



**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, June 11, 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, June 8, 2025, at 250 Dorris Place in Stockton and online at [www.stocktonmiraclemile.com](http://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](mailto: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 – Posted at the End of the Agenda
- 1.3 Roll Call and Establishment of a Quorum
- 1.4 Oral Suggestions and Comments from Members of the Community. Procedures for audience participation are posted at the end of the agenda. Speakers are limited to three (3) minutes.

- 1.5 (A): Approval of Order of 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 action packet*)
- 1.7 (A): Approval of Minutes of the Meeting: May 14, 2025 – *Juanita Pasley, Secretary (minutes provided in board action packet)*
- 1.8 (A): Finance Committee Report and Approval of MMCID Financials for May 2025 – *John Precissi, Treasurer (financial report provided in board action packet)*  
Also Recommended for Board Action: See Action Item 4.3.

## 2 Reports / Discussions

Committee Reports – *Agendas, minutes, and written reports and materials are provided in a separate packet entitled **Committee Reports**.*

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): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4*
- 2.3 (I): Taste of the Mile **Fabulous Fifties** – *Kailani Haro, Executive Director*
- 2.4 (I): Governance and Bylaws Committee – *Clem Lee, Chair*
- 2.5 (I): Events and Promotions Committee – *Juanita Pasley, Chair*
- 2.6 (I): Civil Sidewalks Committee – *Lisa Whirlow, Chair*  
Recommended for Board Action: See Consent Item 3.2.
- 2.7 (I): Economic Development – *Jeff Gamboni, Chair*
- 2.8 (I): Asset Management Ad Hoc Committee – *Kevin Dougherty, Chair*  
Recommended for Board Action: See Action Item 4.2.
- 2.9 (I): \$20 Million Capital Improvement Ad Hoc Committee –  
*Jean Callahan and Kevin Dougherty, Co-Chairs*
- 2.10 (I): Executive Director Report – *Kailani Haro, Executive Director*

## 3 Consent Items

- 3.1 (C/A): Approval of Design Authority for Renovations at the Annex on Bedford Road – the 250 Dorris Place building (*board action packet*)
- 3.2 (C/A): Approval of Suspending the Use of Calidad Loudspeakers and DSA Safety Ambassadors to Disperse Individuals Loitering Near Caldwell Park (*board action packet*)
- 3.3 (C/A): Approval of Expenses for 250 Dorris Place for May 2025 (*board action packet*)

## 4 Action Items

- 4.1 (A): Approval of Committee Recommendation Regarding Cruise Night (*board action packet*)
- 4.2 (A): Approval of Tenant Improvements for Law Offices at 250 Dorris Place (*board action packet*)
- 4.3 (A): Approval of Spending Authority and Limitation Without Board Pre-Approval (*board action packet*)

## 5 Adjournment

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

**Next Meeting: July 9, 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 the agenda item entitled 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 the agenda item titled Oral Suggestions and Comments from Members of the Community. 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.**

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**The Action Packet will contain backup material for all consent and action items.**

**Committee agendas, minutes, written reports, and other materials  
will be provided under separate cover.**



**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 1.6  
Action Item**

**Election to Fill Property Owner Vacancy on the Board of Directors**

The board will vote by secret ballot to fill the vacancy.

Kevin J. Hernandez and Brian McElwain have been nominated and have submitted candidate questionnaires which are attached.

## Board of Director Leadership Interest Survey

<b>Name:</b>	Kevin J. Hernandez
<b>Interest in a Board Officer position? (Select All That Apply)</b>	Board Treasurer
<b>Interest in serving as a Committee Chair? (Select All That Apply)</b>	Economic Development, Events-Promotions, Adhoc \$20M Capital Improvement
<b>What motivates you to take on a leadership role within the board?</b>	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.
<b>Which Committees Would You Like To Serve On? (Select All That Apply)</b>	Economic Development, Adhoc Asset Management, Adhoc \$20M Capital Improvement
<b>What unique skills or perspectives do you believe you could bring to the board?</b>	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.
<b>What are your goals, serving on this board, for the coming year?</b>	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

<b>Name:</b>	Brian McElwain
<b>Interest in a Board Officer position? (Select All That Apply)</b>	Not Interested
<b>Interest in serving as a Committee Chair? (Select All That Apply)</b>	Not Interested
<b>What motivates you to take on a leadership role within the board?</b>	<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>
<b>Which Committees Would You Like To Serve On? (Select All That Apply)</b>	Civil Sidewalk
<b>What unique skills or perspectives do you believe you could bring to the board?</b>	<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>
<b>What are your goals, serving on this board, for the coming year?</b>	<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>
<b>Are there any specific issues, challenges, or opportunities you are most passionate about within this organization?</b>	<p>Ensuring safety and fostering economic growth should be my key issues. The Miracle Mile ought to be the heart of Stockton.</p>
<b>Additional Comments: Please provide any other relevant information or comments.</b>	<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>

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 1.7  
Action Item**

**Recommended Action  
Approve the Minutes of the Meeting: May 14, 2025**

The minutes are attached.



## AGENDA

### MINUTES OF THE MEETING

Wednesday, May 14, 2025 at 4:00pm

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

**PRESENT:** Kailani Haro, Juanita Pasley, Rex Dhatt, Lisa Whirlow, Clem Lee, Jeff Gamboni, John Precissi, Jovie Lor, Kevin Dougherty, Tammy Nguyen (arrived 4:04pm), Jean Callahan (arrived 4:04pm),

**ABSENT:** Brian Wright, Manuel Guizar

**GUESTS:** Kevin Hernandez, Mario Enriquez

#### 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. – Kevin Hernandez introduced himself as running for the vacant space on the Board Of Directors. Mario Enriquez talked of happenings at the City of Stockton level including Community Outreach meetings. The Council will be heading to Washington DC next week. He is also working with other city officials to continue seeking out additional sponsorships.

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 May 2025 agenda:**

**Motion:** Clem Lee **Second:** Kevin Dougherty **Vote:** 10/0 **Abstentions:** 0

**Motion Approved**

1.6 (A): Election to Fill Property Owner Vacancy on the Board of Directors (***candidate questionnaires are provided in the board packet***) – Kevin Dougherty and Rex Dhatt spoke

of why they nominated their candidates, Kevin Hernandez and Brian McElwain, respectively, and why they would be good selections for the BOD.

First vote locked at 5/5.

1.7 (A): Approval of Minutes of the Meeting: April 9, 2025 – **(provided in board packet)** –

**MOTION to approve Minutes of April 9, 2025:**

**Motion:** Kevin Dougherty **Second:** Rex Dhatt **Vote:** 8/0 **Abstentions:** 2

**Motion Approved**

1.8 (A): Finance Committee Report and Approval of MMCID Financials for April 2025- John Precissi, Treasurer (*report provided in board packet*) – Usual expenditures. Calls for service have went down to \$352. Clem asked about the BOD not having a budget for cruise night and the need to have something so that we can compare expenditures moving forward. We are still awaiting the second installment of the SUSD payment for 2025.

**MOTION to approve MMCID Financials for April 2025:**

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

**Motion Approved**

## 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* – Not in attendance.

2.2 (I): Governance and Bylaws Committee - Clem Lee, Chair – 3 articles of consent (to be discussed in article 4).

Provided for Information in Board Packet

- Committee minutes for May 6, 2025

Recommended 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 – Clem talked about newly formed “Cruise Night” committee and how the committee will meet after the first event and see how we will grow the event from there. Discussions of the placement of the portable toilet for the event.

Provided for Information in Board Packet

- Committee minutes for April 21, 2025

2.4 (I): Civil Sidewalks Committee - Lisa Whirlow, Chair – CCAT security made a presentation for both security and maintenance. The maintenance will be revisited after a walk with CCAT. Talks of adding additional cameras to the Mile. The committee was very impressed with the security aspect and would like to possibly hire them for our events as needed.

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 – Met on 4/22/25 interviews with architects. Architects have since been hired.

Provided for Information in Board Packet

- Report for committee meeting: April 22, 2025

2.6 (I): Asset Management Ad Hoc Committee – Kevin Dougherty, Chair – Met with Kevin’s absence. Discussion of the repairs to the rear doors. Next meeting 5/24/25. In the process of finishing the scope of work for K&K Law and the rest of the Dorris building. Hoping to have the tenant in the building as of July 1, 2025. Still looking at getting a few more quotes.

Provided for Information in Board Packet

- Agenda for committee meeting: April 22, 2025

Recommended 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 – First meeting was held. Seeking additional funding and grants. Traffic study, survey (prep work). Priorities were listed in the official report submitted to the COS and will be worked off that. Suggestion of having the MMCID BOD to make suggestions to Siegfried moving forward to help with what we feel are priorities.

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*) – Submitted the invoice to SUSD for assessment fees. 360 data collection is complete. Currently they are working on the setup directory. Training will begin once that is set up. Surveys are still being distributed. Maintenance and security are still being reviewed. Phase 3 camera installation is complete. Phase 4 is up to the BOD to decide how much we want to spend on additional cameras moving forward. Business Watch meeting ran a sting at Save Mart for theft where quite a few arrests were made. Bike cops are now out, sharing with downtown. Right now we are committed TOTM at \$42K, close to adding an additional \$14K.

### 3 Action Items

3.1 (A): Approval of Architect Proposal for 250 Dorris Place (*see board packet*)

**MOTION to approve the Architect Proposal for 250 Dorris Place:**

**Motion:** Kevin Dougherty **Second:** Clem Lee **Vote:** 9/0 **Abstentions:** 1

**Motion Approved**

3.2 (A): Approval of Repair Work at MMCID Substation (*see board packet*)

**MOTION to approve Repair Work at MMCID Substation:**

**Motion:** Clem Lee **Second:** Jean Callahan **Vote:** 10/0 **Abstentions:** 0

**Motion Approved**

3.3 (A): Approval of Dumpster Enclosure Proposal (*see board packet*)

**MOTION to approve Dumpster Enclosure Proposal:**

**Motion:** Jean Callahan **Second:** Jovie Lor **Vote:** 9/0 **Abstentions:** 1

**Motion Approved**

### 4 Adjournment

4.1 (I): Governing Board Members' Comments – Due to the tie with the election, we will hold until the next meeting and re-vote. Kevin asked if everyone who voted was a board member with eligibility to vote.

