



**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, Melissa Grizzle, Manuel Guizar,  
Kevin Hernandez, Clem Lee, Tammy Nguyen, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

**Governing Board of Directors Meeting**

**Wednesday, April 8, 2026**

**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, April 5, 2026, 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**

**Action Packet page numbers depicted in bold red.**

- 1** Call to Order and Organization

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- 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
- 1.6 (A): Approval of Minutes of the Meeting: March 11, 2026 – *Juanita Pasley, Secretary (minutes provided in board action packet pages 4-9)*
- 1.7 (A): Finance Committee Report: Approval of MMCID Financials for March 2026 – *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet pages 10-25)*

## 2 Reports/Discussions Part 1

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- 2.1 (I): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4*
- 2.2 (I): City of Stockton - *Tina McCarty, Director of Economic Development*
- 2.3 (I): City of Stockton – *Mike McDowell, Assistant Director of Community Development*

## 3 Consent Items

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*Backup materials will be provided in the **Board Action Packet**.*

- 3.1 (C/A): Acknowledgement/Approval of Expenses for Real Property at 250 Dorris Place  
**p.26**
- 3.2 (C/A): Authorization of Executive Director to Contract for Log Design Work **p.27**

## 4 Action Items

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*Backup materials will be provided in the **Board Action Packet**.*

- 4.1 (A): Approval of Executive Director’s Evaluation for the Period of March 1, 2025 through February 28, 2026, and Acknowledgment that the Executive Director Met or Exceeded Expectations **p.28**
- 4.2 (A): Approval of Executive Director’s Performance Bonus **pp. 29-30**
- 4.3 (A): Consideration of Board Member Conduct and Community Engagement Standards and Approval of Action at the Board’s Discretion **pp. 31-32**
- 4.4 (A): Approval of Pole Banner Sponsorship Program **pp. 33-38**
- 4.5 (A): Approval of Adding a Christmas Parade to the 2026 Events Calendar – Conditional **p. 39**
- 4.6 (A): Approval of Recommendations Pertaining to Pawn Shop Application **pp. 40-42**

## 5 Reports / Discussions Part 2

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

- 5.1 (I): Executive Director’s Report – *Kailani Haro, Executive Director*
- 5.2 (I): Events and Promotions Committee – *Juanita Pasley, Chair*
- 5.3 (I): Governance and Bylaws Committee – *Clem Lee, Chair*
- 5.4 (I): Civil Sidewalks Committee – *Lisa Whirlow, Chair*
- 5.5 (I): Economic Development Committee – *Jeff Gamboni, Chair*
- 5.6 (I): \$20 Million Capital Improvement Ad Hoc Committee –  
*Jean Callahan and Kevin Dougherty, Co-Chairs*
- 5.7 (I): Asset Management Committee – *Kevin Dougherty Chair*

## 6 Adjournment

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- 6.1 (I): Governing Board Members’ Comments
- 6.2 (A): Adjournment of the Meeting

### **Upcoming 2026 Meetings: 4:00 pm, Conference Room at 250 Dorris Place**

May 13, June 10, July – no meeting, August 12, September 9, October 14, November 11 (subject to change due to Veterans Day), December 9

## **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 unless otherwise stipulated by action of the Board of Directors. 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.**

## MINUTES OF THE MEETING

Wednesday, March 11, 2026 at 4:00pm

Conference Room, 250 Dorris Place, Stockton, CA 95204

**PRESENT:** Kailani Haro, Juanita Pasley, Clem Lee (left 5:22pm), John Precissi, Rex Dhatt, Tammy Nguyen, Jeff Gamboni, Melissa Grizzle, Lisa Whirlow, Kevin Hernandez, Jean Callahan (left 5:42pm), Manuel Guizar, Kevin Dougherty (via Zoom, logged in 4:03pm)

**ABSENT:** Brian Wright

**GUESTS:** Mario Enriquez, Tina McCarty, Angela Rugani, Andy Lagomarsino, Carlos Villapudua, Tony Hermosillo

### **1 Call to Order and Organization –**

1.1 Welcome – Meeting called to order at 4:01pm by Jeff Gamboni, Board President.

1.2 Meeting Procedures - Posted 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. – Tony Hermosillo spoke in support of the tenant moving into the 2002 Pacific building. He said that Andy Lagomarsino has owned the property for three generations and is a great property owner. The business that is moving into that space is a high end establishment that has been open for 18 years and is looking to elevate their business and move to the Miracle Mile. They have a great track record as a business. Andy Lagomarsino spoke that he had looked into the business before he agreed to rent the space and found them to be reputable. He feels that this business would bring all different types of people to the Mile, it would bring jewelry sales and check cashing back. Angela added that they do not want a vacant building. The business has been vetted and they approved it as a family before agreeing to rent.

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. – Move to approve, move 3.4 and 4.1 to follow 1.5.

**MOTION to approve March 2026 agenda with amendments:**

**Motion:** Clem Lee **Second:** Rex Dhatt **Vote:** 12/0 **Abstentions:** 0

**Motion Approved with amendments**

3.4 (C/A): Approval of Letter Requesting Public Hearing and Comment – Application No. P26-0005 Proposed Pawn Shop – 2002 Pacific Avenue: Andy stated that he is limited as to what he can put into that building because of the tenants that live above the space. He wants to ensure that it is not a business that is open late or very loud. The tenants that are scheduled to come in is a business that is open six days a week, 10am-6pm (although he is not 100% sure they will keep these same hours here). Rex expressed concern that, while we do want the space rented, we do want to ensure that incoming businesses are a good fit to what we would like the Mile to ultimately look like.

**MOTION to approve the Mile’s formal request to the City of Stockton for a hearing:**

**Motion:** Jean Callahan **Second:** Kevin Hernandez **Vote:** 12/0 **Abstentions:** 0  
**Motion Approved**

4.1 (A): Approve the MMCID’s Position on Application No. P26-0005 Proposed Pawn Shop – 2002 Pacific Avenue – Kevin Hernandez asked the property owner (Lagomarsino) if he knew what the new business plans were for the outside, specifically if they would be wrapping the windows like their current business. He expressed that we need businesses to look professional and the window wraps are not conducive to what we want. Jean asked about the possibility of the tenant making a presentation of what the storefront would look like to the Board. Kailani asked the property owners could put a note in the lease that they have to approve storefront signage before they put it up. Andy Lagomarsino agreed to add a condition of “No wraps” to the tenants lease.

