrections or ask for clarification.*

Reports are limited to **three (3) minutes**, subject to the discretion of the chair.

- 2.1 (I): City of Stockton – *Tina McCarty, Economic Development Director, City of Stockton*
- 2.2 (I): Governance and Bylaws Committee – *Clem Lee, Chair*
Provided for Information in Board Packet
 - committee minutes for May 6, 2025Recommended for Board Action
 - bylaws amendments to Articles 1, 2, and 3 – *see consent calendar agenda items 3.1, 3.2, and 3.3*
- 2.3 (I): Events and Promotions Committee – *Juanita Pasley, Chair*
Provided for Information in Board Packet
 - committee minutes for April 21, 2025
- 2.4 (I): Civil Sidewalks Committee – *Lisa Whirlow, Chair*
Provided for Information in Board Packet
 - committee minutes for May 8, 2025
 - Calidad Report for April 2025
- 2.5 (I): Economic Development – *Jeff Gamboni, Chair*
Provided for Information in Board Packet
 - report for committee meeting: April 22, 2025
- 2.6 (I): Asset Management Ad Hoc Committee – *Kevin Dougherty, Chair*
Provided for Information in Board Packet
 - agenda for committee meeting: April 22, 2025Recommended for Board Action
 - approval of architect proposal – *see action item 4.1*
 - approval of repair work at the MMCID substation – *see action item 4.2*
 - approval of dumpster enclosure proposal – *see action item 4.3*
- 2.7 (I): \$20 Million Capital Improvement Ad Hoc Committee –
Jean Callahan and Kevin Dougherty, Co-Chairs
Provided for Information in Board Packet
 - agenda for meeting with Siegfried Engineering regarding design and schedule for Miracle Mile improvements
- 2.8 (I): Executive Director Report – *Kailani Haro, Executive Director (outline provided in board packet)*

3 Consent Items

- 3.1 (C/A): Approval of Governance and Bylaws Committee Recommended Changes to MMCID Bylaws Article 1 (*provided in board packet*)

- 3.2 (C/A): Approval of Governance and Bylaws Committee Recommended Changes to MMCID Bylaws Article 2 (*provided in board packet*)
- 3.3 (C/A): Approval of Governance and Bylaws Committee Recommended Changes to MMCID Bylaws Article 3 (*provided in board packet*)
- 3.4 (C/A): Approval of Expenses for 250 Dorris Place for April 2025 (*provided in board packet*)

4 Action Items

- 4.1 (A): Approval of Architect Proposal for 250 Dorris Place (*see board packet*)
- 4.2 (A): Approval of Repair Work at MMCID Substation (*see board packet*)
- 4.3 (A): Approval of Dumpster Enclosure Proposal (*see board packet*)

5 Adjournment

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

Next Meeting: June 11, 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 1.6, 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.

Agenda Item 1.6

Action Item

Secret Ballot

Election to Fill Property Owner Vacancy

on

Board of Directors

Candidates' Questionnaires

for

Kevin J. Hernandez

Brian McElwain

Board of Director Leadership Interest Survey

Name:	Kevin J. Hernandez
Interest in a Board Officer position? (Select All That Apply)	Board Treasurer
Interest in serving as a Committee Chair? (Select All That Apply)	Economic Development, Events-Promotions, Adhoc \$20M Capital Improvement
What motivates you to take on a leadership role within the board?	I am a long time resident, I have opened up 2 businesses on the Miracle Mile over the last 15 years . I am also a current Business owner and property owner . I have been very active and been a big community leader and supporter of Miracle Mile. I have sat on the board on and off over the last 15 years. I also was honored to be selected for the Miracle Mile Ad Hoc Committee and take a leadership chair role as Business Development Chair. I was able to assist in putting together a comprehensive report for our City to adopt a plan to Re- Develop the miracle mile by 2027. I have also enjoyed assisting on various committees. I have also taken an active role with introducing and making sure that our new ED is set up for success and help establish rapport with other leaders within our community. I have always had a great vision for our Miracle Mile District and would like to follow through on that vision by taking a leadership role with a great team of other leaders on the board.
Which Committees Would You Like To Serve On? (Select All That Apply)	Economic Development, Adhoc Asset Management, Adhoc \$20M Capital Improvement
What unique skills or perspectives do you believe you could bring to the board?	I have worked with many leaders and have been involved in city government as a city planner. I have had great opportunity to gain positive rapport with city officials and am able to reach out to communicate about the needs of the Miracle Mile in order to gain continued support for our district . I have some great positive ideas and energy to assist in future and scheduled events. I have always enjoyed setting our district up for success.
What are your goals, serving on this board, for the coming year?	My goals for serving on this board is to follow through with the re - development project and to see it through completion. My other goals include reaching out to Government leaders with board support to ask for and ensure Grant funding in order to secure funds for the Miracle Mile Re Development Project and continue

Are there any specific issues, challenges, or opportunities you are most passionate about within this organization? Additional Comments: Please provide any other relevant information or comments.

my involvement with the Ad Hoc Economic Development. My goal is to see the Miracle Mile thrive at its full potential.

I would like to see more involvement with property owners and to continue to open communication about property facades. I would like to continue the opportunity to work with economic development to assist with an easier way to encourage property owners to pursue and enhance their facades.

I have been a long time resident, business owner, property owner and advocate for the Miracle Mile and would be honored to serve on the Board on behalf of the Miracle Mile Business and property based improvement district. Thank you for your time and consideration.

Kevin J. Hernandez

Board of Directors Leadership Interest Survey

Name:	Brian McElwain
Interest in a Board Officer position? (Select All That Apply)	Not Interested
Interest in serving as a Committee Chair? (Select All That Apply)	Not Interested
What motivates you to take on a leadership role within the board?	<p>I'd like to join the MMCID Board of Directors because I care deeply about the Miracle Mile and believe I can bring a helpful perspective to the table. I've served as President of the Deputy Sheriffs Association for over four years, and now that the DSA is a property owner on the Mile, I feel even more invested in the district's success.</p> <p>I grew up in the area near UOP and have always felt connected to the Miracle Mile. I still spend time there, supporting the local businesses and enjoying everything the area has to offer. It's a place that means something to me personally.</p> <p>That said, I know the Mile continues to face real challenges with homelessness and crime—issues that directly impact its ability to thrive. As a sheriff's deputy, I believe I can offer insight and support on safety and security efforts that will help the board protect and strengthen the district. I'd be proud to contribute to the Mile's future.</p>
Which Committees Would You Like To Serve On? (Select All That Apply)	Civil Sidewalk
What unique skills or perspectives do you believe you could bring to the board?	<p>If I'm elected to the board, my top three priorities would all center around making the Miracle Mile a safer and more successful place for everyone.</p> <p>First, safety is at the top of the list—keeping businesses, properties, employees, and visitors secure is key to everything else working well.</p> <p>Second, I want to build strong relationships with the business and property owners. I think it's important to really listen and</p>

	<p>understand their concerns, especially when it comes to how safety issues can affect their bottom line.</p> <p>Third, I'd like to help move current security efforts forward and find ways to make them even better. Using data and feedback to see what's working—and what's not—will help us keep improving over time.</p> <p>At the end of the day, I just want to be part of helping the Miracle Mile stay vibrant, safe, and successful.</p>
What are your goals, serving on this board, for the coming year?	<p>My goals for serving on the board this coming year are focused on making a real, positive impact. First and foremost, I want to help improve safety and security on the Miracle Mile—it's a top concern for business and property owners, and I believe my background in law enforcement can bring valuable perspective to those efforts.</p> <p>I also want to build stronger connections with the business community, listening to their concerns and working together to find practical solutions that support their success. And finally, I'd like to help push forward current security initiatives, using data and feedback to fine-tune what's already in place and make sure we're always moving in the right direction.</p>
Are there any specific issues, challenges, or opportunities you are most passionate about within this organization?	<p>Ensuring safety and fostering economic growth should be my key issues. The Miracle Mile ought to be the heart of Stockton.</p>
Additional Comments: Please provide any other relevant information or comments.	<p>Ultimately, I just want to be part of helping the Miracle Mile grow stronger and more vibrant for everyone who lives, works, and visits there.</p>

Agenda Item 1.7
Action Item

Approval of Minutes of the Meeting: April 9, 2025

AGENDA

MINUTES OF THE MEETING

Wednesday, April 9, 2025 at 4:00pm

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

PRESENT: Kailani Haro, Juanita Pasley, Brian Wright, Tammy Nguyen, Rex Dhatt, Lisa Whirlow, Clem Lee, Lisa Whirlow, Jovie Lor, Jeff Gamboni, John Precissi, Manuel Guizar (arrived 4:13pm)

ABSENT: Jean Callahan, Kevin Dougherty

GUESTS: Kevin Hernandez, Mario Enriquez, Michael Macias, Carlos Vasquez, Mitch Scheflo, Tina McCarty

1 Call to Order and Organization –

1.1 Welcome – Meeting called to order at 4:02pm by Jeff Gamboni, Board President.

1.2 Meeting Procedures - Published at the End of the Agenda –

1.3 Roll Call and Establishment of a Quorum – Quorum was met.

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. – Michael and Carlos from CCAT Security introduced themselves and offered their services to anyone on the Miracle Mile who may need them. They are a veteran and Latino owned security business who are local and provide private security services. Kevin Hernandez spoke of the appreciation of the City of Stockton with their help to MMCID. He asked about the maintenance and expressed concern with DSA.

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. –

MOTION to approve April 2025 agenda:

Motion: Clem Lee **Second:** Juanita Pasley **Vote:** 10/0 **Abstentions:** 0

Motion Approved

1.6 (A): Approval of Minutes of the Meeting: March 12, 2025 - **Minutes Provided in Board Packet –**

11

MOTION to approve Minutes of March 12, 2025:

Motion: Clem Lee **Second:** Brian Wright **Vote:** 10/0 **Abstentions:** 0

Motion Approved

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* – Adopted a calendar for meetings. Starting to go through the Bylaws. Looking to get them aligned with everything.

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* – Lisa stated that we need a lot more volunteers to help with events. Whirlows will host a 3rd Thursday market starting in June.

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* – The committee talked about the blinking camera lights on the North side of Pacific (Near Go Falafel/Groundstack). A vote will happen to determine whether the lights stay or not. Kailani spoke to the businesses and they were indifferent about the lights being there or not, and stated that they do not care either way. Jeff had a concern of the lights giving an impression of the area as being dangerous. Talks of the homeless issue that is ongoing. PD response is not always available when we need it and DSA does not seem to be responding when they are called during the day.

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* – Tina McCarty suggested to hold off with the Placer AI for now. The COS is currently looking at utilizing it and she may be able to share the program at a later time.

2.6 (I): Asset Management Ad Hoc Committee – *Kevin Dougherty, Chair* – Not in attendance.

2.7 (I): \$20 Million Capital Improvement Ad Hoc Committee – *Jean Callahan and Kevin Dougherty, Co-Chairs* - Neither chairperson in attendance. The design team has been selected (Siegfried). Meeting to be held at a later time.

2.8 (I): Executive Director Report – Kailani Haro, Executive Director - **Outline Provided for Information in Board Packet** – The plan is for mid to end of May to go live with 360. Working with the accountant to make the reports look clearer. Fundraising efforts are ongoing. Chase Chevrolet will be getting back to Kailani about a donation for cruise night. Justin J. has requested a \$1000 promoter fee for Stockton Cruise Night. Save the Date's have been sent out to the restaurants for Taste of the Mile.

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** –Per the CPA, there is an audit coming. We will need to plan for the cost to be added in as an expense. Lisa asked about the possibility of adding more cameras using the 3.1 million. Jeff stated that asset management is in charge of pushing these type of issues forward. Tina McCarty spoke about the availability of grants (ie: storefront beautification) and, for right now, the COS has to really use the money for depressed areas for slum and blight.

MOTION to approve March 2025 Financials:

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

Motion Approved

4.2 (A): Declaration of Vacancy on the Board of Directors and Approval of Process for Filling the Vacancy - **Report Provided in Board Packet** –

MOTION to approve the vacancy:

Motion: Rex Dhatt **Second:** John Precissi **Vote:** 11/0 **Abstentions:** 0

Motion Approved

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**

MOTION to approve direction for Calidad to disable the blinking lights and only use the feature on cameras installed behind businesses and in alleys:

Motion: Clem Lee **Second:** **Vote:** **Abstentions:** 0

Motion Died For Lack Of A Second

MOTION to table the item until the May 2025 meeting:

Motion: John Precissi **Second:** Jovie Lor **Vote:** 11/0 **Abstentions:** 0

Motion Approved

5 Adjournment

5.1 (I): Governing Board Members' Comments – Clem spoke about the deadline of Wednesday at 8:00pm for all committee reports so that they can be added to the board packet. Lisa said that we need to remind merchants to call security and take pictures of incidents happening and report. Talks about having "Block captains" and starting a chain for any emergencies. Jovie talked about the Stockton Savings property becoming a church.

1. 5.2 (A): Adjournment of the Meeting – Motion to adjourn made by Manuel Guizar at 5:26 pm, second by Brian Wright.