4.2 (A): Adjournment of the Meeting – Meeting adjourned at 5:35pm.

**MOTION to Adjourn the Meeting:****Motion:** Rex Dhatt **Second:** Juanita Pasley **Vote:** 10/0 **Abstentions:** 0**Motion Approved****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**

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**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 1.8  
Action Item**

**Recommended Action  
Approve the MMCID Financials for May 2025**

The financial report is attached.



# MMCID Board Financial Report

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

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Prepared by  
Finance Committee

Prepared on  
June 6, 2025

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## A/R Aging Summary

As of May 31, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Stockton Unified School District		22,060.58				22,060.58
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$22,060.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,060.58</b>

# Statement of Financial Position

As of May 31, 2025

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Certificate of Deposit x0823	22,381.83
F&M Checking x0801	15,269.02
F&M Money Market x0802	4,500.00
F&M Sweep x0800	203,045.33
<b>Total Bank Accounts</b>	<b>245,196.18</b>
<b>Total Current Assets</b>	<b>245,196.18</b>
<b>Fixed Assets</b>	
230-250 Doris Place	975,000.00
Accumulated depreciation	-2,137.29
Security Equipment	85,491.44
<b>Total Fixed Assets</b>	<b>1,058,354.15</b>
<b>TOTAL ASSETS</b>	<b>\$1,303,550.33</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Advance of Grant Funds (\$3.1M)	653.35
Tenant Deposit	6,132.79
<b>Total Other Current Liabilities</b>	<b>6,786.14</b>
<b>Total Current Liabilities</b>	<b>6,786.14</b>
<b>Total Liabilities</b>	<b>6,786.14</b>
<b>Equity</b>	
Opening balance equity	0.01
Retained Earnings	162,507.53
Net Revenue	1,134,256.65
<b>Total Equity</b>	<b>1,296,764.19</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,303,550.33</b>

# Statement of Activity by Month

May 2025

	Total
<b>REVENUE</b>	
ASSESSMENT INCOME	
COS Assessment	23,628.20
SJC Assessments	95,756.21
<b>Total ASSESSMENT INCOME</b>	<b>119,384.41</b>
NON-ASSESSED INCOME	
Event Income	
Event - Taste of the Mile	
Event - Taste of the Mile - Sponsorship	20,600.00
Event - Taste of the Mile - Ticket Sales	3,625.00
<b>Total Event - Taste of the Mile</b>	<b>24,225.00</b>
<b>Total Event Income</b>	<b>24,225.00</b>
Interest Income	381.83
Non-Accessed Income - SJC Property Tax - Interest Earned	384.00
<b>Total NON-ASSESSED INCOME</b>	<b>24,990.83</b>
<b>Total Revenue</b>	<b>144,375.24</b>
<b>GROSS PROFIT</b>	<b>144,375.24</b>
<b>EXPENDITURES</b>	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,296.25
Repair & maintenance supplies	257.42
Safety Ambassador	6,431.25
Safety Service Calls	455.00
Security Camera Monitoring	3,565.00
Waste Management	910.39
<b>Total Enhanced Service Programs</b>	<b>17,915.31</b>
<b>Total CIVIL SIDEWALK</b>	<b>17,915.31</b>
DISTRICT IDENTITY	
Event Expenses	
Stockton Cruise Night Expense	45.00
Taste of the Mile Expense	
Advertising	67.82
Memorabilia	484.84
Rentals	2,671.90
Square Merchant Processing	266.26
<b>Total Taste of the Mile Expense</b>	<b>3,490.82</b>
<b>Total Event Expenses</b>	<b>3,535.82</b>
Social Media Contractor	1,500.00

	Total
<b>Total DISTRICT IDENTITY</b>	<b>5,035.82</b>
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	5,000.00
License and Permits	55.00
Office/General Administrative	
Google Workspace	14.40
Phone & Internet Service	61.25
<b>Total Office/General Administrative</b>	<b>75.65</b>
Professional Fees	
Bookkeeping	525.00
CPA	2,394.72
<b>Total Professional Fees</b>	<b>2,919.72</b>
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	<b>8,050.37</b>
<b>Total Expenditures</b>	<b>31,001.50</b>
<b>NET OPERATING REVENUE</b>	<b>113,373.74</b>
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	732.79
Lease Income	2,650.00
<b>Total DORRIS PLACE INCOME</b>	<b>3,382.79</b>
<b>Total Other Revenue</b>	<b>3,382.79</b>
OTHER EXPENDITURES	
DORRIS PLACE	
Dorris Place Outside Services	4,210.00
Dorris Place Repairs & Maintenance	3,783.19
Dorris Place Utilities	656.14
<b>Total DORRIS PLACE</b>	<b>8,649.33</b>
<b>Total Other Expenditures</b>	<b>8,649.33</b>
<b>NET OTHER REVENUE</b>	<b>-5,266.54</b>
<b>NET REVENUE</b>	<b>\$108,107.20</b>



# Statement of Activity Y-T-D

January - May, 2025

REVENUE	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
ASSESSMENT INCOME						
COS Assessment						0.00
SJC Assessments	107,554.39	559.00			23,628.20	23,628.20
<b>Total ASSESSMENT INCOME</b>	<b>107,554.39</b>	<b>559.00</b>			<b>95,756.21</b>	<b>203,869.60</b>
Contributed income					<b>119,384.41</b>	<b>227,497.80</b>
Donations directed by individuals				19,500.00		0.00
<b>Total Contributed income</b>				<b>19,500.00</b>		<b>19,500.00</b>
NON-ASSESSED INCOME						0.00
Event Income						0.00
Car Show & Concert						0.00
Sponsorship		500.00				0.00
<b>Total Car Show &amp; Concert</b>		<b>500.00</b>		<b>10,000.00</b>		<b>10,500.00</b>
Event - Taste of the Mile						0.00
Event - Taste of the Mile - Sponsorship					20,600.00	29,600.00
Event - Taste of the Mile - Ticket Sales			5,000.00		3,625.00	3,625.00
<b>Total Event - Taste of the Mile</b>			<b>5,000.00</b>	<b>4,000.00</b>	<b>24,225.00</b>	<b>33,225.00</b>
<b>Total Event Income</b>		<b>500.00</b>	<b>5,000.00</b>	<b>14,000.00</b>	<b>24,225.00</b>	<b>43,725.00</b>
Interest Income		4.01	12.69	11.85	381.83	410.38
Non-Accessed Income - SJC Property Tax - Interest Earned					384.00	384.00
<b>Total NON-ASSESSED INCOME</b>	<b>504.01</b>	<b>5,012.69</b>	<b>14,011.85</b>	<b>24,990.83</b>	<b>44,519.38</b>	<b>88,038.77</b>
Services			185.20	0.00		185.20
<b>Total Revenue</b>	<b>107,554.39</b>	<b>1,063.01</b>	<b>5,197.89</b>	<b>33,511.85</b>	<b>144,375.24</b>	<b>291,702.38</b>
<b>GROSS PROFIT</b>	<b>107,554.39</b>	<b>1,063.01</b>	<b>5,197.89</b>	<b>33,511.85</b>	<b>144,375.24</b>	<b>291,702.38</b>
EXPENDITURES						
CIVIL SIDEWALK						0.00
Enhanced Service Programs						0.00
Maintenance Ambassador	6,041.00	6,296.25	6,296.25	6,296.25	6,296.25	31,226.00
Repair & maintenance supplies					257.42	257.42
Safety Ambassador	6,431.25	6,431.25	6,431.25	6,431.25	6,431.25	32,156.25
Safety Service Calls	245.00	350.00	455.00	332.50	455.00	1,837.50
Security Camera Monitoring	3,665.00	3,565.00	3,500.00	3,630.00	3,565.00	17,925.00
Waste Management	910.39	910.39	943.47	910.39	910.39	4,585.03
<b>Total Enhanced Service Programs</b>	<b>17,292.64</b>	<b>17,552.89</b>	<b>17,625.97</b>	<b>17,600.39</b>	<b>17,915.31</b>	<b>87,987.20</b>
<b>Total CIVIL SIDEWALK</b>	<b>17,292.64</b>	<b>17,552.89</b>	<b>17,625.97</b>	<b>17,600.39</b>	<b>17,915.31</b>	<b>87,987.20</b>
DISTRICT IDENTITY						0.00
Event Expenses						0.00
Car Show & Concert Expense						0.00
Event Insurance	253.66					253.66