**MOTION to approve that the BOD take a neutral position:**

**Motion:** Clem Lee **Second:** Manuel Guizar **Vote:** 9/3 **Abstentions:** 0  
**Motion Approved**

1.6 (A): Approval of Minutes of the Meeting: February 11, 2026 – Juanita Pasley, *Board Secretary (minutes provided in board packet) –*

**MOTION to approve Minutes of February 11, 2026:**

**Motion:** Clem Lee **Second:** Kevin Hernandez **Vote:** 11/0 **Abstentions:** 1  
**Motion Approved**

1.7 (A): Finance Committee Report: Approval of MMCID Financials for February 2026- *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet) –* Regular expenditures apart from the A/C replacement.

**MOTION to approve MMCID Financials for February 2026:**

**Motion:** Clem Lee **Second:** Melissa Grizzle **Vote:** 12/0 **Abstentions:** 0

**Motion Approved**

**2 Reports / Discussions Part 1**

2.1 (I): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4* – Councilman Enriquez spoke that the smoke shop ordinance is still under review. March 21, 2026 from 10am-11:30am at House of Shaw will be the next Mornings with Mario and everyone is invited to attend. Abandoned vehicle ordinance is also actively being reviewed. He expressed that he wholeheartedly agrees that the Board should be involved with building what the vision should be for the Mile.

2.2 (I): City of Stockton – *Tina McCarty, Director of Economic Development* – Tina spoke about designation, regarding the incoming business at 2002 Pacific Ave, which as of right now is designated as a pawn shop. The COS is aware of the concerns and will look into them. The Council has come up with the top three goals for 2026: Public Safety, Economic Development, and Infrastructure. Work will still happen with the other goals (Housing, Homelessness, and Youth) moving forward. She is working to change the perception of how others outside of Stockton view us as a city and is adopting the motto “Handle the narrative” for 2026.

**3 Consent Items – Backup Materials Will Be Presented in the Board Action Packet**

3.1 (C/A): Acknowledgement/Approval of Expenses for Real Property at 250 Dorris Place.

3.2 (C/A): Acknowledgement/Approval of Tax Return for 2025.

3.3 (C/A): Approval of Authorization of the Executive Director to Initiate a Process for Securing Bids for Maintenance and Security Services.

**MOTION to approve the Consent calendar:**

**Motion:** Clem Lee **Second:** Juanita Pasley **Vote:** 12/0 **Abstentions:** 0

**Motion Approved**

**4 Action Items – Backup Materials Will Be Presented in the Board Action Packet.**

4.2 (A): Discussion, Consideration, and Adoption of Decision Points Relative to the MMCID’s Involvement with the Miracle Mile Pedestrian Safety and Revitalization Project and Ratification of the Board’s Input to Siegfried Engineering Regarding Project Design – All

board members are encouraged to attend the next meeting on March 18, 2026 at 6:00pm at UOP.

**MOTION to approve the Discussion, Consideration, and Adopt the Decision Points Relative to the MMCID's Involvement with the Miracle Mile Pedestrian Safety and Revitalization Project:**

**Motion:** Clem Lee **Second:** Rex Dhatt **Vote:** 12/0 **Abstentions:** 0

**Motion Approved**

**5 Reports / Discussions Part 2**

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

5.1 (I): The agenda for this meeting was designed to maximize the Board's time and consideration of the Miracle Mile Renovation Project. Some committees did not meet in deference to concentrating on the board's participation in the project.

The President will allow brief reports from committee chairs on essential matters asking that they are brief.

The agenda will return to its customary form in April.

5.2 (I): Governance – *Clem Lee, Chair* - Clem has given an envelope to all board members for the evaluation of the Executive Director to fill out and return to him.

5.3 (I): Civil Sidewalk – *Lisa Whirlow, Chair* - The committee met and is addressing the concern about parking for the merchants. The Block Captains are still collecting the questionnaires.

5.4 (I): Executive Director – *Kailani Haro, Executive Director* - Event applications have been submitted for TOTM and Tigers Prowlin' The Mile. Kailani has registered the Mile for 209 Gives.

5.5 (I): Events and Promotions – *Juanita Pasley, Chair* - The theme for 2026 TOTM has been selected. The theme will be "Boot Scootin' on the Mile".

5.6 (I): Economic Development – *Jeff Gamboni, Chair* - Jeff spoke about the funding of our maintenance. The COS will require that, whatever we ask from them, the MMCID must ensure that we are able to maintain the upgrades. We will need to make sure that we can financially support all of our asks. Carlos Villapudua did add that, in his grant, there was \$1 million that specified it was for maintenance specifically for the Miracle Mile. He also encouraged us to reach out to the local social clubs (Rotary, Lions, etc.) for support.

## **6 Adjournment**

6.1 (I): Governing Board Members' Comments – Kevin Dougherty proposed that we utilized the \$1 million to set up a foundation to offset the property owners assessments. Rex suggested taking the money and stretching it out over 10 years to hire two armed security guards. Lisa invited everyone to participate in a meeting on March 25, 2026 at Whirlows. Wayne Germann will be speaking about security and the measures that business owners should be taking.

6.2 (A): Adjournment of the Meeting – Meeting adjourned at 5:54pm

### **MOTION to Adjourn the Meeting:**

**Motion:** Manuel Guizar **Second:** Kevin Hernandez **Vote:** 10/0 **Abstentions:** 0  
**Motion Approved**

### **Upcoming 2026 Meetings: 4:00 pm, Conference Room at 250 Dorris Place.**

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# Finance Committee Report

Miracle Mile Community Improvement District  
For the period ended March 31, 2026



Prepared on  
April 6, 2026

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# ACCOUNTS RECEIVABLE AGING

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
CAL-WATER					1,000.00	1,000.00
City of Stockton	181,705.54					181,705.54
Stockton Unified School District			23,163.92			23,163.92
Waste Management Sponsor	390.00	780.00				1,170.00
<b>TOTAL</b>	<b>182,095.54</b>	<b>780.00</b>	<b>23,163.92</b>		<b>1,000.00</b>	<b>\$207,039.46</b>

# ACCOUNTS PAYABLE AGING

As of March 31, 2026

	Current	1 - 30	31 - 60	61 and over	Total
Callad Services, Inc.	4,580.00				4,580.00
CalWater	47.99				47.99
City of Stockton (Sewer)	124.93	124.93			249.86
Downtown Stockton Alliance (Maintenance Ambassador )	6,535.14				6,535.14
Downtown Stockton Alliance, Inc. (Security Ambassador)	6,624.19				6,624.19
Emily Henderson	525.00				525.00
Federico Chavez	625.00				625.00
Katie Siegfried	1,500.00				1,500.00
MMK Group, Inc.	5,000.00				5,000.00
WMB	1,161.25				1,161.25
<b>TOTAL</b>	<b>\$26,723.50</b>	<b>\$124.93</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$26,848.43</b>