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

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Agenda Item 1.8
Action Item

**Finance Committee Report and Approval of MMCID Financials
for
April 2025**

MMCID Board Financial Report

Miracle Mile Community Improvement District
For the period ended April 30, 2025

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Prepared by
Finance Committee

Prepared on
May 7, 2025

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A/R Aging Summary

As of April 30, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
City of Stockton - Economic Development		23,628.20				23,628.20
Stockton Unified School District	22,060.58					22,060.58
TOTAL	\$22,060.58	\$23,628.20	\$0.00	\$0.00	\$0.00	\$45,688.78

Statement of Financial Position

As of April 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	22,000.00
F&M Checking x0801	14,161.10
F&M Money Market x0802	9,984.28
F&M Sweep x0800	90,904.67
Total Bank Accounts	137,050.05
Total Current Assets	137,050.05
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	\$1,195,404.20
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Advance of Grant Funds (\$3.1M)	653.35
Tenant Deposit	6,132.79
Total Other Current Liabilities	6,786.14
Total Current Liabilities	6,786.14
Total Liabilities	6,786.14
Equity	
Opening balance equity	0.01
Retained Earnings	162,507.53
Net Revenue	1,026,110.52
Total Equity	1,188,618.06
TOTAL LIABILITIES AND EQUITY	\$1,195,404.20

Statement of Activity by Month

April 2025

	Total
REVENUE	
Contributed income	
Donations directed by individuals	19,500.00
Total Contributed income	19,500.00
NON-ASSESSED INCOME	
Event Income	
Car Show & Concert	
Sponsorship	10,000.00
Total Car Show & Concert	10,000.00
Event - Taste of the Mile	
Event - Taste of the Mile - Sponsorship	4,000.00
Total Event - Taste of the Mile	4,000.00
Total Event Income	14,000.00
Interest Income	6.67
Total NON-ASSESSED INCOME	14,006.67
Total Revenue	33,506.67
GROSS PROFIT	33,506.67
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,296.25
Safety Ambassador	6,431.25
Safety Service Calls	332.50
Security Camera Monitoring	3,630.00
Waste Management	910.39
Total Enhanced Service Programs	17,600.39
Total CIVIL SIDEWALK	17,600.39
DISTRICT IDENTITY	
Event Expenses	
Stockton Cruise Night Expense	259.00
Total Event Expenses	259.00
Social Media Contractor	1,500.00
Website & Email Services	199.98
Total DISTRICT IDENTITY	1,958.98
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	7,389.60
License and Permits	237.78
Office/General Administrative	
Dues, subscriptions & memberships	170.00

	Total
Google Workspace	14.85
Phone & Internet Service	82.18
Total Office/General Administrative	267.03
Professional Fees	
Bookkeeping	525.00
Total Professional Fees	525.00
Storage Lease	1,200.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	9,619.41
Total Expenditures	29,178.78
NET OPERATING REVENUE	4,327.89
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	273.71
Maintenance Substation	
CRM	4,995.00
Total Maintenance Substation	4,995.00
Total DORRIS PLACE	5,893.71
Total Other Expenditures	5,893.71
NET OTHER REVENUE	-2,510.92
NET REVENUE	\$1,816.97

Statement of Activity Y-T-D

January - April, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 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
Contributed income					0.00
Donations directed by individuals				19,500.00	19,500.00
Total Contributed income				19,500.00	19,500.00
NON-ASSESSED INCOME					0.00
Event Income					0.00
Car Show & Concert					0.00
Sponsorship		500.00	2,500.00	10,000.00	13,000.00
Total Car Show & Concert		500.00	2,500.00	10,000.00	13,000.00
Event - Taste of the Mile					0.00
Event - Taste of the Mile - Sponsorship				4,000.00	4,000.00
Total Event - Taste of the Mile				4,000.00	4,000.00
Total Event Income		500.00	2,500.00	14,000.00	17,000.00
Interest Income		4.01	12.69	6.67	23.37
Sponsorship (to be allocated)			2,500.00		2,500.00
Total NON-ASSESSED INCOME		504.01	5,012.69	14,006.67	19,523.37
Total Revenue	107,554.39	1,063.01	5,012.69	33,506.67	147,136.76
GROSS PROFIT	107,554.39	1,063.01	5,012.69	33,506.67	147,136.76
EXPENDITURES					
CIVIL SIDEWALK					0.00
Enhanced Service Programs					0.00
Maintenance Ambassador	6,041.00	6,296.25	6,296.25	6,296.25	24,929.75
Safety Ambassador	6,431.25	6,431.25	6,431.25	6,431.25	25,725.00

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Safety Service Calls	245.00	350.00	455.00	332.50	1,382.50
Security Camera Monitoring	3,665.00	3,565.00	3,500.00	3,630.00	14,360.00
Waste Management	910.39	910.39	758.27	910.39	3,489.44
Total Enhanced Service Programs	17,292.64	17,552.89	17,440.77	17,600.39	69,886.69
Total CIVIL SIDEWALK	17,292.64	17,552.89	17,440.77	17,600.39	69,886.69
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
Stockton Cruise Night Expense				259.00	259.00
Total Event Expenses	253.66			259.00	512.66
Marketing & Advertising			935.00		935.00
Social Media Contractor	1,500.00	1,500.00	1,500.00	1,500.00	6,000.00
Website & Email Services	347.64		148.15	199.98	695.77
Total DISTRICT IDENTITY	2,101.30	1,500.00	2,583.15	1,958.98	8,143.43
DISTRICT MANAGEMENT & ADMINISTRATION					0.00
Contract Management Services	3,342.54	4,738.60	5,329.23	7,389.60	20,799.97
License and Permits	28.00		28.00	237.78	293.78
Office/General Administrative					0.00
Dues, subscriptions & memberships	169.49		5.00	170.00	344.49
Google Workspace	28.80	40.80	28.80	14.85	113.25
Office printing		70.54			70.54
Phone & Internet Service	29.13	29.13	29.13	82.18	169.57
QuickBooks	235.00				235.00
Total Office/General Administrative	462.42	140.47	62.93	267.03	932.85
Professional Fees					0.00
Bookkeeping	605.00	525.00	525.00	525.00	2,180.00
CPA		925.00			925.00

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	Total
Total Professional Fees	605.00	1,450.00	525.00	525.00	3,105.00
Storage Lease				1,200.00	1,200.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,437.96	6,329.07	5,945.16	9,619.41	26,331.60
Other Business Expenses			71.49		71.49
Total Expenditures	23,831.90	25,381.96	26,040.57	29,178.78	104,433.21
NET OPERATING REVENUE	83,722.49	-24,318.95	-21,027.88	4,327.89	42,703.55
OTHER REVENUE					
DORRIS PLACE INCOME					0.00
CAM Reimbursements		1,465.58	732.79	732.79	2,931.16
Lease Income		4,017.68	2,650.00	2,650.00	9,317.68
Total DORRIS PLACE INCOME		5,483.26	3,382.79	3,382.79	12,248.84
GRANT INCOME (\$3.1M)	993,339.35				993,339.35
Total Other Revenue	993,339.35	5,483.26	3,382.79	3,382.79	1,005,588.19
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	625.00	1,875.00
Dorris Place Utilities		75.06	450.65	273.71	799.42
Maintenance Substation					0.00
CRM				4,995.00	4,995.00
Total Maintenance Substation				4,995.00	4,995.00
Property Taxes	4,705.32				4,705.32
Total DORRIS PLACE	17,339.35	-2,127.49	1,075.65	5,893.71	22,181.22
Total Other Expenditures	17,339.35	-2,127.49	1,075.65	5,893.71	22,181.22
NET OTHER REVENUE	976,000.00	7,610.75	2,307.14	-2,510.92	983,406.97
NET REVENUE	\$1,059,722.49	\$ -16,708.20	\$ -18,720.74	\$1,816.97	\$1,026,110.52

Finance Committee: Budget vs. Actuals 2025 YTD

January - April, 2025

	Actual	Budget	over Budget	Total % 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 %
Contributed income				
Donations directed by individuals	19,500.00		19,500.00	
Total Contributed income	19,500.00		19,500.00	
NON-ASSESSED INCOME				
Event Income				
Car Show & Concert		0.00	0.00	
Sponsorship	13,000.00		13,000.00	
Total Car Show & Concert	13,000.00		13,000.00	
Event - Taste of the Mile				
Event - Taste of the Mile - Sponsorship	4,000.00		4,000.00	
Total Event - Taste of the Mile	4,000.00		4,000.00	
Total Event Income	17,000.00	0.00	17,000.00	
Interest Income	23.37	12.33	11.04	189.54 %
Sponsorship (to be allocated)	2,500.00		2,500.00	
Total NON-ASSESSED INCOME	19,523.37	12.33	19,511.04	158,340.39 %
Services	0.00		0.00	
Uncategorized Income		55,402.00	-55,402.00	
Total Revenue	147,136.76	162,968.33	-15,831.57	90.29 %
GROSS PROFIT	147,136.76	162,968.33	-15,831.57	90.29 %

				Total
	Actual	Budget	over Budget	% of Budget
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	24,929.75	12,862.50	12,067.25	193.82 %
Safety Ambassador	25,725.00	12,960.00	12,765.00	198.50 %
Safety Service Calls	1,382.50		1,382.50	
Security Camera Monitoring	14,360.00	9,496.00	4,864.00	151.22 %
Waste Management	3,489.44	1,764.00	1,725.44	197.81 %
Total Enhanced Service Programs	69,886.69	37,082.50	32,804.19	188.46 %
Security Camera Hardware		16,000.00	-16,000.00	
Total CIVIL SIDEWALK	69,886.69	53,082.50	16,804.19	131.66 %
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	
Stockton Cruise Night Expense	259.00		259.00	
Total Event Expenses	512.66	0.00	512.66	
Marketing & Advertising	935.00	2,140.00	-1,205.00	43.69 %
Social Media Contractor	6,000.00	3,000.00	3,000.00	200.00 %
Website & Email Services	695.77	350.00	345.77	198.79 %
Total DISTRICT IDENTITY	8,143.43	5,490.00	2,653.43	148.33 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	20,799.97	9,030.00	11,769.97	230.34 %
Insurance		0.00	0.00	
License and Permits	293.78		293.78	
Office/General Administrative		420.00	-420.00	
Dues, subscriptions & memberships	344.49		344.49	

	Total			
	Actual	Budget	over Budget	% of Budget
Google Workspace	113.25		113.25	
Office printing	70.54		70.54	
Phone & Internet Service	169.57		169.57	
QuickBooks	235.00		235.00	
Total Office/General Administrative	932.85	420.00	512.85	222.11 %
Professional Fees				
Bookkeeping	2,180.00	1,050.00	1,130.00	207.62 %
CPA	925.00		925.00	
Legal		1,250.00	-1,250.00	
Total Professional Fees	3,105.00	2,300.00	805.00	135.00 %
Storage Lease	1,200.00	200.00	1,000.00	600.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	26,331.60	11,950.00	14,381.60	220.35 %
Other Business Expenses	71.49		71.49	
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00	
Total Expenditures	104,433.21	77,993.50	26,439.71	133.90 %
NET OPERATING REVENUE	42,703.55	84,974.83	-42,271.28	50.25 %
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	2,931.16		2,931.16	
Lease Income	9,317.68		9,317.68	
Total DORRIS PLACE INCOME	12,248.84		12,248.84	
GRANT INCOME (\$3.1M)	993,339.35		993,339.35	
Total Other Revenue	1,005,588.19	0.00	1,005,588.19	0.00%
OTHER EXPENDITURES				
DORRIS PLACE				
Dorris Place Acquisition Costs	9,806.48		9,806.48	
Dorris Place Outside Services	1,875.00		1,875.00	

			Total	
	Actual	Budget	over Budget	% of Budget
Dorris Place Utilities	799.42		799.42	
Maintenance Substation				
CRM	4,995.00		4,995.00	
Total Maintenance Substation	4,995.00		4,995.00	
Property Taxes	4,705.32		4,705.32	
Total DORRIS PLACE	22,181.22		22,181.22	
Total Other Expenditures	22,181.22	0.00	22,181.22	0.00%
NET OTHER REVENUE	983,406.97	0.00	983,406.97	0.00%
NET REVENUE	\$1,026,110.52	\$84,974.83	\$941,135.69	1,207.55 %

Finance Committee: Budget vs. Actuals FY 2025

January - December 2025

	Actual	Budget	over Budget	Total % 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 %
Contributed income				
Donations directed by individuals	19,500.00		19,500.00	
Total Contributed income	19,500.00		19,500.00	
NON-ASSESSED INCOME				
Event Income		57,000.00	-57,000.00	
Car Show & Concert				
Sponsorship	13,000.00		13,000.00	
Total Car Show & Concert	13,000.00		13,000.00	
Event - Taste of the Mile				
Event - Taste of the Mile - Sponsorship	4,000.00		4,000.00	
Total Event - Taste of the Mile	4,000.00		4,000.00	
Total Event Income	17,000.00	57,000.00	-40,000.00	29.82 %
Interest Income	23.37	800.00	-776.63	2.92 %
Sponsorship (to be allocated)	2,500.00		2,500.00	
Total NON-ASSESSED INCOME	19,523.37	57,800.00	-38,276.63	33.78 %
Services	0.00		0.00	
Uncategorized Income		55,402.00	-55,402.00	
Total Revenue	147,136.76	362,221.00	-215,084.24	40.62 %
GROSS PROFIT	147,136.76	362,221.00	-215,084.24	40.62 %

			Total	
	Actual	Budget	over Budget	% of Budget
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	24,929.75	77,175.00	-52,245.25	32.30 %
Safety Ambassador	25,725.00	77,700.00	-51,975.00	33.11 %
Safety Service Calls	1,382.50		1,382.50	
Security Camera Monitoring	14,360.00	56,976.00	-42,616.00	25.20 %
Waste Management	3,489.44	10,584.00	-7,094.56	32.97 %
Total Enhanced Service Programs	69,886.69	222,435.00	-152,548.31	31.42 %
Security Camera Hardware		16,000.00	-16,000.00	
Total CIVIL SIDEWALK	69,886.69	238,435.00	-168,548.31	29.31 %
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	
Stockton Cruise Night Expense	259.00		259.00	
Total Event Expenses	512.66	5,721.00	-5,208.34	8.96 %
Marketing & Advertising	935.00	12,800.00	-11,865.00	7.30 %
Social Media Contractor	6,000.00	18,000.00	-12,000.00	33.33 %
Website & Email Services	695.77	832.00	-136.23	83.63 %
Total DISTRICT IDENTITY	8,143.43	37,353.00	-29,209.57	21.80 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	20,799.97	54,140.00	-33,340.03	38.42 %
Insurance		13,922.00	-13,922.00	
License and Permits	348.78		348.78	
Office/General Administrative		2,500.00	-2,500.00	
Dues, subscriptions & memberships	344.49		344.49	