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
<b>Total Car Show &amp; Concert Expense</b>	253.66					253.66
Stockton Cruise Night Expense				259.00	45.00	304.00
Taste of the Mile Expense						0.00
Advertising					67.82	67.82
Memorabilia					484.84	484.84
Rentals					2,671.90	2,671.90
Square Merchant Processing					266.26	266.26
<b>Total Taste of the Mile Expense</b>					3,490.82	3,490.82
<b>Total Event Expenses</b>	253.66			259.00	3,535.82	4,048.48
Marketing & Advertising			935.00			935.00
Social Media Contractor	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	7,500.00
Website & Email Services	347.64		148.15	199.98		695.77
<b>Total DISTRICT IDENTITY</b>	2,101.30	1,500.00	2,583.15	1,958.98	5,035.82	13,179.25
<b>DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>						0.00
Contract Management Services	3,342.54	4,738.60	5,329.23	7,389.60	5,000.00	25,799.97
License and Permits	28.00		28.00	237.78	55.00	348.78
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	14.40	127.65
Office printing		36.79				36.79
Phone & Internet Service	29.13	29.13	29.13	82.18	61.25	230.82
QuickBooks	235.00					235.00
<b>Total Office/General Administrative</b>	462.42	106.72	62.93	267.03	75.65	974.75
Professional Fees						0.00
Bookkeeping	605.00	525.00	525.00	525.00	525.00	2,705.00
CPA		925.00			2,394.72	3,319.72
<b>Total Professional Fees</b>	605.00	1,450.00	525.00	525.00	2,919.72	6,024.72
Storage Lease				1,200.00		1,200.00
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	4,437.96	6,295.32	5,945.16	9,619.41	8,050.37	34,348.22
Other Business Expenses			71.49			71.49
<b>Total Expenditures</b>	23,831.90	25,348.21	26,225.77	29,178.78	31,001.50	135,586.16
<b>NET OPERATING REVENUE</b>	83,722.49	-24,285.20	-21,027.88	4,333.07	113,373.74	156,116.22
<b>OTHER REVENUE</b>						
DORRIS PLACE INCOME						0.00
CAM Reimbursements		1,465.58	732.79	732.79	732.79	3,663.95
Lease Income		4,017.68	2,650.00	2,650.00	2,650.00	11,967.68
<b>Total DORRIS PLACE INCOME</b>		5,483.26	3,382.79	3,382.79	3,382.79	15,631.63
GRANT INCOME (\$3.1M)	993,339.35					993,339.35
<b>Total Other Revenue</b>	993,339.35	5,483.26	3,382.79	3,382.79	3,382.79	1,008,970.98
<b>OTHER EXPENDITURES</b>						
DORRIS PLACE						0.00
Dorris Place Acquisition Costs	12,634.03	-2,827.55				9,806.48

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Total
Dorris Place Outside Services		625.00	625.00	625.00	4,210.00	6,085.00
Dorris Place Repairs & Maintenance					3,783.19	3,783.19
Dorris Place Utilities		75.06	450.65	273.71	656.14	1,455.56
Maintenance Substation						0.00
CRM				4,995.00		4,995.00
<b>Total Maintenance Substation</b>				<b>4,995.00</b>		<b>4,995.00</b>
Property Taxes	4,705.32					4,705.32
<b>Total DORRIS PLACE</b>	<b>17,339.35</b>	<b>-2,127.49</b>	<b>1,075.65</b>	<b>5,893.71</b>	<b>8,649.33</b>	<b>30,830.55</b>
<b>Total Other Expenditures</b>	<b>17,339.35</b>	<b>-2,127.49</b>	<b>1,075.65</b>	<b>5,893.71</b>	<b>8,649.33</b>	<b>30,830.55</b>
<b>NET OTHER REVENUE</b>	<b>976,000.00</b>	<b>7,610.75</b>	<b>2,307.14</b>	<b>-2,510.92</b>	<b>-5,266.54</b>	<b>978,140.43</b>
<b>NET REVENUE</b>	<b>\$1,059,722.49</b>	<b>\$ -16,674.45</b>	<b>\$ -18,720.74</b>	<b>\$1,822.15</b>	<b>\$108,107.20</b>	<b>\$1,134,256.65</b>

# Finance Committee: Budget vs. Actuals 2025 YTD

January - May, 2025

	Actual	Budget	over Budget	% of Budget	Total
<b>REVENUE</b>					
<b>ASSESSMENT INCOME</b>					
COS Assessment	23,628.20	0.00	23,628.20		
SJC Assessments	203,869.60	107,554.00	96,315.60	189.55 %	
SUSD Assessment		0.00	0.00		
<b>Total ASSESSMENT INCOME</b>	<b>227,497.80</b>	<b>107,554.00</b>	<b>119,943.80</b>		<b>211.52 %</b>
Contributed income					
Donations directed by individuals	19,500.00		19,500.00		
<b>Total Contributed income</b>	<b>19,500.00</b>		<b>19,500.00</b>		
<b>NON-ASSESSED INCOME</b>					
Event Income		0.00	0.00		
Car Show & Concert					
Sponsorship	10,500.00		10,500.00		
<b>Total Car Show &amp; Concert</b>	<b>10,500.00</b>		<b>10,500.00</b>		
Event - Taste of the Mile					
Event - Taste of the Mile - Sponsorship	29,600.00		29,600.00		
Event - Taste of the Mile - Ticket Sales	3,625.00		3,625.00		
<b>Total Event - Taste of the Mile</b>	<b>33,225.00</b>		<b>33,225.00</b>		
<b>Total Event Income</b>					
Interest Income	43,725.00	0.00	43,725.00		
Non-Accessed Income - SJC Property Tax - Interest Earned	410.38	12.33	398.05	3,328.30 %	
	384.00		384.00		
<b>Total NON-ASSESSED INCOME</b>	<b>44,519.38</b>	<b>12.33</b>	<b>44,507.05</b>		<b>361,065.53 %</b>
Services	185.20		185.20		
Uncategorized Income		55,402.00	-55,402.00		
<b>Total Revenue</b>	<b>291,702.38</b>	<b>162,968.33</b>	<b>128,734.05</b>		<b>178.99 %</b>



	Actual	Budget	over Budget	% of Budget
<b>GROSS PROFIT</b>	<b>291,702.38</b>	<b>162,968.33</b>	<b>128,734.05</b>	<b>178.99 %</b>
<b>EXPENDITURES</b>				
<b>CIVIL SIDEWALK</b>				
Enhanced Service Programs				
Maintenance Ambassador	31,226.00	12,862.50	18,363.50	242.77 %
Repair & maintenance supplies	257.42		257.42	
Safety Ambassador	32,156.25	12,960.00	19,196.25	248.12 %
Safety Service Calls	1,837.50		1,837.50	
Security Camera Monitoring	17,925.00	9,496.00	8,429.00	188.76 %
Waste Management	4,585.03	1,764.00	2,821.03	259.92 %
<b>Total Enhanced Service Programs</b>	<b>87,987.20</b>	<b>37,082.50</b>	<b>50,904.70</b>	<b>237.27 %</b>
Security Camera Hardware		16,000.00	-16,000.00	
<b>Total CIVIL SIDEWALK</b>	<b>87,987.20</b>	<b>53,082.50</b>	<b>34,904.70</b>	<b>165.76 %</b>
<b>DISTRICT IDENTITY</b>				
Event Expenses		0.00	0.00	
Car Show & Concert Expense				
Event Insurance	253.66		253.66	
<b>Total Car Show &amp; Concert Expense</b>	<b>253.66</b>		<b>253.66</b>	
Stockton Cruise Night Expense	304.00		304.00	
Taste of the Mile Expense				
Advertising	67.82		67.82	
Memorabilia	484.84		484.84	
Rentals	2,671.90		2,671.90	
Square Merchant Processing	266.26		266.26	
<b>Total Taste of the Mile Expense</b>	<b>3,490.82</b>		<b>3,490.82</b>	
<b>Total Event Expenses</b>	<b>4,048.48</b>	<b>0.00</b>	<b>4,048.48</b>	
Marketing & Advertising	935.00	2,140.00	-1,205.00	43.69 %

	Actual	Budget	over Budget	% of Budget	Total
Social Media Contractor	7,500.00	3,000.00	4,500.00	250.00 %	
Website & Email Services	695.77	350.00	345.77	198.79 %	
<b>Total DISTRICT IDENTITY</b>	<b>13,179.25</b>	<b>5,490.00</b>	<b>7,689.25</b>	<b>240.06 %</b>	
<b>DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>					
Contract Management Services	25,799.97	9,030.00	16,769.97	285.71 %	
Insurance		0.00	0.00		
License and Permits	348.78		348.78		
Office/General Administrative		420.00	-420.00		
Dues, subscriptions & memberships	344.49		344.49		
Google Workspace	127.65		127.65		
Office printing	36.79		36.79		
Phone & Internet Service	230.82		230.82		
QuickBooks	235.00		235.00		
<b>Total Office/General Administrative</b>	<b>974.75</b>	<b>420.00</b>	<b>554.75</b>	<b>232.08 %</b>	
Professional Fees					
Bookkeeping	2,705.00	1,050.00	1,655.00	257.62 %	
CPA	3,319.72		3,319.72		
Legal		1,250.00	-1,250.00		
<b>Total Professional Fees</b>	<b>6,024.72</b>	<b>2,300.00</b>	<b>3,724.72</b>	<b>261.94 %</b>	
Storage Lease	1,200.00	200.00	1,000.00	600.00 %	
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	<b>34,348.22</b>	<b>11,950.00</b>	<b>22,398.22</b>	<b>287.43 %</b>	
Other Business Expenses	71.49		71.49		
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00		
<b>Total Expenditures</b>	<b>135,586.16</b>	<b>77,993.50</b>	<b>57,592.66</b>	<b>173.84 %</b>	
<b>NET OPERATING REVENUE</b>	<b>156,116.22</b>	<b>84,974.83</b>	<b>71,141.39</b>	<b>183.72 %</b>	
<b>OTHER REVENUE</b>					
DORRIS PLACE INCOME					
CAM Reimbursements	3,663.95		3,663.95		