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# STATEMENT OF FINANCIAL POSITION

As of March 31, 2026

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Certificate of Deposit x0823	22,748.53
F&M Checking x0801	75,155.37
F&M Money Market x0802	2,505.08
F&M Sweep x0800	75,563.22
<b>Total Bank Accounts</b>	<b>175,972.20</b>
<b>Total Current Assets</b>	<b>175,972.20</b>
<b>Fixed Assets</b>	
230-250 Doris Place	835,000.00
Accumulated Depreciation	-34,927.29
Doris Place Improvements	115,781.69
Dorris Place - Land Purchase	140,000.00
Security Equipment	102,071.30
<b>Total Fixed Assets</b>	<b>1,157,925.70</b>
<b>TOTAL ASSETS</b>	<b>\$1,333,897.90</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Tenant Deposit	6,132.79
<b>Total Other Current Liabilities</b>	<b>6,132.79</b>
<b>Total Current Liabilities</b>	<b>6,132.79</b>
<b>Total Liabilities</b>	<b>6,132.79</b>
<b>Equity</b>	
Opening balance equity	0.01
Retained Earnings	1,298,019.02
Net Revenue	29,746.08
<b>Total Equity</b>	<b>1,327,765.11</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,333,897.90</b>

# STATEMENT OF ACTIVITY

March 2026

	Total
<b>REVENUE</b>	
<b>NON-ASSESSED INCOME</b>	
Event Income	
ArtLit	
Sponsorship	500.00
<b>Total ArtLit</b>	<b>500.00</b>
BOO-tique Market	
Sponsorship	500.00
<b>Total BOO-tique Market</b>	<b>500.00</b>
Event - Taste of the Mile	
Event - Taste of the Mile - Sponsorship	4,000.00
<b>Total Event - Taste of the Mile</b>	<b>4,000.00</b>
LitWalk	
Sponsorship	500.00
<b>Total LitWalk</b>	<b>500.00</b>
Stoktoberfest & Car Show	
Sponsorship	1,000.00
<b>Total Stoktoberfest &amp; Car Show</b>	<b>1,000.00</b>
UOP Welcome Back (WOW)	
Sponsorship	500.00
<b>Total UOP Welcome Back (WOW)</b>	<b>500.00</b>
<b>Total Event Income</b>	<b>7,000.00</b>
Interest Income	581.88
<b>Total NON-ASSESSED INCOME</b>	<b>7,581.88</b>
<b>Total Revenue</b>	<b>7,581.88</b>
<b>GROSS PROFIT</b>	<b>7,581.88</b>
<b>EXPENDITURES</b>	
<b>CIVIL SIDEWALK</b>	
Enhanced Service Programs	
Maintenance Ambassador	6,485.14
Repair & maintenance supplies	107.68
Safety Ambassador	6,799.19
Security Camera Monitoring	4,580.00
Waste Management	937.23
<b>Total Enhanced Service Programs</b>	<b>18,909.24</b>
<b>Total CIVIL SIDEWALK</b>	<b>18,909.24</b>
<b>DISTRICT IDENTITY</b>	
Event Expenses	
Taste of the Mile Expense	
Square Processing Fee	66.30
<b>Total Taste of the Mile Expense</b>	<b>66.30</b>

	<b>Total</b>
<b>Total Event Expenses</b>	<b>66.30</b>
Social Media Contractor	1,500.00
Website & Email Services	8.45
<b>Total DISTRICT IDENTITY</b>	<b>1,574.75</b>
<b>DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	
Contract Management Services	5,000.00
Office/General Administrative	
Google Workspace	16.80
Office Supplies	14.76
QuickBooks	275.00
<b>Total Office/General Administrative</b>	<b>306.56</b>
Professional Fees	
Bookkeeping	525.00
CPA	2,500.00
<b>Total Professional Fees</b>	<b>3,025.00</b>
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	<b>8,331.56</b>
<b>Total Expenditures</b>	<b>28,815.55</b>
<b>NET OPERATING REVENUE</b>	<b>-21,233.67</b>
<b>OTHER REVENUE</b>	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	5,400.00
<b>Total DORRIS PLACE INCOME</b>	<b>6,865.58</b>
<b>Total Other Revenue</b>	<b>6,865.58</b>
<b>OTHER EXPENDITURES</b>	
DORRIS PLACE	
Improvements (Funded)	370.00
Repairs & Maintenance	1,372.00
Utilities & Monthly Services	1,074.67
<b>Total DORRIS PLACE</b>	<b>2,816.67</b>
<b>Total Other Expenditures</b>	<b>2,816.67</b>
<b>NET OTHER REVENUE</b>	<b>4,048.91</b>
<b>NET REVENUE</b>	<b>\$ -17,184.76</b>

# 2026 BUDGET v ACTUALS

January - March, 2026

	Actual	Budget	over Budget	% of Budget	Total
<b>REVENUE</b>					
<b>ASSESSMENT INCOME</b>					
SJC Assessments	114,578.74	114,578.74	0.00	100.00 %	
SJC Admin fee	-425.65		-425.65		
<b>Total SJC Assessments</b>	<b>114,153.09</b>	<b>114,578.74</b>	<b>-425.65</b>	<b>99.63 %</b>	
SUSD Assessment	23,163.92	0.00	23,163.92		
<b>Total ASSESSMENT INCOME</b>	<b>137,317.01</b>	<b>114,578.74</b>	<b>22,738.27</b>	<b>119.85 %</b>	
<b>NON-ASSESSED INCOME</b>					
Event Income					
ArtLit					
Sponsorship	500.00	0.00	500.00		
<b>Total ArtLit</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>		
BOO-tique Market					
Sponsorship	500.00	0.00	500.00		
<b>Total BOO-tique Market</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>		
Event - Taste of the Mile					
Event - Taste of the Mile - Sponsorship	4,000.00	0.00	4,000.00		
Event - Taste of the Mile - Ticket Sales	125.00	0.00	125.00		
<b>Total Event - Taste of the Mile LitWalk</b>	<b>4,125.00</b>	<b>0.00</b>	<b>4,125.00</b>		
Sponsorship	500.00	0.00	500.00		
<b>Total LitWalk</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>		
Stoktoberfest & Car Show					
Sponsorship	1,000.00	0.00	1,000.00		
<b>Total Stoktoberfest &amp; Car Show UOP Welcome Back (WOW)</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>		
Sponsorship	500.00	0.00	500.00		
<b>Total UOP Welcome Back (WOW)</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>		