				Total
	Actual	Budget	over Budget	% of Budget
Google Workspace	113.25		113.25	
Office printing	70.54		70.54	
Phone & Internet Service	169.57		169.57	
QuickBooks	235.00		235.00	
Total Office/General Administrative	932.85	2,500.00	-1,567.15	37.31 %
Professional Fees				
Bookkeeping	2,180.00	6,300.00	-4,120.00	34.60 %
CPA	925.00		925.00	
Legal		1,500.00	-1,500.00	
Total Professional Fees	3,105.00	7,800.00	-4,695.00	39.81 %
Storage Lease	1,200.00	600.00	600.00	200.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	26,386.60	78,962.00	-52,575.40	33.42 %
Other Business Expenses	71.49		71.49	
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00	
Total Expenditures	104,488.21	362,221.00	-257,732.79	28.85 %
NET OPERATING REVENUE	42,648.55	0.00	42,648.55	0.00%
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	3,663.95		3,663.95	
Lease Income	11,967.68		11,967.68	
Total DORRIS PLACE INCOME	15,631.63		15,631.63	
GRANT INCOME (\$3.1M)	993,339.35		993,339.35	
Total Other Revenue	1,008,970.98	0.00	1,008,970.98	0.00%
OTHER EXPENDITURES				
DORRIS PLACE				
Dorris Place Acquisition Costs	9,806.48		9,806.48	
Dorris Place Outside Services	1,875.00		1,875.00	

				Total
	Actual	Budget	over Budget	% of Budget
Dorris Place Utilities	954.55		954.55	
Maintenance Substation				
CRM	4,995.00		4,995.00	
Total Maintenance Substation	4,995.00		4,995.00	
Property Taxes	4,705.32		4,705.32	
Total DORRIS PLACE	22,336.35		22,336.35	
Total Other Expenditures	22,336.35	0.00	22,336.35	0.00%
NET OTHER REVENUE	986,634.63	0.00	986,634.63	0.00%
NET REVENUE	\$1,029,283.18	\$0.00	\$1,029,283.18	0.00%

A/P Aging - Authorized Bill Pay

As of April 30, 2025

	Current	1 and over	Total
Calidad Services, Inc.	3,565.00		3,565.00
CalWater		155.13	155.13
City of Stockton (Sewer)		406.94	406.94
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
Katie Siegfried	1,500.00		1,500.00
Kemper CPA Group, LLP		2,394.72	2,394.72
Kleerview Professional Services		85.00	85.00
KPD Real Estate & Advisory Servies		3,500.00	3,500.00
MMK Group, Inc.	5,000.00		5,000.00
Zen VoIP	29.13		29.13
TOTAL	\$24,021.63	\$6,541.79	\$30,563.42

March 2025

Miracle Mile Community Improvement District

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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)	200023	Kim Byrd - V		F&M Checking x0801	Accounts Payable (A/P)		\$28.00	49,858.59
03/31/2025	Bill Payment (Check)	200014	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 2.1
Reports / Discussions

City of Stockton
Tina McCarty, Economic Development Director

Information will be provided by Director McCarty at the meeting.
There are no attachments.

Agenda Item 2.2
Reports / Discussions

Governance and Bylaws Committee
Information Item

Attached:
Committee Minutes for May 6, 2025

Committee recommendations regarding amendments to Articles 1, 2, and 3 of the MMCID Bylaws may be found in agenda items 3.1, 3.2, and 3.3.



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Miracle Mile Community Improvement District
Governance and Bylaws Committee
Tuesday, May 6 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

Manuel Guizar

Jovie Lor

AGENDA

Minutes of the Meeting

Minutes are unofficial until approved by the committee.

1. Call to Order **4:06 pm**
2. Welcome, Roll Call, and Introductions **Committee members present were Gamboni, Lee, Lor. Executive Director Kailani Haro was present.**
3. Approval of Order of Agenda **Lor/Lee to approve; motion passed 2-0.**
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. **None.***
5. Topics for Discussion
 - a. popup policy and protocols
Research, investigation, and conversations continue. The City Council plans to address an ordinance regarding vendors after which the committee will undertake MMCID protocols in earnest.
 - b. board member metrics
This is a back burner topic. Discussion centered around the notion to propose conditions and baseline expectations for service as opposed to metrics.
 - c. MMCID Bylaws
Articles 1 and 2 – second reading **There was no additional discussion.**
Article 3 – with research **The committee reviewed analysis of the article and agreed to emphasize governance by the board of directors exclusively.**
Article 4 – first reading **The committee worked through Article 4 and discussed many topics including but not limited to: size of the board, precise board member terms, the annual organizational meeting, procedures to address a board member leaving midterm, calendar for nomination and election to the board, powers of board members, and conflict of interest protocols.**

6. Topics for Action and Recommendation to the MMCID Board of Directors
 - a. Approval of Minutes of the Previous Meeting*
Gamboni/Lor to approve; motion carried 3-0
 - b. Approval of Committee Recommendations for MMCID Bylaws Article 1
 - c. Approval of Committee Recommendations for MMCID Bylaws Article 2
 - d. Approval of Committee Recommendations for MMCID Bylaws Article 3
Lor/Gamboni to approve b-d and forward to the board of directors for action; motion carried 3-0
**Approval of minutes is forwarded to the Board of Directors for Information.*
7. Upcoming Topics
 - a. President and/or Executive Director Spending Authority **Vendor policies would also be upcoming.**
8. Committee Members Comments **Committee members felt positive about the work of the committee and the importance of getting the bylaws in alignment with practices.**
9. Next Meeting: **June 3, 4:00pm via Zoom**
10. Adjournment **5:11 pm**

Agenda Item 2.3
Reports / Discussions

Events and Promotions Committee
Information Item

Attached:
Committee Minutes for April 21, 2025

Other information will be provided in the Executive Director's report.



Miracle Mile Community Improvement District

Promotions Sub-Committee

Monday, April 21, 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 4:02pm by Juanita Pasley.
2. Present: Juanita Pasley, Kailani Haro, Jeff Gamboni, Clem Lee, John Precissi, Lisa Whirlow, 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. Taste of the Mile - June 21 (at Tuxedo) – Talks of the amount of volunteers that we will need. Jean has committed to making sure that we have 40 centerpieces for the event. John and Tammy have reached out to the restaurants to start getting food commitments. We have started getting table sponsors. Kevin H. will get with the Ports and Jason Lee about the possibilities of being table sponsors.
 - b. Stockton Cruise Night – May thru October – Justin Juencke has sent an email stating that he would like to continue cruise night on the Mile, but he would be invoicing the MMCID for any expenses related to the purchase of his apparel. They (Justin) would also no longer be responsible for clean up or crowd control. Kailani pulled the expense reports for the 2024 series (as requested) and it was approximately \$7,623.74 (did not include any clean up or marketing). Discussion of the Miracle Mile taking over the event and running it ourselves and trying to change the culture. More discussion at the next board meeting.
 - c. Car Show & Concert – October 11, 2025 –
 - d. BOO-tique Market - October 25, 2025 (Tuxedo Court).
 - e. Pub Crawl – Date TBD (Will work on date with Lisa).
 - f. Local Author/Artist Stroll – Date TBD (Sept.)
5. Announcements
6. Next Meeting: May 5, 2025 at 4:00pm.
Join Zoom Meeting
<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDIadGJkRIBKR01CUHlwdIR1Zz09>
Meeting ID: 330 162 3156
Passcode: 8GhiJt
7. Adjournment

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

P.O. BOX 4016 • STOCKTON • CALIFORNIA 95204

209.644.1146 • STOCKTONMIRACLEMILE.COM

Agenda Item 2.4
Reports / Discussions

Civil Sidewalks Committee
Information Item

Attached:
Committee Minutes for May 8, 2025

Calidad Report for April 2025



Miracle Mile Community Improvement District
Civil Sidewalks/Security Committee
Thursday, May 8 at 1:00 pm

Taps
1926 Pacific Avenue

Governance and Bylaws 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 **1:14 pm**
2. Welcome, Roll Call, and Introductions
Present: Whirlow, Lee, Pasley, ED Haro
3. Public Comments
At the discretion of the chair relative to time, public comments may be limited.
4. Topics for Discussion
 - a. Calidad
 - monthly report
 - security cameras: blinking lights and other issues
 - questions/discussion
Blake Smallie presented incident data with the board and facilitated a discussion about future camera locations. Future discussions are indicated.
 - b. Presentations: maintenance and security
 - CCAT
 - Drago Inc.
The committee entertained presentations and discussions with both firms relative to the Mile's needs. Future discussions are indicated.
5. Topics for Action and Recommendation to the MMCID Board of Directors
 - a. minutes of the meeting: April 3, 2025 – provided to the full board for information **approved**
 - b. recommendation(s) to the board for action regarding security cameras - at the pleasure of the committee **none**

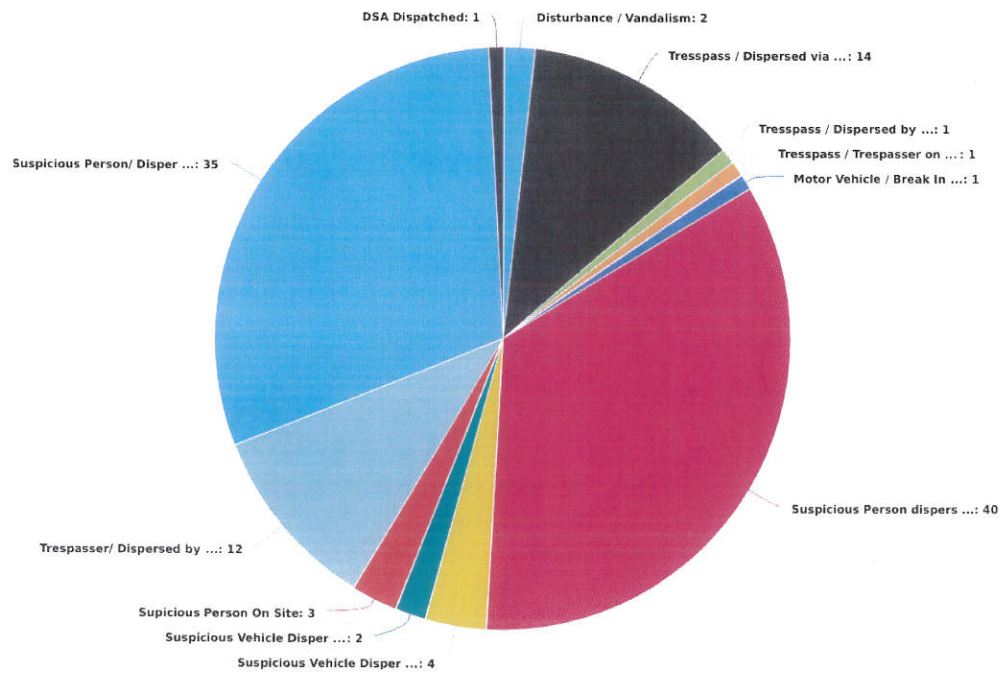
- c. recommendation(s) to the board for action regarding maintenance/security – at the pleasure of the committee **none**
- 6. Committee Members Comments
- 7. Next Meeting: **June 5, 1:00pm at Taps**
- 8. Adjournment **2:35 pm**