	Actual	Budget	over Budget	% of Budget
Lease Income	11,967.68		11,967.68	
<b>Total DORRIS PLACE INCOME</b>	<b>15,631.63</b>		<b>15,631.63</b>	
GRANT INCOME (\$3.1M)	993,339.35		993,339.35	
<b>Total Other Revenue</b>	<b>1,008,970.98</b>	<b>0.00</b>	<b>1,008,970.98</b>	<b>0.00%</b>
<b>OTHER EXPENDITURES</b>				
<b>DORRIS PLACE</b>				
Dorris Place Acquisition Costs	9,806.48		9,806.48	
Dorris Place Outside Services	6,085.00		6,085.00	
Dorris Place Repairs & Maintenance	3,783.19		3,783.19	
Dorris Place Utilities	1,455.56		1,455.56	
Maintenance Substation				
CRM	4,995.00		4,995.00	
<b>Total Maintenance Substation</b>	<b>4,995.00</b>		<b>4,995.00</b>	
Property Taxes	4,705.32		4,705.32	
<b>Total DORRIS PLACE</b>	<b>30,830.55</b>		<b>30,830.55</b>	
<b>Total Other Expenditures</b>	<b>30,830.55</b>	<b>0.00</b>	<b>30,830.55</b>	<b>0.00%</b>
<b>NET OTHER REVENUE</b>	<b>978,140.43</b>	<b>0.00</b>	<b>978,140.43</b>	<b>0.00%</b>
<b>NET REVENUE</b>	<b>\$1,134,256.65</b>	<b>\$84,974.83</b>	<b>\$1,049,281.82</b>	<b>1,334.81 %</b>

# Finance Committee: Budget vs. Actuals FY 2025

January - December 2025

	Actual	Budget	over Budget	% of Budget	Total
<b>REVENUE</b>					
<b>ASSESSMENT INCOME</b>					
COS Assessment	23,628.20	23,630.00	-1.80	99.99 %	
SJC Assessments	203,869.60	203,736.00	133.60	100.07 %	
SUSD Assessment		21,653.00	-21,653.00		
<b>Total ASSESSMENT INCOME</b>	<b>227,497.80</b>	<b>249,019.00</b>	<b>-21,521.20</b>	<b>91.36 %</b>	
<b>Contributed income</b>					
Donations directed by individuals	19,500.00		19,500.00		
<b>Total Contributed income</b>	<b>19,500.00</b>		<b>19,500.00</b>		
<b>NON-ASSESSED INCOME</b>					
Event Income		57,000.00	-57,000.00		
Car Show & Concert					
Sponsorship	10,500.00		10,500.00		
<b>Total Car Show &amp; Concert</b>	<b>10,500.00</b>		<b>10,500.00</b>		
Event - Taste of the Mile					
Event - Taste of the Mile - Sponsorship	29,600.00		29,600.00		
Event - Taste of the Mile - Ticket Sales	3,625.00		3,625.00		
<b>Total Event - Taste of the Mile</b>	<b>33,225.00</b>		<b>33,225.00</b>		
<b>Total Event Income</b>	<b>43,725.00</b>	<b>57,000.00</b>	<b>-13,275.00</b>	<b>76.71 %</b>	
Interest Income	410.38	800.00	-389.62	51.30 %	
Non-Accessed Income - SJC Property Tax - Interest Earned	384.00		384.00		
<b>Total NON-ASSESSED INCOME</b>	<b>44,519.38</b>	<b>57,800.00</b>	<b>-13,280.62</b>	<b>77.02 %</b>	
Services	185.20		185.20		
Uncategorized Income		55,402.00	-55,402.00		
<b>Total Revenue</b>	<b>291,702.38</b>	<b>362,221.00</b>	<b>-70,518.62</b>	<b>80.53 %</b>	

	Actual	Budget	over Budget	% of Budget
<b>GROSS PROFIT</b>	291,702.38	362,221.00	-70,518.62	80.53 %
<b>EXPENDITURES</b>				
<b>CIVIL SIDEWALK</b>				
Enhanced Service Programs				
Maintenance Ambassador	31,226.00	77,175.00	-45,949.00	40.46 %
Repair & maintenance supplies	257.42		257.42	
Safety Ambassador	32,156.25	77,700.00	-45,543.75	41.39 %
Safety Service Calls	1,837.50		1,837.50	
Security Camera Monitoring	17,925.00	56,976.00	-39,051.00	31.46 %
Waste Management	4,576.65	10,584.00	-6,007.35	43.24 %
<b>Total Enhanced Service Programs</b>	<b>87,978.82</b>	<b>222,435.00</b>	<b>-134,456.18</b>	<b>39.55 %</b>
Security Camera Hardware		16,000.00	-16,000.00	
<b>Total CIVIL SIDEWALK</b>	<b>87,978.82</b>	<b>238,435.00</b>	<b>-150,456.18</b>	<b>36.90 %</b>
<b>DISTRICT IDENTITY</b>				
Event Expenses		5,721.00	-5,721.00	
Car Show & Concert Expense				
Event Insurance	253.66		253.66	
<b>Total Car Show &amp; Concert Expense</b>	<b>253.66</b>		<b>253.66</b>	
Stockton Cruise Night Expense	304.00		304.00	
Taste of the Mile Expense				
Advertising	67.82		67.82	
Memorabilia	484.84		484.84	
Rentals	2,671.90		2,671.90	
Square Merchant Processing	266.26		266.26	
<b>Total Taste of the Mile Expense</b>	<b>3,490.82</b>		<b>3,490.82</b>	
<b>Total Event Expenses</b>	<b>4,048.48</b>	<b>5,721.00</b>	<b>-1,672.52</b>	<b>70.77 %</b>
Marketing & Advertising	935.00	12,800.00	-11,865.00	7.30 %

	Actual	Budget	over Budget	% of Budget	Total
Social Media Contractor	7,500.00	18,000.00	-10,500.00	41.67 %	
Website & Email Services	695.77	832.00	-136.23	83.63 %	
<b>Total DISTRICT IDENTITY</b>	<b>13,179.25</b>	<b>37,353.00</b>	<b>-24,173.75</b>	<b>35.28 %</b>	
<b>DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>					
Contract Management Services	25,799.97	54,140.00	-28,340.03	47.65 %	
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		
Google Workspace	127.65		127.65		
Office printing	36.79		36.79		
Phone & Internet Service	230.82		230.82		
QuickBooks	235.00		235.00		
<b>Total Office/General Administrative</b>	<b>974.75</b>	<b>2,500.00</b>	<b>-1,525.25</b>	<b>38.99 %</b>	
Professional Fees					
Bookkeeping	2,705.00	6,300.00	-3,595.00	42.94 %	
CPA	3,319.72		3,319.72		
Legal		1,500.00	-1,500.00		
<b>Total Professional Fees</b>	<b>6,024.72</b>	<b>7,800.00</b>	<b>-1,775.28</b>	<b>77.24 %</b>	
Storage Lease	1,200.00	600.00	600.00	200.00 %	
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	<b>34,348.22</b>	<b>78,962.00</b>	<b>-44,613.78</b>	<b>43.50 %</b>	
Other Business Expenses	71.49		71.49		
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00		
<b>Total Expenditures</b>	<b>135,577.78</b>	<b>362,221.00</b>	<b>-226,643.22</b>	<b>37.43 %</b>	
<b>NET OPERATING REVENUE</b>	<b>156,124.60</b>	<b>0.00</b>	<b>156,124.60</b>	<b>0.00%</b>	
<b>OTHER REVENUE</b>					
DORRIS PLACE INCOME					
CAM Reimbursements	3,663.95		3,663.95		



	Actual	Budget	over Budget	Total % of Budget
Lease Income	11,967.68		11,967.68	
<b>Total DORRIS PLACE INCOME</b>	<b>15,631.63</b>		<b>15,631.63</b>	
GRANT INCOME (\$3.1M)	993,339.35		993,339.35	
<b>Total Other Revenue</b>	<b>1,008,970.98</b>	<b>0.00</b>	<b>1,008,970.98</b>	<b>0.00%</b>
<b>OTHER EXPENDITURES</b>				
<b>DORRIS PLACE</b>				
Dorris Place Acquisition Costs	9,806.48		9,806.48	
Dorris Place Outside Services	6,085.00		6,085.00	
Dorris Place Repairs & Maintenance	3,783.19		3,783.19	
Dorris Place Utilities	1,455.56		1,455.56	
Maintenance Substation				
CRM	4,995.00		4,995.00	
<b>Total Maintenance Substation</b>	<b>4,995.00</b>		<b>4,995.00</b>	
Property Taxes	4,705.32		4,705.32	
<b>Total DORRIS PLACE</b>	<b>30,830.55</b>		<b>30,830.55</b>	
<b>Total Other Expenditures</b>	<b>30,830.55</b>	<b>0.00</b>	<b>30,830.55</b>	<b>0.00%</b>
<b>NET OTHER REVENUE</b>	<b>978,140.43</b>	<b>0.00</b>	<b>978,140.43</b>	<b>0.00%</b>
<b>NET REVENUE</b>	<b>\$1,134,265.03</b>	<b>\$0.00</b>	<b>\$1,134,265.03</b>	<b>0.00%</b>

## A/P Aging - Authorized Bill Pay

As of May 31, 2025

	Current	1 and over	Total
Calidad Services, Inc.	4,580.00	16,579.86	21,159.86
CalWater	51.71		51.71
City of Stockton (Cruise Night PD)		1,121.70	1,121.70
City of Stockton (Sewer)		120.35	120.35
Downtown Stockton Alliance (Maintenance Ambassador )	6,346.25		6,346.25
Downtown Stockton Alliance, Inc. (Security Ambassador)	6,247.51		6,247.51
Emily Henderson	525.00		525.00
Federico Chavez	625.00		625.00
Katie Siegfried	1,500.00		1,500.00
LDA Partners		1,000.00	1,000.00
MMK Group, Inc.	5,000.00		5,000.00
Nestor Castillo	895.00		895.00
Preszler Plumbing		199.31	199.31
Zen VoIP	29.13		29.13
<b>TOTAL</b>	<b>\$25,799.60</b>	<b>\$19,021.22</b>	<b>\$44,820.82</b>