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	Actual	Budget	over Budget	Total % of Budget
<b>Total Event Income</b>	<b>7,125.00</b>	<b>0.00</b>	<b>7,125.00</b>	
Interest Income	814.79	1,205.00	-390.21	67.62 %
<b>Total NON-ASSESSED INCOME</b>	<b>7,939.79</b>	<b>1,205.00</b>	<b>6,734.79</b>	<b>658.90 %</b>
Non-Event Sponsorship	1,170.00	1,170.00	0.00	100.00 %
<b>Total Revenue</b>	<b>146,426.80</b>	<b>116,953.74</b>	<b>29,473.06</b>	<b>125.20 %</b>
<b>GROSS PROFIT</b>	<b>146,426.80</b>	<b>116,953.74</b>	<b>29,473.06</b>	<b>125.20 %</b>
<b>EXPENDITURES</b>				
<b>CIVIL SIDEWALK</b>				
Enhanced Service Programs				
Maintenance Ambassador	19,455.42	19,455.42	0.00	100.00 %
Repair & maintenance supplies	107.68		107.68	
Safety Ambassador	20,047.57	19,872.57	175.00	100.88 %
Safety Service Calls	560.00	840.00	-280.00	66.67 %
Security Camera Monitoring	13,740.00	13,740.00	0.00	100.00 %
Waste Management	2,928.36	2,881.17	47.19	101.64 %
<b>Total Enhanced Service Programs</b>	<b>56,839.03</b>	<b>56,789.16</b>	<b>49.87</b>	<b>100.09 %</b>
<b>DISTRICT IDENTITY</b>	<b>56,839.03</b>	<b>56,789.16</b>	<b>49.87</b>	<b>100.09 %</b>
Event Expenses				
Holiday Sip & Shop Expense	0.40		0.40	
Outside Services	474.18	0.00	474.18	
<b>Total Holiday Sip &amp; Shop Expense</b>	<b>474.58</b>	<b>0.00</b>	<b>474.58</b>	
Taste of the Mile Expense				
Square Processing Fee	70.23	0.00	70.23	
<b>Total Taste of the Mile Expense</b>	<b>70.23</b>	<b>0.00</b>	<b>70.23</b>	
UOP Welcome Back Expense (WOW)				
Advertising & Marketing	-200.00	0.00	-200.00	
<b>Total UOP Welcome Back Expense (WOW)</b>	<b>-200.00</b>	<b>0.00</b>	<b>-200.00</b>	
<b>Total Event Expenses</b>	<b>344.81</b>	<b>0.00</b>	<b>344.81</b>	
Marketing & Advertising	1,045.00	1,750.00	-705.00	59.71 %

SP

	Actual	Budget	over Budget	% of Budget
Social Media Contractor	4,500.00	4,500.00	0.00	100.00 %
Website & Email Services	463.97	1,493.14	-1,029.17	31.07 %
<b>Total DISTRICT IDENTITY</b>	<b>6,353.78</b>	<b>7,743.14</b>	<b>-1,389.36</b>	<b>82.06 %</b>
<b>DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>				
Contract Management Services	15,000.00	18,000.00	-3,000.00	83.33 %
Insurance	6,817.91		6,817.91	
License and Permits	-72.00	28.00	-100.00	-257.14 %
Office/General Administrative				
Dues, subscriptions & memberships	3,744.49	4,969.49	-1,225.00	75.35 %
Google Workspace	62.40	50.40	12.00	123.81 %
Meeting Expense		5.00	-5.00	
Office printing	220.26	0.00	220.26	
Office Supplies	368.23		368.23	
Phone & Internet Service	32.68	96.48	-63.80	33.87 %
QuickBooks	825.00	235.00	590.00	351.06 %
<b>Total Office/General Administrative</b>	<b>5,253.06</b>	<b>5,356.37</b>	<b>-103.31</b>	<b>98.07 %</b>
Professional Fees		0.00	0.00	
Bookkeeping	1,575.00	1,575.00	0.00	100.00 %
CPA	2,500.00	2,500.00	0.00	100.00 %
<b>Total Professional Fees</b>	<b>4,075.00</b>	<b>4,075.00</b>	<b>0.00</b>	<b>100.00 %</b>
<b>Total DISTRICT MANAGEMENT &amp; ADMINISTRATION</b>	<b>31,073.97</b>	<b>27,459.37</b>	<b>3,614.60</b>	<b>113.16 %</b>
<b>Total Expenditures</b>	<b>94,266.78</b>	<b>91,991.67</b>	<b>2,275.11</b>	<b>102.47 %</b>
<b>NET OPERATING REVENUE</b>				
<b>OTHER REVENUE</b>	<b>52,160.02</b>	<b>24,962.07</b>	<b>27,197.95</b>	<b>208.96 %</b>
<b>DORRIS PLACE INCOME</b>				
CAM Reimbursements	4,396.74	4,396.74	0.00	100.00 %
Lease Income	16,200.00	16,200.00	0.00	100.00 %
<b>Total DORRIS PLACE INCOME</b>	<b>20,596.74</b>	<b>20,596.74</b>	<b>0.00</b>	<b>100.00 %</b>
GRANT INCOME (\$3.1M)	181,705.54		181,705.54	
<b>Total Other Revenue</b>	<b>202,302.28</b>	<b>20,596.74</b>	<b>181,705.54</b>	<b>982.21 %</b>

	Actual	Budget	over Budget	% of Budget	Total
<b>OTHER EXPENDITURES</b>					
<b>DORRIS PLACE</b>					
Improvements (Funded)	3,896.25	0.00	3,896.25		
Improvements (OOP)		1,000.00	-1,000.00		
Property Taxes		13,213.12	-13,213.12		
Repairs & Maintenance	1,537.00	3,602.40	-2,065.40	42.67 %	
Utilities & Monthly Services	3,849.05	3,114.33	734.72	123.59 %	
<b>Total DORRIS PLACE</b>	<b>9,282.30</b>	<b>20,929.85</b>	<b>-11,647.55</b>	<b>44.35 %</b>	
<b>Total Other Expenditures</b>	<b>9,282.30</b>	<b>20,929.85</b>	<b>-11,647.55</b>	<b>44.35 %</b>	
<b>NET OTHER REVENUE</b>	<b>193,019.98</b>	<b>-333.11</b>	<b>193,353.09</b>	<b>-57,944.82 %</b>	
<b>NET REVENUE</b>	<b>\$245,180.00</b>	<b>\$24,628.96</b>	<b>\$220,551.04</b>	<b>995.49 %</b>	