Miracle Mile Incident Analysis

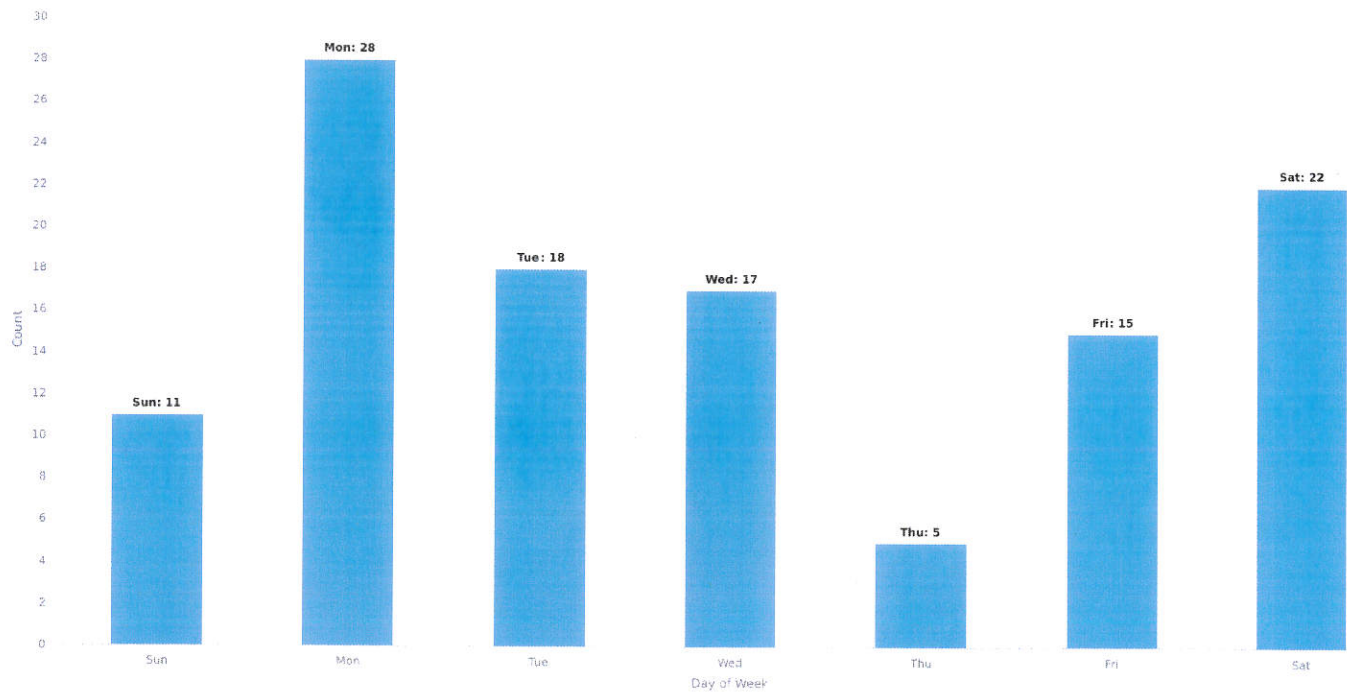
04/01/2025 - 04/30/2025



Incident Category



Day of Week



Incident Category vs Day of Week

04/01/2025 - 04/30/2025



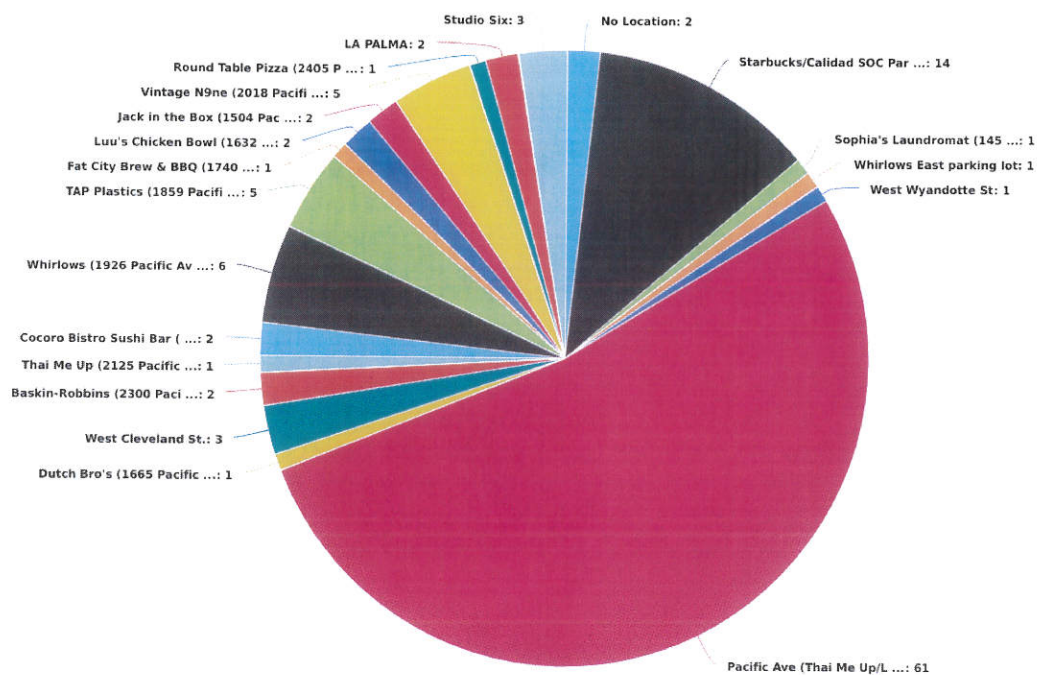
Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Disturbance / Vandalism			1		1			2
Tresspass / Dispersed via Loudspeaker	1	3	3		1	2	4	14
Tresspass / Dispersed by Patrol						1		1
Tresspass / Trespasser on Site						1		1
Motor Vehicle / Break In - Damage							1	1
Suspicious Person dispersed by Loudspeaker	6	10	7	7	2	5	3	40
Suspicious Vehicle Dispersed By Loudspeaker		2		1		1		4
Suspicious Vehicle Dispersed By Patrol				1		1		2
Supicious Person On Site		2				1		3
Trespasser/ Dispersed by DSA	1		3			1	7	12
Suspicious Person/ Dispersed by DSA	3	10	4	8	1	2	7	35
DSA Dispatched		1						1
Total	11	28	18	17	5	15	22	116

Miracle Mile Incident Analysis

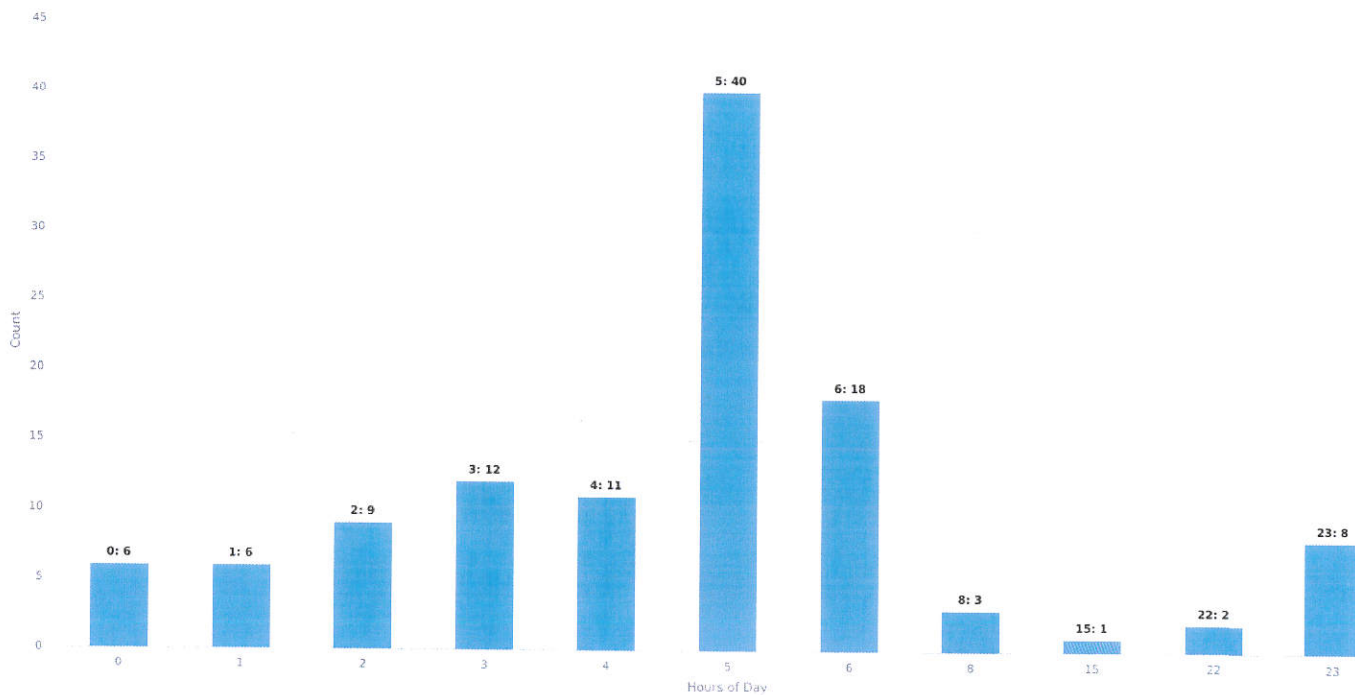
04/01/2025 - 04/30/2025



On-Premise Site Location



Hours of Day



On-Premise Site Location vs Hours of Day

04/01/2025 - 04/30/2025



On-Premise Site Location	0	1	2	3	4	5	6	8	15	22	23	Total
No Location	1				1							2
Starbucks/Calidad SOC Parking (1810 Pacific)	1	2		1		4	2	1	1		2	14
Sophia's Laundromat (145 W Alder St)							1					1
Whirlows East parking lot				1								1
West Wyandotte St											1	1
Pacific Ave (Thai Me Up/La Palma/Tuxedo Ct.)	1	2	6	8	10	19	11	2		1	1	61
Dutch Bro's (1665 Pacific Ave)						1						1
West Cleveland St.						1	2					3
Baskin-Robbins (2300 Pacific Ave)	1			1								2
Thai Me Up (2125 Pacific Ave)						1						1
Cocoro Bistro Sushi Bar (2105 Pacific Ave)						2						2
Whirlows (1926 Pacific Ave)		1	2			2					1	6
TAP Plastics (1859 Pacific Ave)			1			3				1		5
Fat City Brew & BBQ (1740 Pacific Ave)											1	1
Luu's Chicken Bowl (1632 Pacific Ave)						1	1					2
Jack in the Box (1504 Pacific Ave)						2						2
Vintage N9ne (2018 Pacific Ave)	1			1		1	1				1	5
Round Table Pizza (2405 Pacific Ave)		1										1
LA PALMA	1										1	2
Studio Six						3						3
Total	6	6	9	12	11	40	18	3	1	2	8	116

Wednesday, May 7, 2025 at 11:37:14 Pacific Daylight Time

Subject: Miracle Mile – April Incident Summary & Analytics
Date: Thursday, May 1, 2025 at 10:31:51 AM Pacific Daylight Time
From: Tim Leach
To: Miracle Mile
CC: Jeff Gamboni, Lisa Wirlow
Attachments: Outlook-lw1ivsls.jpg

Good Day All!

Throughout the month of April, the Miracle Mile site experienced **frequent after-hours activity**, primarily involving loitering, trespassing, and suspicious individuals near storefronts, dumpsters, and alleyways. Here are the key takeaways:

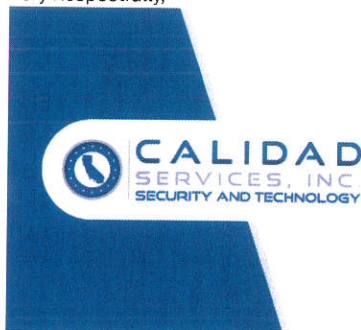
- **Primary Issue:** Persistent presence of transient individuals and loiterers during late-night and early morning hours.
- **Hotspots:** Activity concentrated around **Pho Island, Caldwell Park, TAP Plastics, and Whirlows.**
- **Response Pattern:**
 - The **loudspeaker deterrent has been highly effective**, with most subjects leaving the area immediately after commands.
- **Notable Escalation:** In one case, a **subject punched a window**, resulting in a PD and EMS response. This was the **only incident requiring emergency services.**

Please Click the link below to access the incident analytics for your situational awareness.

[April 2025 Incident Analytics & Reports Compiled](#)

1. The first file categorizes incidents by type and pairs them with the days of the week.
2. The second file details the site locations and correlates these with the hours of the day showing the highest activity.
3. The third file consists of incident reports for the month of april compiled
4. The fourth file consists of DSA dispatches for the month of april compiled

Very Respectfully,



Timothy Leach
SOC Supervisor

209-817-2867
tleach@calidads.net
www.calidadservices.net
PPO#120404 | C-7 License#1098578
10100 Trinity Parkway,
5th Floor, Stockton, CA, 95219

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Business Name	Date	Time in	Time Out	Total	Bill Rate
Tocco Givino	4/1/2025	4:00PM	5:00PM	1	\$35.00
Tocco Givino	4/2/2025	3:30PM	4:30PM	1	\$35.00
Stockton Family Chiropractic	4/6/2025	7:00PM	8:00PM	1	\$35.00
Stockton Family Chiropractic	4/8/2025	2:15PM	3:15PM	1	\$35.00
Sesame Street	4/8/2025	4:00PM	5:00PM	1	\$35.00
Savemart	4/10/2025	1:30PM	2:30PM	1	\$35.00
Savemart	4/10/2025	6:00PM	7:00PM	1	\$35.00
Savemart	4/10/2025	7:30PM	8:30PM	1	\$35.00
Stockton Family Chiropractic	4/14/2025	7:30PM	8:30PM	1	\$35.00
Kevin Doherty	4/21/2025	5:30PM	6:30PM	1	\$35.00
Hawaiian Shaved Ice	4/23/2025	5:30PM	6:30PM	1	\$35.00
Starbucks	4/25/2025	4:15PM	5:15PM	1	\$35.00
Stockton Family Chiropractic	4/25/2025	8:00PM	9:00PM	1	\$35.00

\$455.00

Agenda Item 2.5
Reports / Discussions

Economic Development Committee
Information Item

Attached:
Committee Report for April 22, 2025

For recommendations related to the selection of an architectural firm for the renovation of the maintenance substation on Bedford Road see agenda item 4.1.



Miracle Mile Community Improvement District
Economic Development Committee

Tuesday, April 22 4:00 pm

LDA Partners – 222 Central Ct, Stockton, CA 95204

or via Zoom

<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDladGJkRIBKR01CUHlwdIR1Zz09>

REPORT

1. Call to Order - Open Session – *Jeff Gamboni, Chair*. Kailani, Jeff, Jean, Kevin H, Lisa W., Kevin D., and John P. were in attendance.
2. Public Comment (3-Minutes Max Per Person). No visitors.
3. The business of the day included the interviews with LDA Architects (Paris Allen) and WMB Architects (Melanie Vieux and Joel Rehbein). Upon completion of the interviews the committee unanimously voted to recommend the hiring of WMB Architects for the renovation of the Maintenance Sub-Station at Bedford Road.
4. Next Meeting: **Tuesday May 27, 4:00pm @ Dorris Place Conference Room**

Agenda Item 2.6
Reports / Discussions

Asset Management Ad Hoc Committee
Information Item

Attached:
Committee Agenda and Report for April 22, 2025

For recommendations related to the approval of repairs to the rear exterior doors at the maintenance substation and the approval of the construction of a dumpster enclosure at 2200 Pacific Avenue see agenda items 4.2 and 4.3.