# Bank Account Activity

May 2025

Date	Transaction Type	Num	Name	Memo/Description	Account	Split	Debit	Credit	Balance
<b>F&amp;M Certificate of Deposit x0823</b>									
Beginning Balance									
05/15/2025	Deposit		F&M Bank - V		F&M Certificate of Deposit x0823	NON-ASSESSED INCOME-Interest Income	\$381.83		22,000.00
<b>Total for F&amp;M Certificate of Deposit x0823</b>									
<b>F&amp;M Checking x0801</b>									
Beginning Balance									
05/02/2025	Check	12684	City of Stockton -V	Special event permit 12684	F&M Checking x0801	DISTRICT MANAGEMENT & ADMINISTRATION:License and Permits		\$55.00	14,194.85
05/05/2025	Expenditure		Google	APPS.COMME GOOGLE MIRACLE MILE COMMUNITY	F&M Checking x0801	DISTRICT MANAGEMENT & ADMINISTRATION:Office General Administrative:Google Workspace		\$14.40	14,139.85
05/07/2025	Bill Payment (Check)	200049	CalWater		F&M Checking x0801	Accounts Payable (A/P)		\$155.13	14,125.45
05/09/2025	Bill Payment (Check)	200058	Zen VoIP		F&M Checking x0801	Accounts Payable (A/P)		\$29.13	13,970.32
05/09/2025	Bill Payment (Check)	200057	Kemper CPA Group, LLP		F&M Checking x0801	Accounts Payable (A/P)		\$1,058.72	13,941.19
05/09/2025	Bill Payment (Check)		City of Stockton (Sewer)		F&M Checking x0801	Accounts Payable (A/P)		\$209.94	12,882.47
05/09/2025	Bill Payment (Check)		City of Stockton (Sewer)		F&M Checking x0801	Accounts Payable (A/P)		\$187.00	12,672.53
05/09/2025	Bill Payment (Check)	200050	Kemper CPA Group, LLP		F&M Checking x0801	Accounts Payable (A/P)		\$1,336.00	12,485.53
05/09/2025	Bill Payment (Check)	200046	KPD Real Estate & Advisory Services		F&M Checking x0801	Accounts Payable (A/P)		\$1,750.00	11,149.53
05/09/2025	Bill Payment (Check)	200047	KPD Real Estate & Advisory Services		F&M Checking x0801	Accounts Payable (A/P)		\$1,750.00	9,399.53
05/09/2025	Bill Payment (Check)	200053	Federico Chavez		F&M Checking x0801	Accounts Payable (A/P)		\$625.00	7,649.53
05/09/2025	Bill Payment (Check)	200054	Calidad Services, Inc.		F&M Checking x0801	Accounts Payable (A/P)		\$3,565.00	7,024.53
05/09/2025	Bill Payment (Check)	200056	Emily Henderson		F&M Checking x0801	Accounts Payable (A/P)		\$525.00	3,459.53
05/09/2025	Bill Payment (Check)	200055	Katie Siegfried		F&M Checking x0801	Accounts Payable (A/P)		\$1,500.00	2,934.53
05/09/2025	Transfer			WITHDRAWAL WITHDRAWAL	F&M Checking x0801	F&M Money Market x0802	\$35,000.00		1,434.53
05/09/2025	Bill Payment (Check)	200060	Downtown Stockton Alliance (Maintenance Ambassador )		F&M Checking x0801	Accounts Payable (A/P)		\$6,346.25	36,434.53
05/09/2025	Bill Payment (Check)	200059	Downtown Stockton Alliance, Inc. (Security Ambassador)		F&M Checking x0801	Accounts Payable (A/P)		\$6,431.25	30,088.28
05/13/2025	Expenditure		Pacific Gas & Electric	WEB ONLINE PGANDE WEB XXXXXXXXX042625	F&M Checking x0801	DORRIS PLACE:Dorris Place Utilities		\$33.11	23,657.03
<b>Total for F&amp;M Checking x0801</b>									
							<b>\$381.83</b>		<b>23,623.92</b>

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Date	Transaction Type	Num	Name	Memo/Description	Account	Split	Debit	Credit	Balance
05/15/2025	Expenditure		Factory Price Jewelry	DBT CRD 0953 19249622 SP FACTORYPRICEJEWELRY FACTORYPRICEJCO C# 6344 DBT CRD 0953 05/15/25 19249622 SP FACTORYPRICEJEWELRY FACTORYPRICEJCO C# 6344	F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense Memorabilia		\$484.84	23,139.08
05/16/2025	Bill Payment (Check)	200062	Downtown Stockton Alliance, Inc. (Security Ambassador)	DBT CRD 0953 26400069 A & J RENTAL PORTABLES LODI CA C# 6344 DBT CRD 0953 05/16/25 26-00069 A & J RENTAL PORTABLES LODI CA C# 6344	F&M Checking x0801	Accounts Payable (A/P)		\$455.00	22,684.08
05/16/2025	Expenditure		A&J Rental Portables		F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Stockton Cruise Night Expense		\$45.00	22,639.08
05/19/2025	Bill Payment (Check)	12687	Central Valley Hardware		F&M Checking x0801	Accounts Payable (A/P)		\$3,558.85	19,080.23
05/19/2025	Bill Payment (Check)		MMK Group, Inc.		F&M Checking x0801	Accounts Payable (A/P)		\$5,000.00	14,080.23
05/20/2025	Expenditure		Standard Event Rentals	DBT CRD 0953 19641846 STANDARD EVENT RENTALS 120- 95241966 CA C# 6344 DBT CRD 0953 05/20/25 19641846 STANDARD EVENT RENTALS 120- 95241966 CA C# 6344	F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense:Rentals		\$1,521.00	12,559.23
05/21/2025	Expenditure		Consumer Cellular	DDA B/P 0953 75797218 CONSUMER CELLULAR INC 800- 6864460 OR C# 6344 DDA B/P 0953 05/21/25 75797218 CONSUMER CELLULAR INC 800- 6864460 OR C# 6344	F&M Checking x0801	DISTRICT MANAGEMENT & ADMINISTRATION:Office General Administrative:Phone & Internet Service		\$32.12	12,527.11
05/21/2025	Expenditure		The Lavatory	DBT CRD 0953 56506107 THE LAVATORY 559-7096256 CA C# 6344 DBT CRD 0953 05/21/25 56506107 THE LAVATORY 559- 7096256 CA C# 6344	F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense:Rentals		\$1,150.90	11,376.21
05/21/2025	Expenditure		Republic Services #208	RSBILLPAY REPUBLICSERVICES WEB XXXXXXXX5506	F&M Checking x0801	CIVIL SIDEWALK:Enhanced Service Programs:Waste Management		\$860.39	10,515.82
05/22/2025	Receipt	1029	Geni Bo		F&M Checking x0801	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Ticket Sales	\$250.00		10,765.82
05/23/2025	Bill Payment (Check)	20049-A	Jeffrey Gamboni Landscape Architect		F&M Checking x0801	Accounts Payable (A/P)		\$54.48	10,711.34
05/23/2025	Bill Payment (Check)	20049-B	Jeffrey Gamboni Landscape Architect		F&M Checking x0801	Accounts Payable (A/P)		\$202.94	10,508.40
05/23/2025	Bill Payment (Check)	20051	Kleerview Professional Services	Window cleaning	F&M Checking x0801	Accounts Payable (A/P)		\$85.00	10,423.40
05/27/2025	Expenditure		Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 0959 15883463 ON-LINE PRINTING & GRA LODI CA C# 4987 DBT CRD 0959 05/25/25 15883463 ON-LINE PRINTING & GRA LODI CA C# 4987	F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense:Advertising		\$28.93	10,394.47
05/27/2025	Expenditure		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	F&M Checking x0801	DORRIS PLACE:Dorris Place Utilities		\$70.96	10,323.51
05/28/2025	Deposit			REAL TIME PAYMENT CREDIT RTP DEPOSIT FROM SQUARE	F&M Checking x0801	-Split-	\$3,212.66		13,536.17

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Date	Transaction Type	Num	Name	Memo/Description	Account	Split	Debit	Credit	Balance
05/28/2025	Deposit		Jeff Tokunaga, CPCU		F&M Checking x0801	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$100.00		13,636.17
05/28/2025	Deposit		The Pride Center		F&M Checking x0801	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$2,000.00		15,636.17
05/28/2025	Expenditure		Square		F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense Square Merchant Processing		\$103.92	15,532.25
05/30/2025	Expenditure		Gary Fonseca, Jr. DBA Online Printing and Graphics	Flyers	F&M Checking x0801	DISTRICT IDENTITY:Event Expenses:Taste of the Mile Expense:Advertising		\$33.51	15,498.74
05/30/2025	Expenditure		Country Club Hardware	Keys and tape for flyers	F&M Checking x0801	-Split-		\$24.72	15,474.02
05/30/2025	Expenditure		A1 Exterminators	One time service, and one follow up	F&M Checking x0801	DORRIS PLACE:Dorris Place Repairs & Maintenance		\$205.00	15,269.02
<b>Total for F&amp;M Checking x0801</b>							<b>\$40,562.66</b>	<b>\$39,488.49</b>	
<b>F&amp;M Money Market x0802</b>									
Beginning Balance									
05/01/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800		\$7,489.46	9,989.46
05/02/2025	Deposit		Lawrence M Knapp, Inc.	DEPOSIT	F&M Money Market x0802	-Split-	\$3,382.79		2,500.00
05/05/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800		\$3,382.79	5,882.79
05/08/2025	Deposit		University Of The Pacific		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$5,000.00		2,500.00
05/08/2025	Deposit		Jeffrey Gamboni Landscape Architect		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship			7,500.00
05/09/2025	Transfer			WITHDRAWAL WITHDRAWAL	F&M Money Market x0802	F&M Checking x0801	\$2,000.00	\$35,000.00	9,500.00
05/09/2025	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	F&M Sweep x0800	\$28,000.00		-25,500.00
05/20/2025	Receipt	1031	Fredonyer Land Co., Inc.		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$2,000.00		2,500.00
05/20/2025	Payment		City of Stockton - Economic Development		F&M Money Market x0802	Accounts Receivable (A/R)	\$23,628.20		4,500.00
05/20/2025	Deposit		County of San Joaquin		F&M Money Market x0802	-Split-	\$96,140.21		28,126.20
05/20/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800		\$2,000.00	124,268.41
05/21/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800		\$119,768.41	122,268.41
									2,500.00