# BANK ACCOUNT ACTIVITY

March 2026

Transaction date	Transaction type	Num	Name	Memo/Description	Item split account	Amount	Balance
F&M Certificate of Deposit x0823							Beginning Balance
<b>Total for F&amp;M Certificate of Deposit x0823</b>							
F&M Checking x0801							Beginning Balance
03/02/2026	Bill Payment (Check)	200152	The Glass Shop		Accounts Payable (A/P)	-1,372.00	19,347.71
03/02/2026	Bill Payment (Check)		CalWater		Accounts Payable (A/P)	-47.99	19,299.72
03/05/2026	Transfer			DEPOSIT	F&M Money Market x0802	30,000.00	49,299.72
03/05/2026	Expense		Google	APPS_COMME GOOGLE MIRACLE MILE COMMUNITY	Google Workspace	-16.80	49,282.92
03/09/2026	Bill Payment (Check)	200154	Lovotti, Inc.		Accounts Payable (A/P)	-5,369.70	43,913.22
03/10/2026	Transfer			DEPOSIT	F&M Money Market x0802	47,000.00	90,913.22
03/11/2026	Bill Payment (Check)	200153	Kemper CPA Group, LLP		Accounts Payable (A/P)	-2,500.00	88,413.22
03/13/2026	Bill Payment (Check)	200155	MMK Group, Inc.		Accounts Payable (A/P)	-5,000.00	83,413.22
03/16/2026	Bill Payment (Check)	200158	Katie Siegfried		Accounts Payable (A/P)	-1,500.00	81,913.22
03/17/2026	Bill Payment (Check)	200161	Downtown Stockton Alliance (Maintenance Ambassador )		Accounts Payable (A/P)	-6,535.14	75,378.08
03/17/2026	Bill Payment (Check)	200160	Downtown Stockton Alliance, Inc. (Security Ambassador)		Accounts Payable (A/P)	-6,624.19	68,753.89
03/17/2026	Bill Payment (Check)	200159	Federico Chavez		Accounts Payable (A/P)	-625.00	68,128.89
03/17/2026	Expense		Charlie's Day & Nite	DBT CRD 1900 77 CHARLIE S DAY & 209-465-2667CA CARD# 4987 DBT CRD 1900 03/16/26 77 CHARLIE S DAY & 209-465-2667CA CARD# 4987	Utilities & Monthly Services	-120.00	68,008.89
03/18/2026	Bill Payment (Check)	200157	Calidad Services, Inc.		Accounts Payable (A/P)	-4,580.00	63,428.89
03/20/2026	Deposit			University of the Pacific		1,933.70	65,362.59
03/23/2026	Expense		Pacific Gas & Electric (PG&E)	WEB ONLINE PGANDE WEB XXXXXXXX030526	Utilities & Monthly Services	-208.99	65,153.60
03/23/2026	Expense		GoDaddy	DDA B/P 0953 33670294 DNHGODADDY.COM 480-505-8855 AZ C# 6344 DDA B/P 0953 01/06/25 33670294 DNH*GODADDY.COM 480-505-8855 AZ C# 6344	Website & Email Services	-8.45	65,145.15
03/26/2026	Expense		QuickBooks Payments	DBT CRD 0944 34 INTUIT QBOOKS O CL.INTUIT.COMCA CARD# 4987 DBT CRD 0944 03/26/26 34 INTUIT *QBOOKS O CL.INTUIT.COMCA CARD# 4987	QuickBooks	-275.00	64,870.15
03/26/2026	Expense		SaveMart	tape	Office Supplies	-12.39	64,857.76
03/27/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Waste Management	-887.23	63,970.53
03/27/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Utilities & Monthly Services	-72.69	63,897.84
03/27/2026	Deposit		Mario Enriquez	STOCKTON STOCKTON GENERAL MIRACLE MILE COMMUNITY		5,000.00	68,897.84
03/30/2026	Bill Payment (Check)	200156	Emily Henderson		Accounts Payable (A/P)	-525.00	68,372.84
03/30/2026	Bill Payment (Check)	200163	WMB		Accounts Payable (A/P)	-370.00	68,002.84
03/30/2026	Expense		Home Depot	Cones, tape for break in at Al's Comic Store	Repair & maintenance supplies	-107.68	67,895.16
03/31/2026	Deposit			DEPOSIT		6,865.58	74,760.74
03/31/2026	Deposit		San Joaquin County		Interest Income	572.00	75,332.74

Transaction date	Transaction type	Num	Name	Memo/Description	Item split account	Amount	Balance
03/31/2026	Bill Payment (Check)	200164	Assessor Downtown Stockton Alliance, Inc. (Security Ambassador)		Accounts Payable (A/P)	-175.00	75,157.74
03/31/2026	Expense		Track1099	DBT CRD 0017 70 TRACK1099.COM TRACK1099.COMWA CARD# 4987 DBT CRD 0017 03/31/26 70 TRACK1099.COM TRACK1099.COMWA CARD# 4987	Office Supplies	-2.37	75,155.37
<b>Total for F&amp;M Checking x0801</b>						<b>\$54,435.66</b>	
<b>F&amp;M Money Market x0802</b>							
							Beginning Balance
03/01/2026	Deposit		F&M Bank	INTEREST DEPOSIT	Interest Income	4.80	2,504.80
03/02/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-4.80	2,500.00
03/05/2026	Transfer			DEPOSIT	F&M Checking x0801	-30,000.00	-27,500.00
03/05/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	30,000.00	2,500.00
03/10/2026	Transfer			DEPOSIT	F&M Checking x0801	-47,000.00	-44,500.00
03/10/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	47,000.00	2,500.00
03/31/2026	Deposit		F&M Bank	INTEREST DEPOSIT	Interest Income	5.08	2,505.08
<b>Total for F&amp;M Money Market x0802</b>						<b>\$5.08</b>	
<b>F&amp;M Reserve x5901</b>							
							Beginning Balance
<b>Total for F&amp;M Reserve x5901</b>							
<b>F&amp;M Sweep x0800</b>							
							Beginning Balance
03/02/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	4.80	152,563.22
03/05/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	-30,000.00	122,563.22
03/10/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	-47,000.00	75,563.22
<b>Total for F&amp;M Sweep x0800</b>						<b>-</b>	
						<b>\$76,995.20</b>	
						<b>-</b>	
						<b>\$22,554.46</b>	