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Miracle Mile Community Improvement District
Asset Management Sub-Committee
Tuesday April 22, 3:00 pm
250 Dorris Place

Asset Management Report

Agenda

1. Call to order Open Session – 3:00pm
2. MMCID Sub-Station Annex Architectural Proposal Presentations (231 Bedford Rd)
 - a. WMB Presentation (attachment)
 - b. LDA Presentation (attachment)
3. Next Meeting **June 24th 2024, at 4:00 pm 250 Dorris Place**
4. Adjournment 5:00pm

Updates

1. MMCID Sub-Station New tenant (250 Dorris Place)
 - a. K&K Lease signed & deposit paid
2. MMCID Sub-Station tenant improvement update (250 Dorris Place)
 - a. LDA approved Architecture proposal (attachment)
 - b. Tenant Improvement Contractors – Open for Bidding
3. Seigfried & City of Stockton Kick Off Meeting Report (attachment)
4. MMCID Sub-Station Rear Exterior Doors – Dry Rot Repair and Replacement Quote & Scope of Work (Funded by Kevin & Julie Dougherty Family Fund) (attachment)
5. 2200 Pacific Ave Dumpster Enclosure – Haggerty Proposal (attachment)

Agenda Item 2.7
Reports / Discussions

\$20 Million Capital Improvement Ad Hoc Committee
Information Item

Attached:
Agenda for Meeting with Siegfried Engineering regarding Design and
Schedule for Miracle Mile Improvements: May 1, 2025



AGENDA

Date/Time:	May 1, 2025		
Project:	Miracle Mile Safety Improvements	Project Number:	24237
Description:	Pedestrian Safety Improvements and Revitalization		

1. Introductions

City of Stockton: Zulema Rodriguez; Cheryle Lawson; Even Marcelo
 Miracle Mile/Pacific: Jean Callahan; Kein Dougherty; Jeff Gamboni; Kailani Haro
 Siegfried: Paul Schneider, Erin Cahoon

2. Open Conversation About Expectations

3. Project Scope Review

- a. Background Research
 - i. Detailed Analysis
 - ii. Existing Conditions, LOS Analysis, and Active Transportation Facilities Analysis
 - iii. Right-of Way/Utilities Analysis
 - iv. Lighting and CCTV Camera Analysis
 - v. Arborist's Report
- b. Utility Coordination
- c. CEQA/NEPA Services
- d. Concept Plan and Report
 - i. Existing Plus Project Traffic Operations & Travel Demand Analysis
 - ii. MMCID & Lighting and Landscape Maintenance District Analysis
- e. Plans, Specifications, and Estimates
 - i. 60% PS&E
 - ii. 90% PS&E
 - iii. 100% and Final PS&E
 - iv. Quality Control
- f. Grant Writing Plan and Memo
- g. Public Outreach
- h. Right-of-Way & Survey Monument Preservation
- i. Façade Improvement Support

STOCKTON

3428 Brookside Rd.
 Stockton, CA 95219
 t | 209.943.2021

SACRAMENTO

1164 National Dr. #20
 Sacramento, CA 95834
 t | 916.520.2777

MODESTO

100 Sycamore Ave. #100
 Modesto, CA 95354
 t | 209.762.3580

SAN JOSE

84 W. Santa Clara St. #700
 San Jose, CA 95113
 t | 408.754.2021



- j. Coordination and Meetings
- k. Design Support During Bidding & Construction
- l. As-Built Drawings

4. Schedule

Deliverable	Projected Deadline
Background Research, Studies, and PSR	12/30/25
Public Outreach	10/14/25
Preliminary Environmental Study (PES) and Traffic Study	4/7/26
Prepare Studies	12/15/25
CEQA IS/MND	4/7/26
NEPA CE	3/31/26
Phase I PS&Es	11/1/26
Final PS&Es	10/27/26
Bidding and Award	3/2/27
Phase I Construction End	8/17/2027

5. Next Steps

STOCKTON

3428 Brookside Rd.
 Stockton, CA 95219
 t | 209.943.2021

SACRAMENTO

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 Sacramento, CA 95834
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Agenda Item 2.8
Reports / Discussions

Executive Director's Report
Information Item

Attached: Outline for Executive Director's Report for April

Executive Director Report

April 2025

I. Administrative Updates

1. Assessment Fees Update

- SUSD 2025 Assessment Tax invoice sent

2. District 360 Program

- Data collection phase – Complete
- Development and configuration of the D360 application – Complete
- Google Business integration – Complete
- Business Directory setup - In progress
- Completion Timeline Update - Once all the data is successfully imported and mapped, the system will be fully available for your team to begin using. Following that, we can move ahead with training and onboarding sessions as planned.

3. 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 – City of Stockton Mayor, Christina Fugazi - San Joaquin County Board of Supervisor Chair, Paul Canepa – City Councilmember, Micheal Blower, City of Stockton District Attorney, Ron Freitas – San Joaquin County Sheriff, Patrick Withrow, San Joaquin Community Foundation Interim CEO, Louis Ponick, Former California State Assemblyman - Carlos Villapudua
 2. Business Owners: Al's Comics, Alverson's Fabrics & Furniture, Dragonfairy, Gian's Deli, Hidden Gem, Karma Spa and Salon, Manshadi Heart Institute, Manny's California Fresh, Pro Nails, Taps Plastics, NC Bridal, Grandline Barber Shop, Attraction Beauty Salon
- Business & property owner survey continued distribution and collection

b. Operations & Administrative Review

- Maintenance Scope under review
- Security Scope under review
- Garbage contracts review and discovery

c. Board & Governance Support

- Subcommittee support

II. Public Safety & Security

1. Camera Installation & Signage

- Phase 3 camera installation complete
- Phase 4 under review

2. A United Response to Mental Health Crises on the Mile Initiative

- Letter & direct communication with stakeholders

III. Events**1. Taste of the Mile**

- Sponsorship outreach
- Creation on marketing materials
- Vendor Contracts
- Silent Auction – Next Phase

2. Cruise Night

- Sponsorship outreach
- Creation on marketing materials
- Coordination with Stockton PD and City of Stockton for recruitment outreach
- Bathrooms

IV. Community Engagement

1. Monthly MMCID Newsletters Email Blasts
2. CUAD Meeting

V. Grant Update

1. Community Wealth Building Grant – San Joaquin Community Fund - Application submitted

Agenda Items 3.1, 3.2, 3.3
Consent/Action Items

**Approval of Governance and Bylaws Committee Recommended
Changes to MMCID Bylaws:**

3.1 Article 1

3.2 Article 2

3.3 Article 3

Recommendations Attached

Summary

The committee is systematically examining the MMCID bylaws and recommending amendments to the board of directors. When articles are routine and non-controversial, the recommendations will be recommended as consent items. Articles that contain more substance will be recommended as action items. Articles 1, 2, and 3 were viewed as very basic. The recommendations were made unanimously by the committee.

BYLAWS REVISION: Articles 1, 2, and 3**CURRENT VERSION OF ARTICLE 1****ARTICLE 1
OFFICES**

Governance Committee First Reading 20250401
Governance Committee Second Reading 20250506

Recommended changes are in red.

Section 1. Name

The name of this Corporation is and shall be Miracle Mile Community Improvement District (hereinafter referred to as “**removed ‘the’ MMCID**”), a California Nonprofit Public Benefit Corporation.

Section 2. Principal Office

The principal office of the Corporation for the transaction of its business is located in the City of Stockton in San Joaquin County, California, within the boundaries of the Miracle Mile Community Benefit Improvement District (“**removed ‘the’ District**”). **At its annual organizational meeting the Board shall designate – or redesignate – the principal office by resolution.**

Section 3. Change of Address

The Board of Directors (“**removed ‘the’ Board**”) may change the principal office of the Corporation from one location to another, within the boundaries of the District, **by resolution at a duly held Board of Directors meeting the change being noted by the secretary in the minutes. Delete all of the following sentence: Any change of the location of the principal office shall be noted by the Secretary on these Bylaws opposite this Section or this Section may be amended to state the new location.**

Article 1 as recommended for revision:

**ARTICLE 1
OFFICES****Section 1. Name**

The name of this Corporation is and shall be Miracle Mile Community Improvement District (hereinafter referred to as “MMCID”), a California Nonprofit Public Benefit Corporation.

Section 2. Principal Office

The principal office of the Corporation for the transaction of its business is located in the City of Stockton in San Joaquin County, California, within the boundaries of the Miracle Mile Community Benefit Improvement District (“District”). At its annual organizational meeting the Board shall designate – or redesignate – the principal office by resolution.

Section 3. Change of Address

The Board of Directors (“Board”) may change the principal office of the Corporation from one location to another, within the boundaries of the District, by resolution at a duly held Board of Directors meeting the change being noted by the secretary in the minutes.

CURRENT VERSION OF ARTICLE 2

**ARTICLE 2
PURPOSES**

*Governance Committee First Reading 20250401
Governance Committee Second Reading 20250506*

Section 1. Objectives and Purposes

The primary objectives and purposes of **the MMCID (instead of: this Corporation)** shall be:
Edited and rewritten as below:

- A. To bring about the revitalization of the Miracle Mile District.
to revitalize the District;
- B. To bring about the investment of private and public capital within the Miracle Mile District area for public benefit and charitable purposes.
to encourage the investment of private and public capital within the District for public benefit and charitable purposes;
- C. To bring about the increased provision of quality public improvements and educational, cultural, artistic, charitable, and social services within the Miracle Mile District area for public benefit and charitable purposes.
to ensure public improvements including but not limited to educational, cultural, artistic, charitable, and social services within the District for public benefit and charitable purposes;
- D. To bring about the increased economic well-being of residents, employees, and businesses within the Miracle Mile District.
to improve the economic well-being of the District's residents, businesses, employees, and property owners;
- E. *to promote and support a safe and secure environment throughout the District; and*
- F. To promote improvement within the Miracle Mile District Community through activities which contribute to the economic and neighborhood well-being of the Miracle Mile District.
to provide a robust series of public activities that promote these goals and improve the overall health and vitality of the District and surrounding neighborhood.

SECTION 2. Dissolution

Upon the dissolution or winding up of this Corporation, its assets remaining after payment, of all debts and liabilities of this Corporation, shall be distributed to a nonprofit fund, foundation, or Corporation which is organized and operated exclusively for charitable, educational and/or religious purposes and which has established its tax-exempt status under Internal Revenue Code section 501(c)(3).

Article 2 as recommended for revision:

**ARTICLE 2
PURPOSES**

Section 1. Objectives and Purposes

The primary objectives and purposes of the MMCID shall be:

- A. to revitalize the District;
- B. to encourage the investment of private and public capital within the District for public benefit and charitable purposes;
- C. to ensure public improvements including but not limited to educational, cultural, artistic, charitable, and social services within the District for public benefit and charitable

- purposes;
- D. to improve the economic well-being of the District's residents, businesses, employees, and property owners;
 - E. to promote and support a safe and secure environment throughout the District; and
 - F. to provide a robust series of public activities that promote these goals and improve the overall health and vitality of the District and surrounding neighborhood.

SECTION 2. Dissolution

Upon the dissolution or winding up of this Corporation, its assets remaining after payment, of all debts and liabilities of this Corporation, shall be distributed to a nonprofit fund, foundation, or Corporation which is organized and operated exclusively for charitable, educational and/or religious purposes and which has established its tax-exempt status under Internal Revenue Code section 501(c)(3).

CURRENT VERSION OF ARTICLE 3

ARTICLE 3 MEMBERSHIP

Governance Committee First Reading 20250401
Governance Committee Second Reading 20250506

Section 1. Change Title No Members to: No Corporate Members – Governance Exclusively by the Board of Directors

This Corporation shall have no members, as that term is defined in Section 5056 of the California Nonprofit Corporation Law. Unless otherwise provided herein or in the California Nonprofit Corporation Law, any action which would otherwise require action or approval by a majority of all members shall require only approval of the Board of Directors. All rights which would otherwise vest in members shall vest in the Board of Directors. Nothing in these Bylaws shall be construed as limiting the right of the Corporation to refer to persons associated with it, who participate in any activities of the Corporation, as "members" even though such persons are not members, as defined in section 5056 of the California Corporations Code. Such persons shall be deemed to be affiliated persons with respect to the Corporation as that term is provided in Corporation Code §5332(b) of the California Nonprofit Corporation Law, and no such reference shall constitute anyone a member of this Corporation or confer any legal rights on such persons with respect to the affairs of the Corporation.

The committee, realizing that this article was boilerplate and legalistic wondered what it meant in plain English. The chair agreed to consult legal authority on the matter.

Here is the explanation received:

By way of background, a nonprofit public benefit corporation (like MMCID) can choose to vest voting, control, and management rights in members beyond and in addition to the Board of Directors. Typically, these rights allow members to vote for directors, approve mergers and acquisitional changes, and approve the dedication of assets upon dissolution. In this case, your corporation chose not to provide these rights to members beyond the board. Thus, the bylaws do the following:

- 1. Indicate there are no corporate members with voting, control, or management rights provided under law.**
- 2. Instead, the rights to vote, control and manage the corporation and its business are vested exclusively in the board of directors with no extraneous, corporate members.**
- 3. The corporation can still choose to enlist members (e.g., volunteers) but they are "members" in name only if the Board chooses to call them members and they are considered only as associates of the corporation under the law.**

Article 3 as recommended for revision:

ARTICLE 3 MEMBERSHIP

Section 1. No Corporate Members – Governance Exclusively by the Board of Directors

This Corporation shall have no members, as that term is defined in Section 5056 of the California

Nonprofit Corporation Law. Unless otherwise provided herein or in the California Nonprofit Corporation Law, any action which would otherwise require action or approval by a majority of all members shall require only approval of the Board of Directors. All rights which would otherwise vest in members shall vest in the Board of Directors. Nothing in these Bylaws shall be construed as limiting the right of the Corporation to refer to persons associated with it, who participate in any activities of the Corporation, as "members" even though such persons are not members, as defined in section 5056 of the California Corporations Code. Such persons shall be deemed to be affiliated persons with respect to the Corporation as that term is provided in Corporation Code §5332(b) of the California Nonprofit Corporation Law, and no such reference shall constitute anyone a member of this Corporation or confer any legal rights on such persons with respect to the affairs of the Corporation.