Date	Transaction Type	Num	Name	Memo/Description	Account	Split	Debit	Credit	Balance
05/27/2025	Deposit		CTS Properties		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$1,000.00		3,500.00
05/27/2025	Deposit		Annette & John Precissi		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$1,250.00		4,750.00
05/27/2025	Payment		KPD Real Estate & Advisory Services		F&M Money Market x0802	Accounts Receivable (A/R)	\$1,250.00	\$3,500.00	6,000.00
05/27/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800			2,500.00
05/29/2025	Deposit		5609 J LLC Bradley Chipp		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$2,000.00		4,500.00
05/29/2025	Deposit		Tina & Clem Wells		F&M Money Market x0802	NON-ASSESSED INCOME:Event Income:Event - Taste of the Mile:Event - Taste of the Mile - Sponsorship	\$2,000.00		6,500.00
05/29/2025	Payment		Stockton Port District		F&M Money Market x0802	Accounts Receivable (A/R)	\$2,000.00		8,500.00
05/30/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	F&M Sweep x0800		\$4,000.00	4,500.00
Total for F&M Money Market x0802							\$169,651.20	\$175,140.66	
F&M Sweep x0800									
Beginning Balance									
05/01/2025	Expenditure		F&M Bank - V		F&M Sweep x0800	F&M Money Market x0802	\$7,489.46		90,904.67
05/05/2025	Expenditure		F&M Bank - V		F&M Sweep x0800	F&M Money Market x0802	\$3,382.79		98,394.13
05/09/2025	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	F&M Money Market x0802		\$28,000.00	101,776.92
05/20/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	F&M Money Market x0802	\$2,000.00		73,776.92
05/21/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	F&M Money Market x0802	\$119,768.41		75,776.92
05/27/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	F&M Money Market x0802	\$3,500.00		195,545.33
05/30/2025	Expenditure		F&M Bank - V	3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	F&M Money Market x0802	\$4,000.00		199,045.33
Total for F&M Sweep x0800							\$140,140.66	\$28,000.00	203,045.33
TOTAL							\$350,796.35	\$242,628.15	

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 3.1  
Consent Item**

**Recommended Action  
Approve Design Authority for Renovations at the Annex on  
Bedford Road (the 250 Dorris Place property) as follows:**

**The board authorizes the Asset Management Committee to make decisions related to necessary design changes at the Annex provided the committee is constrained by board approved funding levels and that decisions are reported regularly to the full board.**

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 3.2  
Consent Item**

**Recommended Action  
Approve Suspending the Use of Calidad Loudspeakers and DSA Safety Ambassadors to  
Disperse Individuals Loitering Near Caldwell Park.**

Since implementing security camera monitoring, after-hours calls for service and overall activity at Caldwell Park have increased significantly. The current practice of dispersing loiterers has led to individuals relocating across the street to nearby businesses resulting in property damage and ongoing disturbances. Temporarily suspending the use of loudspeakers and safety ambassadors for this purpose will allow time to reassess the approach and minimize unintended negative impacts on neighboring properties.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 3.3  
Consent Item**

**Recommended Action  
Approve Expenses Related to 250 Dorris Place for May 2025**

Attached are the expenses related to the management of the property at  
250 Dorris Place for May 2025.

**Expenses for May 2025: 250 Dorris Place**

- PG&E - Awaiting current bill; amount not yet available
- Cal Water: \$52
- City of Stockton Sewer service: \$120
- Cleaning service - Federico Chavez: \$625
- Waste management: \$71
- Preszler Plumbing: \$200

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 4.1  
Action Item**

**Recommended Action  
Approve Cruise Night Committee's Recommendation Regarding  
Cruise Nights.**

An ad hoc Cruise Nights Committee met on May 28 to discuss and assess the Cruise Night held on May 15, 2025. Minutes of that meeting are attached.

The committee voted unanimously to recommend that the MMCID Board of Directors suspend Cruise Nights immediately and until further notice.

Due to the MMCID's inability to comply in a timely manner with the expense of additional expectations for security imposed by Stockton PD (additional patrol officers and six additional security guards) as a requirement for the event permit, the June 19 Cruise Night is effectively cancelled.



**Miracle Mile Community Improvement District**  
**Cruise Nights Committee**  
**Wednesday, May 28 at 4:00 pm**

**250 Dorris Place**

**Cruise Nights Committee Members**

Clem Lee, Chair  
Kevin Dougherty  
Jeff Gamboni  
Manuel Guizar  
Jovie Lor  
Juanita Pasley  
John Precissi  
Lisa Whirlow

*subject to additional members*

MMCID Executive Director  
Kailani Haro

**AGENDA**

**Minutes of the Meeting**

1. Call to Order  
**4:04 pm**
2. Welcome, Roll Call, Introductions, and Purpose of The Committee  
**MMCID Cruise Nights Committee Members Present: Dougherty, Gamboni, Lee, Lor, Pasley, Precissi, Whirlow**

**Community Members Present: Darla Stevens (Avenue Coin), Gambino (Galleria Frame Shop), Sherry Fisher (Miracle Mile neighbor), Rich Ladd (With Garden Flair), Jeff Gibson (With Garden Flair), Kevin Hernandez (The Ave), Mario Enriquez (Stockton City Councilmember), Louie Duarte (Miracle Mile neighbor), Zenet Negrón (Miracle Mile neighbor)**

**The chair presented a brief overview of the purpose of the committee and the purpose of this meeting. He also stipulated that the meeting was intended to conclude in an hour.**

3. Public Comments  
*Public comments are limited to three minutes.*  
**Each of the community members (listed above) spoke. While they were generally in favor of a wholesome, family-oriented event on the Mile, the consensus was that problems associated with Cruise Night strongly outweighed any benefits. Executive Director Kailani Haro and various members of the committee responded to questions and concerns when appropriate. Among the problems discussed:**
  - **loud music**
  - **alcohol consumption on the streets and public intoxication**
  - **the event continues long past the designated ending time**
  - **illegal parking or early parking preventing customers' access to businesses**



- food, drink, and alcohol until late
- public urination
- vandalism
- vandalism
- an unsafe environment the later the event goes
- traffic on side streets: safety concerns and access problems for residents

The chair read an email from Marci Waller echoing many of the previously stated concerns. She also highlighted the fact that traffic and parking problems extended as far north as Regent Court and that emergency vehicles have difficulty passing through.

The overriding concern was that the event was not safe.

Councilmember Mario Enriquez indicated he had been in attendance. He acknowledged the problems discussed by community members and indicated he hoped solutions could be found to create a safer event. He also affirmed his trust in the MMCID Board of Directors to take appropriate action on the matter of Cruise Nights.

#### 4. Topics for Discussion

##### a. Review of Board Action in January Relative to Cruise Nights

The committee reviewed the board's action in January that established the MMCID as the conduit for funding for Cruise Nights as the MMCID cannot afford the event on its own. The board didn't officially embrace Cruise Nights as a MMCID sponsored event, but along with its role with funding the MMCID has assumed operational oversight.

##### b. Assessment of Cruise Night: May 15, 2025

MMCID committee members weighed in as follows:

Juanita Pasley appreciated the turnout of business owners and community members. She feels she has long endured the negative aspects of the event already discussed and including a near assault, and she is not a fan of Cruise Nights.

Lisa Whirlow discussed efforts to improve the overall event environment by inviting non-profits to participate. She also raised the implications for the MMCID's already challenging insurance circumstances.

Jovie Lor stated that safety must be the primary focus and that doesn't support the continuation of the event.

Jeff Gamboni addressed Stockton PD's request that we double the police presence (that we pay for) and that we can't afford that. He echoed the concern about public drunkenness, and he stated that the event should be suspended.

Kevin Dougherty agreed with his colleagues and stated he was all for suspending the event.

John Precissi also agreed with the consensus of the group noting that it's almost impossible to make everyone happy.

Clem Lee stated that the first two hours of the event can't be extracted from the later hours of the event. He felt that there is not regard for law and order during the first two hours – which he referred to as no harm, no foul regarding laws and rules - which leads to the problems later. As a fiduciary he felt his duty was to do what was best for the district and the greater Miracle Mile neighborhood.

Agenda items 4c, 4d, and 4e were skipped in the interest of time.

##### c. Budget:

- Targeted Donations
  - Other Sponsorships
  - Expenses: Per Event and Total Expected for Six Events
- d. SPD Request for the Mile to Provide Additional Police Presence
  - e. Cruise Nights Moving Forward
5. Recommendations for Action to the MMCID Board of Directors  
*recommendation(s) at the committee's pleasure*  
**Motion by Lee/Pasley: Recommend that the MMCID Board of Directors suspend Cruise Nights immediately and until further notice.**  
**Aye: (7) Dougherty, Gamboni, Lee, Lor, Pasley, Precissi, Whirlow**  
**No: (0) none**  
**Abstain: (0) none**
6. Committee Members Comments  
**There were no additional comments from members of the committee.**
7. Next Meeting: **TBD**
8. Adjournment  
**5:11 pm**

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 4.2  
Action Item**

**Recommended Action  
Approve Bid for Tenant Improvements at 250 Dorris Place.**

The MMCID received two contractor proposals in response to its RFP for tenant improvements to the district's newly acquired property at 250 Dorris Place. The Asset Management Committee reviewed and compared the bids, and, after careful consideration, unanimously selected TJS Designs as the preferred contractor.