**Breakdown of amount requested from Grant:**

**Building Purchase**

SUBMITTED	PAID	REMAINING
\$ 993,339.35	\$ 993,339.35	\$ -

**Grant Request #1**

LDA Partners						
Caldad						
District 360						
Haggerty						
WMB Architects						
TJS Design						
Prelim design Bedford & Doris	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00			
Security camera signage	\$ 1,618.00	\$ -	\$ 1,618.00			
Salesforce	\$ 9,990.00	\$ 9,990.00	\$ -			
Dumpster enclosure	\$ 48,025.00	\$ 48,025.00	\$ -			
Bedford	\$ 47,991.00	\$ 28,812.31	\$ 19,178.69			
Construction at Doris	\$ 44,450.00	\$ 45,281.00	\$ (831.00)			
<b>TOTAL</b>	<b>\$ 156,074.00</b>	<b>\$ 135,108.31</b>	<b>\$ 20,965.69</b>			

**Grant Request #2**

Lovotti Inc.						
Marco Pries Masonry						
City of Stockton						
TJS Design						
Maintenance Substation AC	\$ 17,899.01	\$ 5,369.70	\$ 12,529.31			
Planter repair & painting	\$ 2,050.00	\$ 2,050.00	\$ -			
Overage on building permit	\$ 1,004.83	\$ 1,004.83	\$ -			
Remodel overage	\$ 831.00	\$ -	\$ 831.00			
Excess from building purchase	\$ (653.35)	\$ -	\$ (653.35)			
	\$ 21,131.49	\$ 8,424.53	\$ 12,706.96			

**GRANT FUNDS USED \$ 1,170,544.84**  
**REMAINING \$ 1,929,455.16**

**Spending to date:**

WMB	DATE	AMOUNT
	8/8/2025	\$ 1,331.46
	8/15/2025	\$ 1,628.07
	10/1/2025	\$ 4,331.96
	10/24/2025	\$ 7,814.50
	12/1/2025	\$ 3,770.84
	12/4/2025	\$ 2,627.98
	12/31/2025	\$ 4,296.25
	1/27/2026	\$ 1,480.00
	2/28/2026	\$ 370.00
	3/31/2026	\$ 1,161.25
		<b>\$ 28,812.31</b>

TJS	DATE	AMOUNT	DISTRICT	DATE	AMOUNT
	7/30/2025	\$ 22,230.00		4/9/2025	\$ 4,995.00
	9/3/2025	\$ 17,780.00	360	8/25/2025	\$ 4,995.00
	11/25/2025	\$ 5,271.00			
		<b>\$ 45,281.00</b>			<b>\$ 9,990.00</b>

Lovotti Inc.	DATE	AMOUNT
	3/9/2026	\$ 5,369.70

**MMCID - CASH REQUIREMENTS**

**Checking Account:**                      \$ 77,074.54                      4/1/2026

**COMMITTED FUNDS:**

**Outstanding items**

Katie	\$ (1,500.00)
Misc	\$ (1,558.63)
	<u>\$ (3,058.63)</u>

**Restricted**

Dougherty	\$ (12,283.15)
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**UPCOMING BILLS:**

Monthly items	\$ (26,000.00)
Property Tax	\$ (7,610.00)
	<u>\$ (33,610.00)</u>

**RETURN TO MONEY MARKET:**      \$ (20,000.00)

**CASH NEEDED**                      **\$ (8,122.76)**      *No additional funds needed*

**Looking ahead:**

A/C final pmt	\$ (12,529.31) <i>Upon completion</i>
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**Money Market Balance:**              \$ 75,563.22

RECOVER WITH CAM	YES	Name	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	TOTAL	
MONTHLY COSTS		CalWater				\$ 155	\$ 52	\$ 58	\$ 52	\$ 58	\$ 58	\$ 47	\$ 46	\$ 34	\$ 59	\$ 48	\$ 666	
		Charlie's Day & Nite (pd. quarterly)		\$ 29		\$ 397	\$ 141	\$ 120	\$ 125	\$ 125	\$ 360	\$ 125	\$ 120	\$ 17	\$ 125	\$ 120	\$ 617	
		City of Stockton (Sewer)	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 8,750
		Federico Chavez	\$ 75	\$ 241	\$ 203	\$ 33	\$ 70	\$ 191	\$ 562	\$ 623	\$ 607	\$ 206	\$ 118	\$ 516	\$ 364	\$ 209	\$ 4,018	
		Pacific Gas & Electric (PG&E)	\$ -	\$ 181	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 73	\$ 73	\$ 1,098	
		Waste Management	\$ 700	\$ 1,076	\$ 899	\$ 1,281	\$ 958	\$ 1,065	\$ 1,435	\$ 1,502	\$ 1,846	\$ 1,073	\$ 1,104	\$ 1,390	\$ 1,245	\$ 1,075	\$ 16,650	
		TOTAL				\$ 205								\$ 215			\$ 2,906	
		A1 Exterminators				\$ 85								\$ 199			\$ 642	
		Kleenview Professional Services																\$ 188
		Preszler Plumbing																\$ 199
	Aqua Steam (carpet cleaning)																\$ 642	
	The Glass Shop																\$ 1,372	
	Hardware Supplies																\$ 188	
	TOTAL		\$ -	\$ -	\$ -	\$ 290	\$ -	\$ -	\$ -	\$ 199	\$ -	\$ -	\$ 188	\$ -	\$ -	\$ 1,372	\$ 1,888	
Grand Total			\$ 700	\$ 1,076	\$ 899	\$ 1,571	\$ 958	\$ 1,065	\$ 1,435	\$ 1,702	\$ 1,846	\$ 1,073	\$ 2,149	\$ 1,390	\$ 1,245	\$ 2,447	\$ 19,556	

<b>CAM Income</b>	\$ 733	\$ 733	\$ 733	\$ 733	\$ 733	\$ 733	\$ 733	\$ 1,099	\$ 1,099	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 16,121
<b>(GAP)</b>	\$ 33	\$ (343)	\$ (166)	\$ (838)	\$ (226)	\$ 34	\$ (336)	\$ (236)	\$ (380)	\$ 392	\$ (684)	\$ 76	\$ 220	\$ (981)	\$ (3,435)		

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**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

April 8, 2026

**Agenda Item 3.1  
Consent Item**

**Acknowledgement/Approval of Expenses for Real Property at 250 Dorris Place**

Income and expenses for the MMCID property at 250 Dorris Place are detailed in the financial statements: page 7 of the financial statement and separately with detail for CAM (common area maintenance) income and expense.

**Recommended Action**

The board should acknowledge/approve expenses for real property at 250 Dorris Place.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

April 8, 2026

**Agenda Item 3.2  
Consent Item**

**Authorization of Executive Director to Contract for Logo design Work**

To accommodate a logo redesign and update, the ED seeks authorization to contract for design services. A final decision on a new Miracle Mile logo is subject to board approval.