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Agenda Item 3.4
Consent/Action Items

Approval of Expenses Related to 250 Dorris Place

Email Detailing Expenses is Attached

Summary

President Gamboni felt that owning real property was new for the MMCID and that it would be appropriate for monthly expenses related to the property to be scrutinized separately by the board.

Consent Items Summary – Board Packet

Dorris Place Consent Items:

- Window Cleaning Service - Kleerview Professional Services: \$85.00
- PG&E - Awaiting current bill; amount not yet available
- Cal Water: \$52
- City of Stockton Sewer service: \$130
- City of Stockton Storm drain: \$20
- Cleaning service - Federico Chavez: \$625
- Waste management: \$71
- Lease negotiation, preparation and execution of agreement Lawrence Knapp - KPD Real Estate & Advisory Services: \$1750.00
- Lease negotiation, preparation and execution of agreement K&K Law KPD Real Estate & Advisory Services: \$1750.00
- Legal Review - Lease Agreement: \$488
- Door Replacement - Central Valley Hardware: \$3,559

Other Consent Items:

- Jeffrey Gamboni Landscape Architect – Home Depot Reimbursement – Community Clean up supplies and flowers: \$203
- Word Press East Cart License Renewal: \$89

Agenda Item 4.1

Action Item

Approval of Architect Proposal for 250 Dorris Place

Email Detailing Expenses is Attached

Summary

The MMCID received two responses to its request for proposals to design renovations on the district's new property at 250 Dorris Place.

The respondents were interviewed by members of the Economic Development Committee, the Asset Management Ad Hoc Committee, and other members of the MMCID Board of Directors who unanimously selected WMB Architects.

Portions of both proposals are attached. Anyone desiring to see proposal documents in their entirety should make a request via email to Clem Lee (clem@clemlee.com).

March 10, 2025

Miracle Mile Community Improvement District
Attn: Jeffrey F. Gamboni
221 Tuxedo Court, Ste B
Stockton, Ca. 95204

SUBJECT: Request for Proposal | Maintenance Substation and Meeting Space

Miracle Mile Community Improvement District,

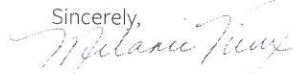
We appreciate your consideration and are pleased to present you with our qualifications and proposal of services in response to your Request for Proposals.

WMB has assembled a team of design professionals with the experience and capacity to provide effective and creative solutions. In preparing this proposal, we have considered the full range of expertise and services needed to translate your vision into reality.

WMB Architects has a long history of working with local community-focused organizations and guiding their projects to successful outcomes. As a firm, we work to better improve the cities we live in and strengthen our community. As a Stockton resident of the community served by the Miracle Mile, I am encouraged to see the efforts MMCID is investing to expand and support its impact. This project will provide you with a space that will bolster the services MMCID provides to the Miracle Mile.

We look forward to meeting with you to present our qualifications and project approach, further discuss your goals this project, and answer any questions you may have.

Sincerely,



Melanie Vieux
WMB Architects



RESUME

Melanie Vieux

Principal Architect

With over 31 years of experience at WMB, Melanie is driven by a passion for shaping the built environment and cultivating strong client relationships. As a Firm Leader, she specializes in community and commercial projects, valuing the collaborative process with clients, team members, and consultants. Melanie plays a key role in transforming clients' visions into reality, ensuring successful project outcomes.

EDUCATION

B. Arch 1992 Architecture
California Polytechnic State University
San Luis Obispo, California

LICENSE

Architect, California C30857 (2006)

ACCREDITATIONS

LEED® AP

RELEVANT PROJECTS

BOB HOPE THEATRE RENOVATION | Stockton

Project Architect for \$8.5 million theater renovation and restoration. Assessment study, conceptual design and construction administration and support.

2005 California Preservation Foundation Design Award Winner

STOCKTON FIRE DEPT. FIRE STATION #2 | Stockton

Project Architect for various remodels including kitchen and window wall system replacement. Full Architectural Services through Construction.

LINCOLN CENTER RETAIL & RESTAURANT RENOVATIONS | Stockton

Project Architect for multiple commercial spaces. Full Architectural Services through Construction.

FALLEN FIREFIGHTER MEMORIAL | Stockton

Architect for a memorial, honoring firefighters lost in the line of duty since the department's founding in 1850. Full Architectural Services through Construction.

GOSPEL CENTER RESCUE MISSION, BILL BROWN BUILDING | Stockton

Project Architect for \$6 million, 7,855 sf renovation of a residential facility serving women and children. Full Architectural Services through Construction.

EXPERIENCE

Architectural and Interior Design
Project Management
Historic Restoration
Construction Support Services

AFFILIATIONS

San Joaquin County Building Board of Appeals, Board Member
City of Stockton Cultural Heritage Board, Past Board Member
Mary Graham Children's Foundation, Board President
Goodwill Industries of San Joaquin, Board Member
Rotary Club of Stockton, Past President
San Joaquin Delta College, Adjunct Instructor

PROJECT APPROACH

*Shaping Environments
to Transform People,
Organizations &
Communities*

WMB ARCHITECTS

At WMB, each project is developed and managed, from Start-up through Construction Administration, by a Project Architect who is a Firm Principal. The Project Architect is responsible for all aspects of the project from schedule and budget management to building design and construction document production. The Project Architect leads the Design Team through the project process and serves as the primary point of contact for the client. Principal-led projects enhance our Quality Assurance program by providing the continuity necessary to meet project goals, budget, and schedule.

PROJECT UNDERSTANDING

For the MMCID Maintenance Substation and Meeting Space, WMB will build upon the schematic documents and program already developed to design the following improvements:

- Renovated restrooms that meet ADA requirements
- Renovated staircase that complies with code
- New mechanical systems
- Upgraded electrical systems, including lighting, data, and power
- New kitchenette with sink
- Open office area with workstations and collaboration space
- Storage room
- Mezzanine for additional staff area and storage
- New interior finishes throughout

Following a thorough code analysis, WMB will create additional design options for the client's review and feedback.

SCOPE OF SERVICES

SCOPE OF SERVICES

The process for delivering this project will proceed as follows:

Task 1 Design Development

- 1.1 Meet with Client to Review program information and documents.
- 1.2 Based on the Conceptual Floor Plan provided by LDA Partners, prepare a Revit model and base plans: floor plan, reflected ceiling plan, and building sections.
- 1.3 Prepare Interior finishes palette options.
- 1.4 Meet with Client for review and comment.
- 1.5 Modify design and refine finishes selections based on client feedback.
- 1.6 Meet with client for review and comment.
- 1.7 Modify design and finishes selections based on client feedback.
- 1.8 Prepare Conceptual Plans and finishes board based on final selections.

Task 2 Construction Documents

- 2.1 Meet with Client, and upon approval of the Design documents and authorization from the Client, develop working drawings for permitting and constructing the project
- 2.2 Meet with Client's furniture vendor to coordinate final finishes and power requirements.
- 2.3 Construction Documents will be submitted to Client for review at 95% completion.
- 2.4 Meet with Client to review 95% Documents.
- 2.5 Documents will be revised with Client comments and brought to 100% completion for building permit application submittal.

Deliverables :

- A. Project Anticipated Architectural Deliverables:
 - a. Title Sheet/Code Compliance Documentation
 - b. Accessibility Compliance Details & Schedules
 - c. Architectural Site Plan (as required for permit documents)
 - d. Architectural Floor Plan (Dimension and Notation)
 - e. Wall Sections
 - f. Architectural Details
 - g. Door, Window, Finish Schedules
 - h. Roof Plan (for (n) mechanical units)
 - i. Reflected Ceiling Plan
 - j. Ceiling/Soffit Details
 - k. Finishes Schedules and Plans
 - l. Interior Elevations
 - m. Interior Details including built-in casework
 - n. Architectural Specifications
- B. Anticipated Structural Deliverables:
 - a. New Roof Top Mechanical Unit Seismic and Wind Calculations
 - b. Roof Framing Details
 - c. Structural Notes and Calculations
- C. Anticipated Plumbing Deliverables
 - a. Plumbing Site Plan
 - b. Plumbing Floor Plan
 - c. Enlarged Plumbing Floor Plan - Restroom
 - d. Plumbing Schedules
- D. Anticipated Mechanical Deliverables
 - a. Mechanical Floor Plan
 - b. Mechanical Roof Plan
 - c. Mechanical Scheduled and Details
 - d. Title 24 Energy Calculations & Compliance Documents

SCOPE OF SERVICES

- E. Anticipated Electrical Deliverables
 - a. Electrical Site Plan
 - b. Floor Plans: Lighting
 - c. Floor Plans: Power and Communications
 - d. One Line Diagram, Panel Schedules, and Details
 - e. Electrical Details
 - f. Title 24 Compliance Documents
- F. Cut sheets of all equipment and fixtures for all building systems.
- G. Samples and cut sheets of final interior material finishes palette selections / color scheme.

Task 3 Permitting

- 3.1 Preparing City Building permit application. Prepare permit document packages, including documents prepared by others.
- 3.2 Submit permit applications. Retrieve City and County comments; distribute to appropriate consultants.
- 3.3 Revise architectural documents in response to building department plan review comments; provide written response letter; assist Client in re-submittal.
- 3.4 Assist Client in resubmitting response documents for permit.

Deliverables:

- A. Construction Documents in electronic form for permit printing.
- B. Completed building permit applications.
- C. Written responses to City of Stockton review comments; revised construction drawings as required.

Task 4 Bidding Assistance and Construction Contract Support

(allowance provided)

- 4.1 Prepare Bid Documents – Invitation to Bid, Instructions to Bidders, and Bid Form
- 4.2 Assist Client in Conducting a Pre-Bid Meeting with interested General Contractors
- 4.3 Respond to questions from Bidders during the bidding period
- 4.4 Prepare and issue addenda as required to formalize responses to bid questions and incorporate plan review revisions
- 4.5 Assist Client in Conducting the Bid Opening
- 4.6 Review and advise on General Contractor Bids
- 4.7 Assist Client in review of the Contract for Construction
- 4.8 Estimated construction timeframe: 16 calendar weeks
- 4.9 Six (6) Construction site meetings and observation by architect
- 4.10 Process and document as required General Contractor's Requests for Information (RFI's)
- 4.11 Process product submittals and shop drawings
- 4.12 Review and evaluate substitutions to products and equipment submitted by the General Contractor
- 4.13 Prepare Architect's Supplemental Instructions as required
- 4.14 For submittal/shop drawing review, RFI responses and substitution review, the fee includes one (1) hour per week of Principal Architect time, and two (2) hours a week of staff architect time. Time required to complete these tasks beyond 10% of these weekly hour allowances shall be provided by the Architect as Additional Services.
- 4.15 Review General Contractor payment request and progressive lien waiver review. Sub-contractor lien waiver documentation and verification responsibility of the General Contractor.

SCOPE OF SERVICES

Deliverables:

- A. Invitation to Bid, Instructions to Bidders, and Bid Form
- B. Pre-bid meeting Agenda
- C. Written response to bid requests for information
- D. Pre-bid list of General Contractors and contact information
- E. Construction documentation in electronic distribution form for bidding
- F. Construction Document Addendum and drawings/specifications as required
- G. Bid Opening results log
- H. Written response to requests for information
- I. Documentation of submittal reviews
- J. Documentation of Architect's Supplemental Instructions
- K. Documentation of contractor pay request reviews
- L. Documentation of contractor change order reviews

SCOPE OF SERVICES

FEE PROPOSAL

WMB will provide Tasks 1 -3 services for a **Fixed Professional Services Fee of \$28,770**, as itemized by task and discipline below. Reimbursable expenses, estimated at \$200 are in addition to the fee and will be billed as incurred at cost plus 10 percent. A Fee Contingency in the amount of \$2,877 will be included in the contract.

Fees by Task & Discipline

TASK	WMB Architect	JC Wagner Structural	Scheflo Mechanical	HCS Electrical	Totals By Task
1. Design Development	\$ 2,940	\$ 975	\$ 655	\$ 750	\$ 5,320
2. Construction Documents	\$ 9,600	\$ 2,405	\$ 3,005	\$ 2,350	\$ 17,360
3. Permitting	\$ 4,405	\$ 780	\$ 455	\$ 450	\$ 6,090
	\$ 16,945	\$ 4,160	\$ 4,115	\$ 3,550	
TOTAL PROFESSIONAL SERVICES FEE					\$ 28,770
CONTINGENCY (10% of Professional Services Fee)					\$ 2,877
REIMBURSABLES					\$ 200
PROPOSED CONTRACT VALUE					\$ 31,847

WMB will provide Task 4 services on a hourly basis per the Schedule of Hourly Rates **not to exceed \$14,540** as itemized by phase and discipline below. Reimbursable expenses, estimated at \$150 are in addition to the fee and will be billed as incurred at cost plus 10 percent. A Fee Contingency in the amount of \$1,454 will be included in the contract.