Bids are attached.

## 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

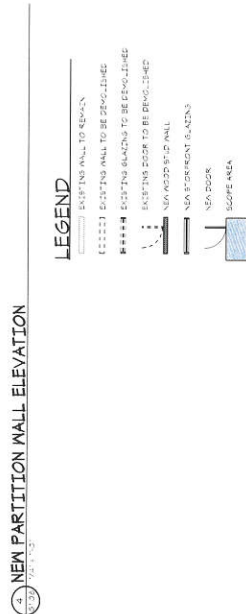
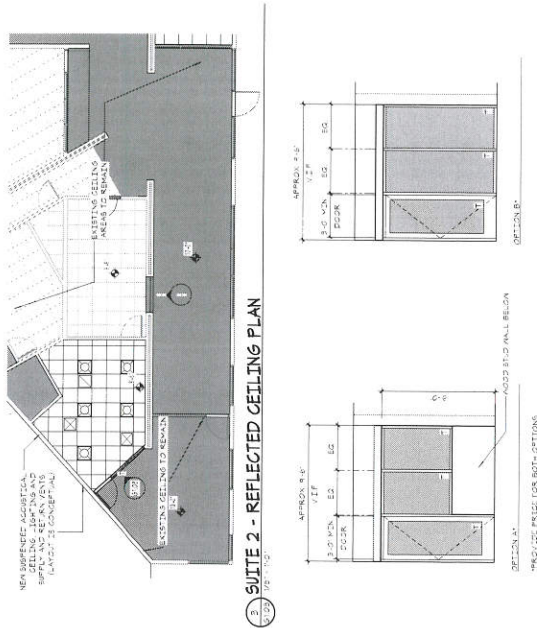
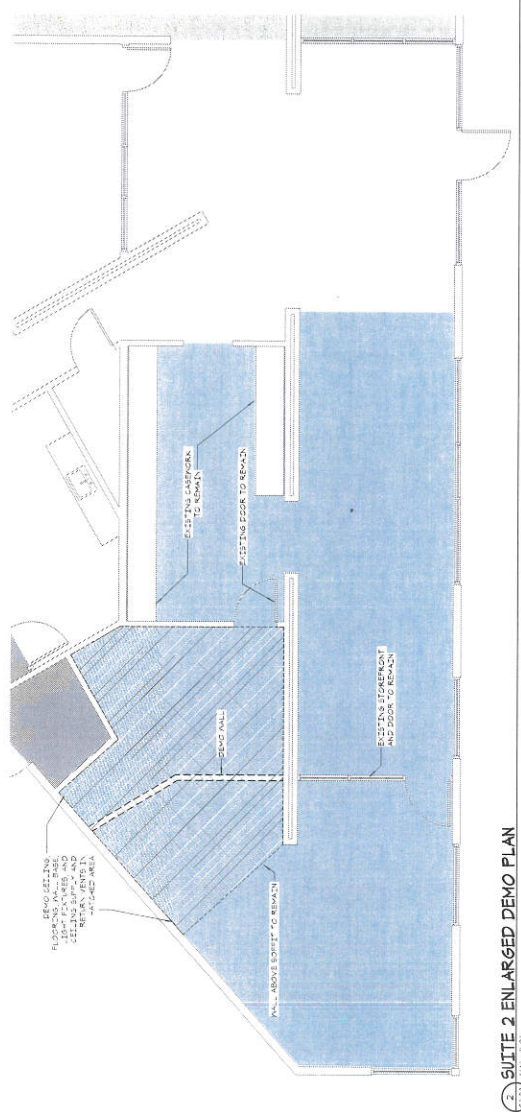
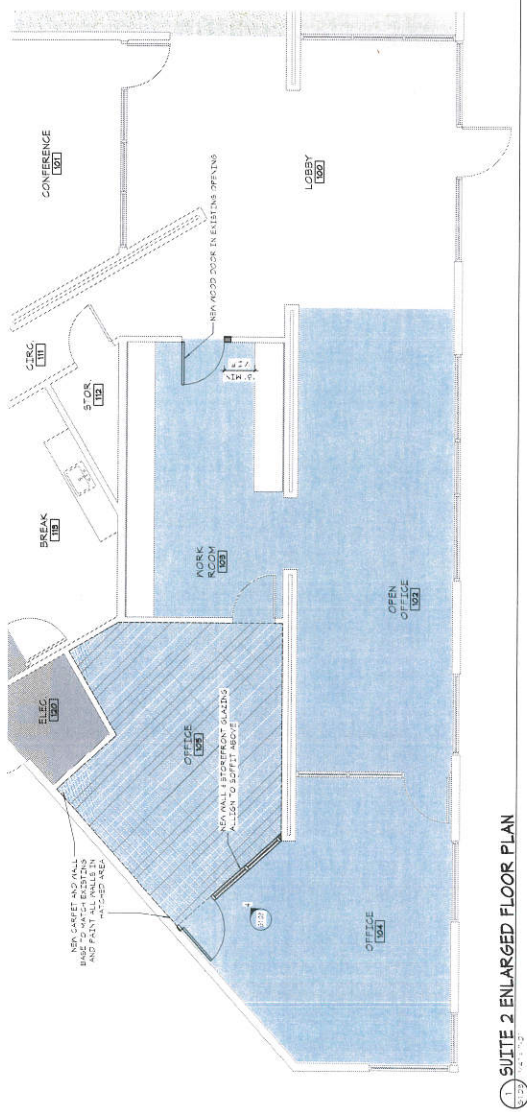
- 3.1 Preparing City Building permit application. Prepare permit document packages, including documents prepared by others.
- 3.2 Submit permit applications. Retrieve City and County comments; distribute to appropriate consultants.
- 3.3 Revise architectural documents in response to building department 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.



- [illegible]





Friday, May 30, 2025

## **Construction Budget Proposal**

**Project #:** 11535-MSC

**Project Name:** 230 Dorris Place TI

**Site Address:** 230 Dorris Place Stockton CA. 95204

**Client:** Kevin Dougherty | First Commercial Real Estate

**Builder:** Haggerty Construction, Inc.

The following is a Construction Budget 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 information provided for this project, and through our process have determined the following items of work to be recommended, as provided in Section 1 through 6 of this evaluation.

### **Section 1 – Scope of Work**

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

### **Section 2 – Inclusions**

#### **Demolition –**

- ♦ Walls: Remove all partition walls marked for demolition
- ♦ Ceiling: Remove existing ceiling, and associated support framing. Remove HVAC supply and return diffusers. Remove all ceiling light fixtures
- ♦ Flooring & Base: Remove all existing flooring and cove base in demo areas
- ♦ Doors and Glazing: Remove interior doors, storefront glazing, and doors as marked
- ♦ Electrical: Remove fixtures, switches, and power/data devices in demo zones
- ♦ Mechanical: Remove ceiling HVAC grilles/diffusers and duct transitions





### Wood Framing –

- ◆ New Partition Walls: Construct new wood stud partition walls per floor plan
- ◆ Fire-blocking every 10'-0" vertically and horizontally
- ◆ Haggerty assumes framing the existing soffit above new proposed storefront system to be reconfigured for a "bulkhead" type application as the remaining ceiling will be demolished for acoustical ceiling system
- ◆ Frame opening to accept new wood door in existing opening

### Electrical –

- ◆ Provide electrical safe off and relocate as necessary
- ◆ Provide and install (1) new 120v receptacle (location TBD)
- ◆ Provide and install (1) data ring and string (location TBD)
- ◆ Relocate (4) existing 2'x2' light fixtures with switch as required

### Storefront System –

- ◆ Provide and install interior storefront and glass per plan, Storefront material will be 1 ¾" x 4 ½" Clear anodized aluminum with ¼" Clear tempered glass with 3/0 x 8/0 Door Frame
- ◆ "Option B" per plan detail 4 G1.08 included in base budget proposal total

### Drywall Installation –

- ◆ Provide and install gypsum board, tape, top and texture to match existing texture finish at bulk head, door frame, and all required patches from demising wall demolition

### Acoustical Ceiling –

- ◆ Provide and install the suspended acoustic ceiling system using a white 2' x 2' exposed 15/16" type suspension system with white 2' x 2' x 1/2" Rockfon Pacific #260RF tegular lay-in type ceiling panels as per plans
- ◆ Provide and install (10) safety slack wires for light fixtures

### HVAC-

- ◆ Provide labor and materials necessary to modify and relocate HVAC supply and return ducting per plan







### Interior Painting –

- ♦ Provide labor and materials necessary to apply (1) coat of finish to all properly prepared paint grade surfaces
- ♦ Paint manufacturer, colors, sheens, and locations shall be approved prior to painting
- ♦ Touch up the project and leave touch up paint prior to the project completion
- ♦ Products to be used: Sherwin Williams Promar 200
- ♦ Locations to be Painted: Interior: Prime and paint gyp board walls as per plans.