**Recommended Action**

The board should authorize the ED to contract for logo design services not to exceed \$750. That amount falls within the current budget.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**  
April 8, 2026

**Agenda Item 4.1**  
**Action Item**

**Approval of Executive Director's Evaluation for the Period  
March 1, 2025, through February 28, 2026, and Acknowledgment that  
The Executive Director Met or Exceeded Expectations**

The Board of Directors participated in an annual, formal evaluation process of the Executive Director. Board members have reviewed the following privileged documents: Executive Director's reflection and self-evaluation, the average ratings by board members of the ED in twelve performance areas, and all narrative comments submitted by board members.

**Recommended Action**

The board should approve and validate the performance ratings. Board member narrative comments are acknowledged as separate from the ratings and as provided for the ED's consumption and for board members' information. The narrative comments are not singularly, in totality, or in any combination considered to be actionable board directives.

The ED is acknowledged to have met or exceeded the board's expectations, and the evaluation is considered to be complete.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**  
April 8, 2026

**Agenda Item 4.2**  
**Action Item**

**Approval of Executive Director's Performance**

The Agreement for Professional Services with the Executive Director states as follows:

*In addition, the CONTRACTOR/VENDOR shall be eligible for performance-based compensation related to increasing fund raising and event profits, corporate sponsorships, and grants, directly payable to MMCID, and which provide financial support for MMCID above previous levels. MMK Group, Kailani Haro, will be eligible for a bonus of 10% of new funding which fits into these categories.*

To this end, the ED has submitted an accounting (attached) which results in a bonus of \$4,980.

**Recommended Action**

The board should approve the ED's performance bonus - \$4,980 - in compliance with the detailed new revenue and in accordance with the Agreement for Professional Services.

Event	Date	Sponsor	Total	New	Return From Last Year	Directly From Board Member	City Of Stockton	MISC
Event - Taste of the Mile - Sponsorship	3/28/2025	Susan Lentz	\$2,500.00					
Event - Taste of the Mile - Sponsorship	4/30/2025	Mario Enriquez	\$2,000.00				\$2,500.00	
Event - Taste of the Mile - Sponsorship	4/30/2025	Bank of Stockton	\$2,000.00	\$2,000.00			\$2,000.00	
Event - Taste of the Mile - Sponsorship	5/8/2025	Jeffrey Gamboni Landscape Architect - Jeff	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/8/2025	University Of The Pacific - Jean	\$5,000.00					
Event - Taste of the Mile - Sponsorship	5/20/2025	Fredonyer Land Co., Inc. - John	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/27/2025	CJS Properties - Jovle Lor	\$1,000.00					
Event - Taste of the Mile - Sponsorship	5/28/2025	Jeff Tokunaga, CPCU - Tammy	\$100.00					
Event - Taste of the Mile - Sponsorship	5/28/2025	The Pride Center	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/29/2025	5609 J LLC Bradley Chipp - Tammy	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/29/2025	Tina & Clem Wells	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/31/2025	Stockton Ports Baseball	\$2,000.00					
Event - Taste of the Mile - Sponsorship	5/31/2025	KPD Real Estate - Kevin D.	\$1,250.00					
Event - Taste of the Mile - Sponsorship	6/5/2025	F&M Bank	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/6/2025	\$4 Fund	\$5,000.00					
Event - Taste of the Mile - Sponsorship	6/13/2025	ASRD Investments	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/13/2025	Port of Stockton	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/18/2025	Visit Stockton	\$1,000.00	\$1,000.00				
Event - Taste of the Mile - Sponsorship	6/18/2025	Susan Lentz	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/18/2025	Zuckerman	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/20/2025	Pacific Coast Home Services	\$10,000.00					
Event - Taste of the Mile - Sponsorship	6/24/2025	John Precisi Jr.	\$890.00					
Event - Taste of the Mile - Sponsorship	6/26/2025	Lawrence W Knapp, Inc.	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/27/2025	Dignity Health	\$2,000.00					
Event - Taste of the Mile - Sponsorship	6/27/2025	Tammy - Champagne	\$500.00					
Event - Taste of the Mile - Sponsorship	6/27/2025	Tri Della Ventures - Rex	\$1,000.00					
Event - Taste of the Mile - Sponsorship	7/2/2025	Calidad Services Inc.	\$2,000.00					
Event - Taste of the Mile - Sponsorship	7/3/2025	City of Stockton - Economic Development	\$2,000.00					
Event - Taste of the Mile - Sponsorship	7/3/2025	Paul Carrepa	\$5,000.00					
Event - Taste of the Mile - Sponsorship	7/3/2025	Cortopassi Family Foundation	\$10,000.00					
Event - Taste of the Mile - Sponsorship	11/21/2025	Kaiser Permanente	\$5,000.00					
Event - Taste of the Mile - Sponsorship	8/18/2025	AT&T	\$1,000.00					
Event - Taste of the Mile - Sponsorship	9/18/2025	Game Day	\$2,000.00					
Event - Taste of the Mile - Sponsorship	10/8/2025	John Vera	\$2,000.00					
Event - Taste of the Mile - Sponsorship	10/8/2025	Chase	\$1,000.00					
Event - Taste of the Mile - Sponsorship	10/8/2025	Jeff Gamboni	\$1,000.00					
Event - Taste of the Mile - Sponsorship	10/8/2025	F.J Dietrich	\$1,000.00					
Event - Taste of the Mile - Sponsorship	3/18/2025	City of Stockton	\$2,500.00					
Event - Taste of the Mile - Sponsorship	2/6/2025	Susan Lentz	\$500.00					
Event - Taste of the Mile - Sponsorship	4/22/2025	City of Stockton	\$10,000.00					
Event - Taste of the Mile - Sponsorship	10/14/2025	TJS Design	\$300.00					
Event - Taste of the Mile - Sponsorship	11/12/2025	Rupert Hall	\$500.00					
Event - Taste of the Mile - Sponsorship	9/25/2025	Mel Corren + Nishka In Progress	\$418.00					
Event - Taste of the Mile - Sponsorship		Cal Water	\$1,000.00					
Event - Taste of the Mile - Sponsorship		Book Sale Donation	\$105,458.00					
Event - Taste of the Mile - Sponsorship		Registration Fee	\$49,800.00					
Event - Taste of the Mile - Sponsorship		Book Sale Donation	\$15,500.00					
Event - Taste of the Mile - Sponsorship		Cal Water	\$4,980.00					
Event - Taste of the Mile - Sponsorship		Book Sale Donation	\$20,740.00					
Event - Taste of the Mile - Sponsorship		Registration Fee	\$19,000.00					
Event - Taste of the Mile - Sponsorship		Book Sale Donation	\$418.00					
Event - Taste of the Mile - Sponsorship		Book Sale Donation	\$4,980.00					

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**  
April 8, 2026

**Agenda Item 4.3**  
**Action Item**

**Consideration of Board Member Conduct and Community Engagement Standards and  
Approval of Action at the Boa Discretion**

The Board of Directors received a letter from a community member who attended the second public meeting regarding the ongoing planning and design for the Miracle Mile renovation. The letter was dated March 19, 2026, and was addressed to the board.