TASK	WMB Architect	JC Wagner Structural	Scheflo Mechanical	HCS Electrical	Totals By Task
4. Construction Administration	\$ 11,940	\$ 1,500	\$ 500	\$ 600	\$ 14,540
	\$ 11,940	\$ 1,500	\$ 500	\$ 600	
TOTAL PROFESSIONAL SERVICES FEE					\$ 14,540
CONTINGENCY (10% of Professional Services Fee)					\$ 1,454
REIMBURSABLES					\$ 150
PROPOSED CONTRACT VALUE					\$ 16,144

Invoices shall be rendered monthly in proportion to services performed.

Reimbursable expenses include costs incurred by the Architect, the Architect's employees and Consultants directly related to the Project including but not limited to mileage, printing, reproductions, plots, renderings, and postage/shipping. It is assumed that all Permit, Bid, and Construction Documents will be distributed electronically. The printing of these drawing sets is not included in the Reimbursable Allowance above.

The Fee Contingency is intended to cover work by the Architect and/or Architect's Consultants that is unforeseen, unanticipated, or otherwise not included in the scope of work but is necessary or desirable for the project. The Architect shall inform the Client prior to utilizing any of the Fee Contingency funds.

If additional services are required beyond the Scope of Services described above, a Change in Project Scope agreement will be prepared and submitted for the Client's authorization prior to the performance of Additional Services.



March 7, 2025

Jeff Gamboni, MMCID Board President
PO Box 4016
Stockton, CA 95204

Re: MMCID Office Space (MMCID Suite Only) – Tenant Improvements
230 Dorris Pl.
Stockton, CA

Dear Mr. Gamboni,

Thank you for the opportunity to submit the enclosed proposal for the renovation of your property acquisition at 230 Dorris Place. The following represents our understanding of the project:

Project Scope:

- I. Our proposal is based on the attached approved conceptual floor plan (Exhibit A).
- II. Provide design development of the conceptual floor plan to achieve an approved layout. The following interior improvements and considerations were discussed:
 - A. Improvements to proposed MMCID space (orange area on plan):
 1. Renovate restrooms to accommodate ADA requirements
 2. Renovate stair to meet code
 3. New Mechanical systems
 4. New electrical lighting, data, and power
 5. New kitchenette with sink
 6. Open office area with workstations and collaboration area
 7. Storage room
 8. Mezzanine will be used as supplementary staff area and storage.
 9. New interior finishes throughout
 10. Improvements to Suite 1 (green area on plan) Suite 2 (blue area on plan), or the Shared spaces (gray areas on plan), are not contemplated with this scope and will be under a separate agreement.
 - B. This proposal does not contemplate:
 1. Design for new tenant utility meters or an electrical service upgrade.
 2. Elevator or wheelchair lift design and engineering. If required, this will be provided as a separate contract amendment.
 3. Improvements to Suite 1 (green area on plan), Suite 2 (blue area on plan), or the Shared spaces (gray areas on plan)
 4. Exterior building improvements or site improvements
- III. We understand that a general contractor and project delivery has not been selected.
- IV. We understand the project budget is approximately \$300,000. We recommend you discuss the budget with your preferred general contractor to confirm cost assumptions.

Architectural services shall include:

- I. Design Development of approved Conceptual floor plan
- II. Interior Design:
 - A. Interior design visioning, interior material board, and finish schedule
 - B. Interior renderings are not contemplated with this scope
 - C. This scope contemplates one (1) revision. Additional revisions will be provided on a time and material basis in accordance with the fee schedule.
- III. Construction Drawings for Permit Approval
 - A. Reference site plan
 - B. Prepare construction drawings for permit

1. Architectural
 2. Structural Engineering and calculations
 3. Mechanical/Plumbing
 4. Electrical
 5. Title 24 energy calculations
 - C. Three (3) Meetings with Owners.
 - D. Assist the Owner with their responsibility to submit documents for building permit with the City of Stockton and make any applicable corrections as required through plan check.
- IV. Construction Administration Allowance**
- A. All construction administration services will be provided on an hourly basis per the allowance provided in the fee schedule.
 - B. Construction administration services shall be related to communication and document clarification (RFI, shop drawing reviews, ASIs, etc.) with Owner and Contractor through site meetings, telephone, and electronic correspondence during construction as related to this project.
 - C. Provide submittal review and processing on behalf of the Owner related to materials and systems to be installed in accordance with the Construction Documents.
 - D. Provide revisions to the construction drawings as requested by Owner.
 - E. Should our services be required in addition to this allowance, we will require Owner approval to continue with construction administration services.

Architectural services shall not include:

1. Any reproduction costs.
2. Any governmental fees required by this work.
3. Any offsite improvements or easement acquisition.
4. Design services, surveys, specifications and procedures related to asbestos and hazardous materials abatement.
5. Any services beyond those listed herein.
6. Any investigations, survey, or studies required by a governmental agency.
7. The design, engineering, and preparation of construction documents for any fire protection system, fire alarm, etc.
8. Any civil engineering, topography, utility design or confirmation (beyond visual observation)
9. On-site verification of utility systems beyond visual observation. (No potholing). LDA will rely on utility information provided by Owner.
10. Any landscape design any irrigation plans and calculations.
11. LDA Partners, Inc. cannot assume responsibility for construction means, methods, techniques, sequences or procedures, safety precautions, programs connected with the work, or for acts and omissions by the Contractor, subcontractors, or others.
12. Additional services caused by project delays or interruption.
13. Additional services caused by Contractor errors or default in executing the construction project in a proper or timely manner.
14. Any improvements to adjacent properties.
15. Destructive investigation of existing conditions. If this is necessary, we will rely upon the Owner to provide.
16. Revisions to plans.
17. Accessibility upgrades that may be required by the building department outside of this scope.
18. Signage beyond that required by California Building Code. We will coordinate location and size of Owner supplied signage with the architectural drawings.
19. Graphic representations of the design concepts other than those studies prepared by our office for use in conveying design intent. Any marketing materials, renderings, models, etc., will be provided as additional services.
20. Any security, CCTV design and engineering. Electrical engineer will coordinate with Owner's vendor, if necessary.
21. LDA Partners will not be providing inspections or testing before, during or after construction.
22. Selection of furniture, fixtures, or equipment
23. Planning and environmental studies, applications or permitting with local, state and federal agencies.
24. Encroachment Permit Fees and/or Processing.
25. Flow and pressure tests on existing water system and/or fire hydrants.
26. Off-Site Analysis or Capacity Verification and/or Design of Storm, Sewer, or Water Utilities.

27. Hazardous materials remediation
28. Accessibility specialist survey or report
29. Parking lot improvements
30. Building occupancy change
31. Roof re-design
32. Bidding administration
33. Cost estimating
34. Construction administration services beyond allowance listed herein.
35. Entitlement and Planning Department submittals.
36. Electrical Service Upgrades or new tenant meters
37. Specialty consultants, studies, or reports including but not limited to tree survey/arborist report, wetland/riparian delineation, archeological/cultural survey, traffic study, CEQA and Phase 1 environmental site assessment, habitat study, noise study, air Quality/greenhouse gas study, hydrology and water quality study, etc.
38. Planning department approvals.

Project Fee:

LDA Partners is pleased to offer these services distributed as follows:

MMCID Space (orange area on plan)

LDA:

Conceptual Design (allowance)	\$ 2,000
Construction Drawings	\$ 10,800
Interior Design (allowance)	\$ 2,900
Mechanical (Nexus Engineering):	\$ 8,700
Electrical (HCS Engineering):	\$ 7,600
Structural (JC Wagner & Associates):	\$ 3,200
<u>Construction Administration (allowance):</u>	<u>\$ 5,000</u>
Total:	\$ 40,200

Changes to the project scope, description of services, or compensation will be provided as an additional service to amend this original agreement.

This proposal is subject to renegotiation if not agreed upon within thirty (30) days. All work will be billed on a monthly basis for service performed to date.

Reimbursable expenses are in addition to the compensation for basic services and shall include the actual expenditures made by the Architect and his employees in the interest of the project, at cost plus 15%, and itemized as follows:

Reproduction Costs	Shipping/Postage
Computer Plotting	Mileage

All monthly billings not paid within 30 days shall be considered past due and shall accrue interest from the 31st day at a rate of 1-1/2% per month or 18% per annum. The Architect may at his discretion terminate services if payments are not made within 30 days.

Drawings and specifications are instruments of service, not products, and shall remain the property of the Architect, whether the project for which they are intended is executed or not. The Owner shall receive shared ownership of the drawings and specifications, upon full payment of services to-date, and shall be permitted to retain copies of Architects work for information and reference in connection with the Owner's use of the project. The drawings or other work shall not be used by the Owner or others, for other projects, for additions to the project, or completion of the project by others, except by written agreement by Architect.

The Owner agrees to defend, indemnify, and hold the Architect, his employees, and consultants harmless from any claim or third party claim related to services for the investigation of or remedial work related to asbestos, toxic, hazardous, and/or dangerous materials resulting from the services provided by the Architect pursuant to this Agreement.

Services provided by the Architect and his Consultants will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. Architects are licensed and regulated by the California Architects Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834.

Should any litigation be commenced between the parties hereto concerning any provision of this Agreement or the rights and obligations of either in relation thereto, the party, the Owner, or the Architect, prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to a reasonable sum as and for attorney's fees and court costs as incurred in such litigation, as determined by a court of competent jurisdiction.

This agreement may be terminated by either party upon seven days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. In the event of termination not the fault of the Architect, the Architect shall be compensated for all services performed to termination date, together with all other expenses that may be incurred as a result of the termination of this agreement. Termination expenses shall include those expenses directly attributable to termination of this agreement for which the Architect is not otherwise compensated, plus an amount computed as the percentage of the total basic services and all other non-includable services earned to the time of termination.

If this proposal is acceptable, please authorize and return for our records. We will send a copy of the Standard Form of Agreement for your authorization as well. We appreciate your confidence in our firm and look forward to working together. If you have any questions, please contact me.

Sincerely,

Peter Rosado, AIA
C-32705

Owner's Signature

Jeff Gamboni, MMCID Board President

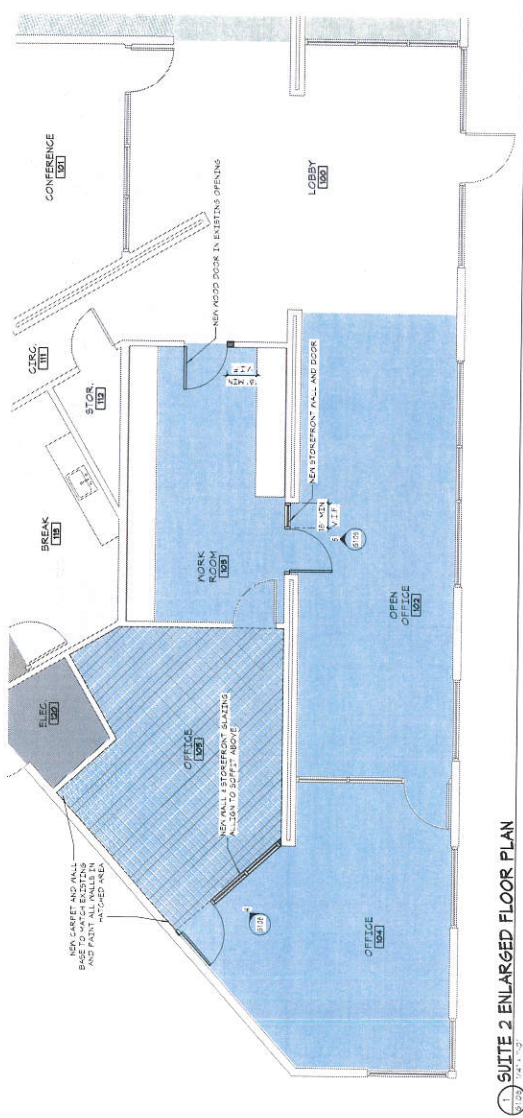
Date

Emailed to jeffgamboni@sbcglobal.net and director@stocktonmiraclemile.com

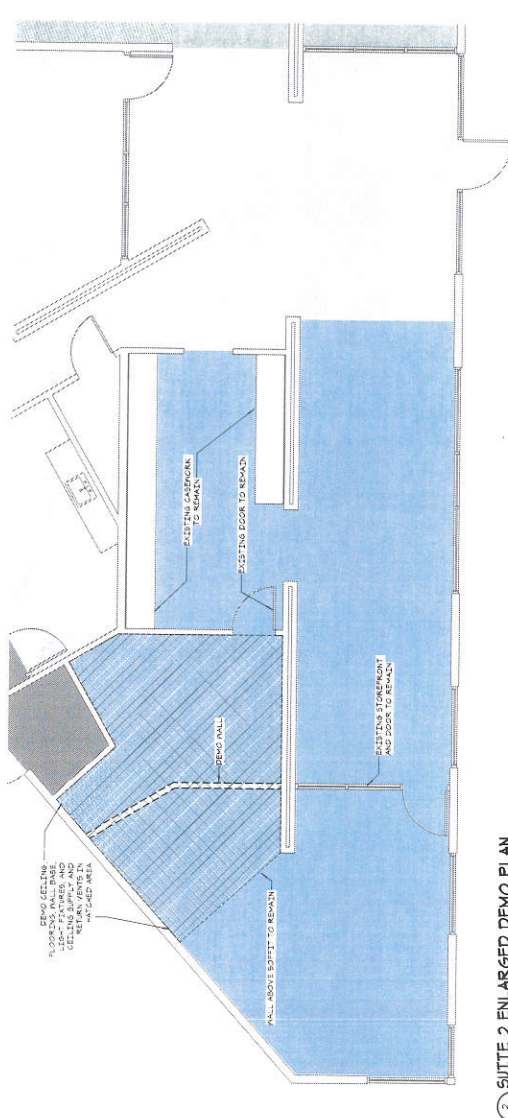
Countersignature: LDA Partners, Inc.