### Doors & Frames –

- ♦ Provide and install (1) 3/0X8/0 1-3/4 S-20NL PSW MAPLE, CLEAR FINISH, 161 PREP, 345 HINGE, THRU BOLTS, 24X64 LITE CUTOUT, WOOD GLAZING BEAD, RH with SCHLAGE ND53PD RHO 626 ENTRY LEVER at storefront opening
- ♦ Provide and install (1) WESTERN INTEGRATED 4-7/8 THROAT 3/0X8/0 ALUMINUM FRAME, CLEAR ANODIZED, ASA STRIKE, 345 HINGE, WIM STANDARD HARDWARE LOCATIONS, CUT NET, 302 TRIM, RH with SCHLAGE ND53PD RHO 626 ENTRY LEVER and ROCKWOOD 441 US26D 1-1/8" LOW DOME STOP

### Flooring-

- ♦ Provide and install approximately 1,200 Sq Ft of 24"x 24" commercial grade carpet tiles and approximately 300 Ln Ft of 4" rubber cove base to new office space per plan (colors/pattern TBD)
- ♦ Provide and install all necessary transitions at doorways

### Final Interior Clean –

- ♦ Provide full interior clean of newly constructed office space and any associated construction debris upon project completion





### ❖ Section 3 – Exclusions

- ❖ Permit & Bond fees / Design Documents
- ❖ Site work not specified within
- ❖ Existing building / concrete slab repairs not specified within
- ❖ Separation / upgrade of utilities including meters / sub-meters
- ❖ Fire alarm / data / roofing / racking / fans / lockers
- ❖ Structural modifications not specified within
- ❖ Removal / relocation / moving / installation of tenant equipment, furniture & loose items not specified within
- ❖ Overtime / holiday work
- ❖ All Title 24 / utility upgrades / ADA improvements not specified within
- ❖ Construction Phasing
- ❖ Service / replacement of existing Fire Extinguishers / Air Balancing
- ❖ Tenant signage / monument signs
- ❖ Testing, 3<sup>rd</sup> party inspections, surveying
- ❖ Handling of hazardous materials
- ❖ Repairs to inaccessible area
- ❖ Moisture testing / problems
- ❖ MEPS not specified within
- ❖ Any work not listed in the above inclusions.

### ❖ Section 4 – Clarifications

This evaluation and the amount of this Budget Proposal is based on the provided site visit and scope of work to date. Additionally, that there are no other known or unknown documentation that is relevant to this project. We assume all existing utilities are of adequate size and in good working order.

Many assumptions have been made in the proposed total cost within this Budget Proposal. Added costs may arise upon completion of design and the plans being approved by the AHJ if required. Haggerty recommends that the owner carry a 10% contingency on top of this budget proposal for unforeseen items.





**\*\*The proposed sum above is valid for (30) 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.**

**Construction Budget is based on Prevailing Wage rates for all divisions of work associated to the project requirements**

- ❖ **Section 5 – Schedule of Values**
  - ❖ See attached Estimate breakdown

❖ **Section 6 – Alternates**

Alternate #1: "Option #1" at office storefront to frame in, drywall and finish pony wall per plan detail  
4 G1.08 +\$1200.00 Initial: \_\_\_\_\_

**Construction Budget Total \$ 64,811.00**

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: \_\_\_\_\_

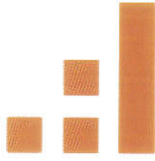
**CLIENT**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**BUILDER: Haggerty Construction, Inc.**



56



# HAGGERTY

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

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

## Estimate

**ESTIMATE #**

11535

**DATE**

05/30/2025

**PO #**

### CUSTOMER

First Commercial Real Estate & Commercial Services  
2920 Pacific Ave  
Stockton, California, 95204-3638

### SERVICE LOCATION

230 Dorris Pl  
Stockton, California, 95204-5253

### JOB NAME

PW - Office TI

## Estimate

Description	Qty	Rate	Total
Haggerty Project Manager Labor	10.00	\$105.00	\$1,050.00
Haggerty Superintendent Labor	60.00	\$90.00	\$5,400.00
24119 Selective Interior Demolition	1.00	\$5,120.00	\$5,120.00
Haggerty Dumpster Haggerty Dumpster/Disposal	1.00	\$1,500.00	\$1,500.00
61100 Wood Framing	1.00	\$2,200.00	\$2,200.00
Electrical	1.00	\$7,480.00	\$7,480.00
84300 Storefronts	1.00	\$5,275.00	\$5,275.00
Drywall Installation Install, Tape, Top, Texture to Match	1.00	\$4,290.00	\$4,290.00
95100 Acoustical Ceilings	1.00	\$3,366.00	\$3,366.00
HVAC HVAC	1.00	\$3,850.00	\$3,850.00
99123 Interior Painting	1.00	\$2,635.00	\$2,635.00
81000 Doors and Frames	1.00	\$7,750.00	\$7,750.00
96000 Flooring	1.00	\$6,600.00	\$6,600.00
17423 Final Cleaning	1.00	\$1,650.00	\$1,650.00

13000 Administrative Requirements	1.00	\$750.00	\$750.00
507200 General Conditions	1.00	\$5,895.00	\$5,895.00
SCOPE OF WORK			

**Estimate Total:** **\$64,811.00**





TJS Design Build  
(209) 406-9641  
3729 S. Merrimac Circle  
Stockton, CA 95219

Prepared For  
Kevin Dougherty  
First Commercial Real Estate and  
Advisory Services  
2920 Pacific Avenue  
Stockton, CA 95204

Estimate Date  
06/07/2025

Estimate Number  
0000230

Reference  
230 Dorris Place -  
Tenant Improvement

Description	Rate	Qty	Line Total
<b>Demolition</b> - Remove the existing carpet and adhesive in area of work. - Cut and remove the existing non-structural "Cross T's" from the T-bar ceiling closest to the partition wall that will be removed. Take care to protect the structural "main runner" supports. - Remove and store all existing 2x4 ceiling tiles in the area of work. - Remove and return to the building owner all 6" can lights in the area of work. - Remove all existing electrical wiring in the plenum space in the area of work as required. - Remove the existing partition wall per architect's drawing. - Remove the existing drywall ceiling and framing in Office 104 in the area of work only. The existing soffit wall to remain. - Dispose of all debris at an approved dumping facility. - Price includes all labor, dumping, and trailer fees.	\$3,750.00	1	\$3,750.00
<b>T-Bar Ceiling Removal and Installation of New Grid and Tiles</b> - Splice into existing T-Bar ceiling grid as required to continue the same the same design/ pattern into the extended office space. - Provide and install new 2x4 ceiling tiles as required to infill new area of T-Bar ceiling grid. - Re-install the existing 2x4 ceiling tiles that were saved for re-installation during demolition. - Replace all "stained" or "compromised" ceiling tiles in area of work - Price includes all required labor and materials.	\$4,800.00	1	\$4,800.00
<b>Framing</b> - Contractor will provide and install framing lumber as required for miscellaneous tasks that could arise. - IF NO FRAMING TASKS ARISE, THIS LINE ITEM WILL BE REMOVED FROM THE ESTIMATE.	\$1,000.00	1	\$1,000.00
<b>Electrical</b>	\$4,350.00	1	\$4,350.00



- Provide and install (5) 2x2 LED troffer lights or 2x2 LED panel lights.
- Provide and install (2) outlets.
- All electric wiring will be 12/2 MC cable.
- All junction boxes, outlet boxes and miscellaneous electrical materials will be metal.
- Price includes all required labor and materials.

#### HVAC

\$3,875.00

1

\$3,875.00

- Provide and install HVAC materials (ducts, (2) supply registers, (1) ceiling return register and (1) wall return register.
- Install HVAC materials per architectural drawings and phone conversation with Kevin Dougherty. (flip flop architects register and return layout to utilize the superior HVAC return register on the Office 104 side per HVAC contractor's suggestion. Install a wall return register in the soffit wall per HVAC contractor's suggestion)
- Price includes all labor and materials.

#### Drywall + Texture

\$1,880.00

1

\$1,880.00

- Patch drywall as required where the ends of the partition wall were removed.
- Patch existing partition wall where drywall was removed to run electrical for (2) new outlets.
- Tape and texture the patches as required to match the existing walls in the room.
- Price includes all labor and materials.

#### Primer + Paint

\$2,150.00

1

\$2,150.00

- Prime walls where drywall patches occurred with a minimum of (1) coat of contractor provided primer.
- Paint all walls in new office space. (color to be selected by owner and provided by contractor.) Contractor will paint a minimum of (2) coats throughout new office space.
- Price includes all labor and materials.

#### Storefront Partition Wall

\$6,750.00

1

\$6,750.00

- Contractor will provide and install (1) clear anodized storefront with 1/4" clear tempered glass.
- Contractor will provide custom brake-metal to finish out the inside right jamb.
- Option 1 and Option 2 are the same price.
- DOORS AND INSTALLATION OF DOORS IS NOT INCLUDED.

#### Doors + Installation

\$4,050.00

1

\$4,050.00

- Contractor will provide and install (2) pre-hung 1-lite style door. Door will be fabricated out of solid wood. (See attached pdf for more door details)
- Contractor will sand and seal wood door with (2) coats of polyurethane finish (unless another finish is preferred by owner)
- Price includes all labor and materials.
- PRICE IS DEPENDENT ON FINAL DOOR SELECTION AND MAY VARY.

#### Carpet Installation

\$1,600.00

1

\$1,600.00

- Contractor will provide and install approximately 30 sq. yards of carpet to match the existing carpet in the building.
- Contractor will provide and install 6" rubber baseboards to match the existing baseboard in the building.

Subtotal	34,205.00
Tax	0.00
Estimate Total (USD)	\$34,205.00

#### Terms

While the General Contractor has done his due diligence in site visits and material research, there still can be unforeseen obstacles and delays which can result in additional costs. If such a scenario should arise, the General Contractor will consult the owner/ project manager for approval of additional costs and design before moving forward.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

**Agenda Item 4.3  
Action Item**

**Recommended Action  
Approve a Spending Limit of \$1,000 Upon the Concurrence of the President and the  
Executive Director Without Requiring Prior Board Approval.**

Attached are the expenses related to the management of the property at

Establishing a \$1,000 spending limit for the President allows for timely decision-making and the ability to address minor operational needs without waiting for full board approval. This flexibility is especially important for day-to-day expenses, time-sensitive opportunities, and unforeseen needs that may arise between meetings. Such expenses must be reported to the board at the earliest opportunity – probably the next regular board meeting. The action ensures smooth, timely operations while maintaining responsible oversight. Any spending beyond this threshold would still require board review and approval in the usual manner.