Peter Rosado, Vice President
C-32705

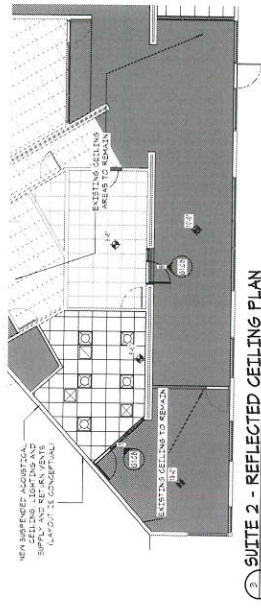
Date



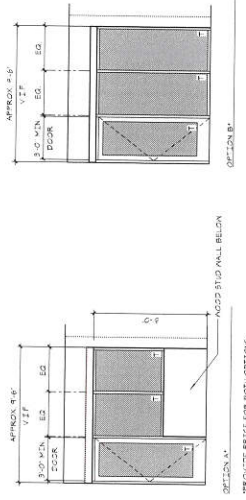
1 SUITE 2 ENLARGED FLOOR PLAN
1/8" = 1'-0"



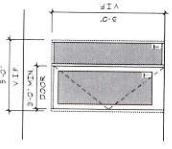
2 SUITE 2 ENLARGED DEMO PLAN
1/8" = 1'-0"



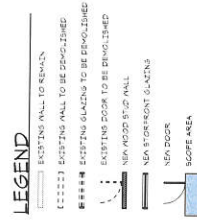
3 SUITE 2 - REFLECTED CEILING PLAN
1/8" = 1'-0"



4 NEW PARTITION WALL ELEVATION
1/8" = 1'-0"



5 INFILL STOREFRONT AND DOOR
1/8" = 1'-0"



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ARE TO FACE OF FINISHING CONC. SLAB AND DOOR CASE.
2. PROVIDE ADEQUATE BLOCKING IN WALLS FOR PARTITION AND OTHER ALLOWED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANGERS, SHOWN IN 7.1 SUPPORT BRACKET'S BUILDING BRANCH HANGER BODIES AND BATHROOM FIXTURES.
3. PROVIDE ADEQUATE BLOCKING IN WALLS FOR PARTITION AND OTHER ALLOWED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANGERS, SHOWN IN 7.1 SUPPORT BRACKET'S BUILDING BRANCH HANGER BODIES AND BATHROOM FIXTURES.
4. PROVIDE ADEQUATE BLOCKING IN WALLS FOR PARTITION AND OTHER ALLOWED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANGERS, SHOWN IN 7.1 SUPPORT BRACKET'S BUILDING BRANCH HANGER BODIES AND BATHROOM FIXTURES.
5. ALL INTERIOR DOORS SHALL HAVE MIN. 30" CLEARANCE ON THE SIDE TO WHICH THE DOOR SWINGS FROM THE SWING EDGE OF THE DOOR.
6. EQUIPMENT IS PER OWNER UNLESS OTHERWISE NOTED. CONTRACTOR TO INSTALL ALL EQUIPMENT IN PERMANENT LOCATION PER EQUIPMENT REQUIREMENTS. REFER TO OWNER FOR REQUIREMENTS.
7. DOOR LAYOUTS MAY NEED VERTICAL ADJUSTMENTS TO ACCOMMODATE CEILING CHANGES.
8. WHERE NEW WALLS MEET EXISTING WALLS, FINISH WALLS TO BE ADJUSTED TO MATCH THE EXISTING FINISH SURFACE. THE FINISH WALL TO BE TYPICAL AND ADJUSTED TO MATCH EXISTING.
9. FLOOR AND DATA SHALL BE PROVIDED IN BOTH OFFICE SPACES.
10. STOREFRONT SYSTEM AND GLASS TO MATCH EXISTING STOREFRONT IN BUILDING. ALL GLASS TO BE SUPPLIED.

Agenda Item 4.2

Action Item

Approval of Repair Work at MMCID Substation

Bids for labor and materials are attached.

Summary

Dry rot repair and door replacement on exterior doors of the substation are funded by Kevin Dougherty's donation of his commission on the sale of the property to the MMCID. Proposed cost are within the parameters of the donation by the Kevin and Julie Dougherty Family Fund.



Central Valley Hardware
924 E. Church Street
Stockton, CA 95203
SCS-COC-007184
Phone: (209) 464-7305

SALES ORDER

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Page: 1
Sales Order Number: SO-023874
Sales Order Date: 4/17/2025

Job Name: CHRIS MIRACLE MILE

Sold

To: DEPOSIT ACCOUNT
STOCKTON, CA 95203
United States

Ship

To: DEPOSIT ACCOUNT
STOCKTON, CA 95203
United States

Ship Via Will Call
Ship. Agent Service
Ship Date 5/2/2025
Terms COD
Contract No.

Customer ID 00-DEPOSI30
P.O. Number KEVIN DOUGHERTY
SalesPerson KYLE KENYON
Phone No. (209) 992-5143
Email kkenyon@cvhardware.com

Item No.	Description	UOM	Quantity
NSHMFPF	3068 5-7/8 KD DW HM FR RHR - DOUBLE BORE	EACH	2
NSHMFPF	3668 5-7/8 KD DW HM FR RHR - DOUBLE BORE	EACH	1
NSHMDFD	3068 1-3/4 FAL 161 HM DR	EACH	2
NSHMDFD	3668 1-3/4 FAL 161 HM DR	EACH	1
HH0747	BB1279 4-1/2" x 4-1/2" x NRP x US26D	EACH	9
PE315CN-36	315CN36 36" ALUM DOOR SWEEP	EACH	2
NSSW	315CN48	EACH	1

Amount Subject to Sales Tax 3265.00
Amount Exempt from Sales Tax 0.00

Subtotal: 3,265.00
Invoice Discount: 0.00
Total Sales Tax: 293.85

Total: 3,558.85

CHRIS MACIAS

808 Garner Lane, Stockton CA 95207

209-981-5051

SCOPE OF WORK

April 29, 2025

Project site: 230 – 250 Dorris Place, Stockton, CA

- Purchase and install three (3) new exterior metal doors and frames. Client (Miracle Mile District) to purchase directly from Central Valley Hardware. Invoice attached. Doors shall include initial coat of paint to match building prior to installation. Repair framing, wood or stucco if damaged during installation.
- Remove dry rot siding above meters and replace with stucco to match building. Leave meters exposed for easy reading.
- Repair dry rot in buildings north east corner eve.
- Labor is charged at \$40.00 per hour.

Agenda Item 4.3

Action Item

Approval of Dumpster Enclosure Proposal

Photos and construction proposal are attached.

Summary

Members of the Economic Development Committee, the Asset Management Ad Hoc Committee, and other members of the Board of Directors approved the proposal for the construction of a dumpster enclosure at 2200 Pacific Avenue, Lot #5. The project will cost \$48,025.









Thursday, April 24, 2025

Construction Proposal

Project #: 11390-MS

Project Name: Miracle Mile Dumpster Enclosure

Site Address: 2200 Pacific Ave Stockton, Ca Lot #5

Client: Jeff Gamboni

Builder: Haggerty

The following is a comprehensive Construction Proposal for work specific to the above listed project number and/or site address. Our team has dedicated much time and review in addressing the plans and/or specifications for this project, and through our process have determined the following scope of work to be recommended, as provided in Sections 1 through 6 of this evaluation.








Section 1 – Scope of Work

The following costs include labor, equipment, and materials necessary to complete the dumpster enclosure at the above location per the scope provided in Section 2 of this Proposal.

Section 2 – Inclusions

-  Prevailing wage rates

Dumpster Retrofit:

-  Provide and install wrought iron top and 2' high side extension on existing trash enclosure.
-  Installation of 2-1/2" steel posts down the middle of the enclosure for added structural stability.
-  Posts will be bolted to the existing wall structure.
-  Wrought iron panels will be welded in place on the top and sides.
-  Existing trash gates to be extended using matching steel frame and pan decking to match existing design.
-  Existing trash gates will have a tab welded on the end of each latch to prevent unwanted opening
-  Surface prep and welding as required for proper adhesion and alignment.





Painting:

- ♦ Clean all surfaces to be painted by high pressure washing to remove surface dirt and contaminants.
- ♦ Mask to protect all areas from the painting operation as necessary
- ♦ Sand paint grade surfaces to create adhesion for finish materials
- ♦ Primers to be used: Serwin Williams Seal Krete Primer
- ♦ Apply (1) prime coat and (2) coats of finish to all properly prepared paint grade surfaces
- ♦ Paint manufacturer, colors, sheens, and locations shall be approved prior to painting
- ♦ Thoroughly clean project at the end of each workday
- ♦ Touch up the project and leave touch up paint prior to the project completion
- ♦ Products to be used: Sherwin Williams Super Paints
- ♦ Locations to be painted at exterior dumpster: CMU walls, metal bollards, metal post, metal trellis, (4) metal gates
- ♦ Clean-up and disposal of debris generated from installation work

♦ Section 3 – Exclusions

- ♦ Permit / Permit fees / Structural & Architectural Design Documents
- ♦ Site work not specified within
- ♦ Hauling of trash or removal of contents from enclosure during installation.
- ♦ Repairs to existing trash enclosure outside the scope of welding and panel extension.
- ♦ Existing building / concrete slab repairs not specified within
- ♦ Security alarm / fire alarm / access control / data / racking / fans / lockers
- ♦ Structural modifications not specified within
- ♦ Removal / relocation / moving / installation of tenant equipment, furniture & loose items not specified within
- ♦ Overtime / holiday work
- ♦ Tenant signage / monument signs
- ♦ Testing, 3rd party inspections, surveying
- ♦ Handling of hazardous materials
- ♦ Repairs to inaccessible area
- ♦ MEPS not specified within
- ♦ Any work not listed in the above inclusions.





◆ Section 4 – Clarifications

This evaluation and the amount of this Proposal is based on the provided plans & specs to date. Additionally, that there are no other known or unknown documentation that is relevant to this project. We are assuming that all existing utilities are of adequate size and in good working order.

Final design to be approved prior to manufacturing

◆ Section 5 – Schedule of Values

- ◆ See Estimate attached

◆ Section 6 – Anticipated Schedule

- ◆ Construction Duration: 3-4 weeks

Construction Total: \$ 48,025.00

****The proposed sum above is valid for (7) days and is based on prices of materials and equipment in effect as of the date of this proposal. The proposal sum is subject to increase because of tariffs, epidemics, import duties, trade policies, or market conditions.**

The undersigned serving as authorized representatives or agents for the **Client** and **Builder** hereby agree to the spirit, nature, intent and terms of this agreement and hereby approve and authorize the **Builder** to commence the services as outlined herein this agreement.

By: _____

Date: _____

CLIENT

By: _____

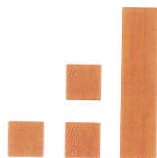
Date: _____

BUILDER: Haggerty Construction, Inc.



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Estimate

**HAGGERTY****BUILD. RESTORE. ADVISE. MAINTAIN.**

2474 Wigwam Dr
 Stockton CA 95205
 (209) 921-6088, (209) 475-9898
 Service@haggertymaintains.com

ESTIMATE #

11390

DATE

04/24/2025

PO #**CUSTOMER**

Jeff Gamboni

SERVICE LOCATION

Miracle Mile Lot 5
 2200 Pacific Ave Lot 5 Parking Lot
 Stockton, California, 95204-5334

JOB NAME

PW - Retrofit Double Dumpster Enclosure

Estimate

Description	Qty	Rate	Total
Haggerty Project Manager Labor	4.00	\$115.00	\$460.00
Haggerty Labor Site Supervision	32.00	\$95.00	\$3,040.00
Haggerty Laborer Haggerty Laborer	8.00	\$135.00	\$1,080.00
Wrought Iron Fencing Wrought Iron Fencing Installation/Repairs	1.00	\$32,363.00	\$32,363.00
99100 Painting	1.00	\$5,982.00	\$5,982.00
Portable Restroom Portable Restroom	1.00	\$180.00	\$180.00
13000 Administrative Requirements	4.00	\$70.00	\$280.00
10100 Gas/Fuel/Vehicle Mileage	112.00	\$1.25	\$140.00
507200 General Conditions	1.00	\$4,500.00	\$4,500.00

SCOPE OF WORK**Estimate Total:****\$48,025.00**

Packet Addendum

For Information and Board Member Input

Committees, Chairs, and Members

On January 21, the ED sent an email listing MMCID Committees, the chairs, and members. Recently President Gamboni added a committee.

Committees seem to be fluid. Here is what we think we know about committee composition. Please contact ED Kailani Haro if you know something is incorrect.

Governance and Bylaws: Lee (chair), Gamboni, Guizar, Lor

Civil Sidewalks: Whirlow (chair), Dhatt, Gamboni, Lee, Pasley, Melissa Grizzle (non-board member)

Economic Development: Gamboni (chair), Callahan, Dougherty

Marketing and Promotions: Pasley (chair), Gamboni, Lee, Nguyen, Precissi, Whirlow

Finance: Precissi (chair), Callahan, Gamboni, Pasley

Asset Management Ad Hoc: Dougherty (chair), Callahan, Gamboni, Precissi, Whirlow

ED Transition Ad Hoc: discontinued

\$20 Million Capital Improvement Ad Hoc: Callahan (chair), Dhatt, Gamboni, Lee, Nguyen, Precissi

Cruise Nights: Lee (chair), Gamboni, Nguyen, Pasley, Precissi, Whirlow

ED Kailani Haro sits on all committees.