Please refer to the attachment for the specifics of the complaint against a member of the Board of Directors.

**Recommended Action\***

The board should discuss the complaint and determine appropriate next steps which could include any, all, or none of the following:

- directing appropriate apologies.
- taking appropriate action against the named board, and/or
- directing the Governance Committee to develop standards for board member conduct and community engagement standards.

\*Board members are not afforded closed session for addressing complaints or misconduct.

Miracle Mile Board  
Stockton, CA

March 19, 2026

To the Board Members:

As a Stockton resident living within close proximity of The Miracle Mile, I received a flyer inviting me to Public Meeting #2, which I attended on March 18. Following the presentation and question session, we were invited to place stickers on the project boards to indicate our support, or lack thereof, for specific facets of the "Homecoming" project.

As I placed my red sticker on a project build that I personally have safety concerns with, I heard, "Oh, no, no, no. We already voted on that!" Then a man I did not know began waving his arms, circling, and loudly exclaiming, "Can't you try to be even a little open minded?!" As he loudly repeated this several times, attendees began looking.

I asked, "Who are you?" Then I saw the silver name tag: **Kevin Hernandez**. As I now understand it, he is a member of your Board.

No one should be publicly berated and harassed for expressing their opinion, especially not at a community meeting held expressly for that purpose. Shame on Mr. Hernandez, and shame on the Board for enabling an individual who behaves in such a way.

It pains me that someone even needs to point this out.

If revitalization of The Mile is to succeed, we need community support and involvement. But that fact alone does not create a sense of obligation. I suggest we all attempt to do a little better.

Sincerely,



PJ Bell  
650.291.7551

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

April 8, 2026

**Agenda Item 4.4  
Action Item**

**Approval of Pole Banner Sponsorship Program**

The ED proposes a pole banner sponsorship program to increase revenue, promote community partnerships, and promote the Miracle Mile. The ED's proposal is attached.

**Recommended Action**

The board should approve the Pole Banner Sponsorship Program.

# MIRACLE MILE

## COMMUNITY IMPROVEMENT DISTRICT

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# Banner Pole Sponsorship Program

### *Board Proposal*

#### Table of Contents

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#### 1. Executive Summary

This proposal recommends the establishment of a Banner Pole Sponsorship Program to generate sustainable revenue, enhance district aesthetics, and strengthen community and business engagement along Pacific Avenue. This program will allow local, regional, and national businesses to sponsor decorative banners displayed on approximately 30–40 light poles throughout the Miracle Mile corridor, from Alpine Avenue to Harding Way.

The Banner Pole Sponsorship Program serves a dual purpose: to beautify the Miracle Mile corridor with high-quality, professionally designed banners and to create a new, recurring revenue stream for the MMCID. Sponsorship funds will directly support district operations including landscaping, street cleaning, seasonal decorations, public safety initiatives, and community events.

## 2. Program Scope

Element	Details
Corridor	Pacific Avenue from Alpine Ave. to Harding Way
Total Poles Available	Approximately 30 poles
Banner Display Period	Annual (displayed year-round, refreshed semi-annually)
Banner Design	Professionally designed; sponsor logo + district branding
Installation & Maintenance	Managed by MMCID

## 3. Banner Specifications

All banners will be produced to professional municipal standards, ensuring durability, weather resistance, and a polished aesthetic consistent with the Miracle Mile's identity.

Specification	Details
Banner Size	30" W x 60" H (standard street pole format)
Material	18 oz. blockout vinyl with UV-resistant ink
Printing	Full-color, double-sided digital print
Hardware	Heavy-duty pole-mount brackets with fiberglass arms
Wind Rating	Rated for sustained winds up to 50 mph
Display Configuration	One banner per pole (single or double-arm mount)
Refresh Cycle	Banners replaced every 6 months or as needed

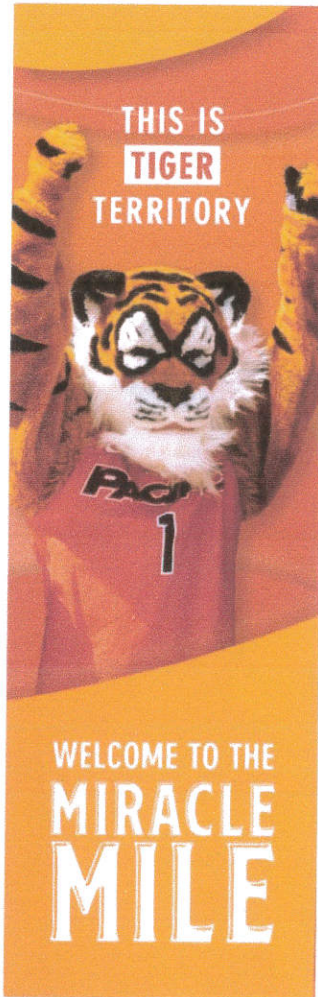
## 4. Design Standards

Banners may be created by MMCID. Sponsors with an in-house designer or agency are welcome to collaborate with MMCID staff on the design or submit a proposed banner based on the layout example below. MMCID retains final approval to ensure visual consistency across the corridor.

### Included Design Services

Each sponsorship includes up to 2 hours of in-house design time for banner layout and composition. This covers the initial design concept plus one round of revisions. Sponsors with an in-house designer or agency are welcome to collaborate with MMCID staff during this window. Additional design time beyond the included 2 hours is available at \$150/hour.

## Banner Layout Example



Current  
Sponsored  
Banner Layout



Proposed New  
Sponsored  
Banner Layout

### Sponsor Artwork Requirements

Sponsors must provide their logo in vector format (AI, EPS, or SVG) along with a high-resolution PNG (minimum 300 DPI at final print size). Banner designs must incorporate a full visual concept, including imagery, and cannot feature a logo alone. Low-resolution files, web graphics, screenshots, or logos pulled from websites will not be accepted. MMCID is not responsible for recreating, redrawing, or enhancing sponsor-provided assets.

## Content Permitted on Sponsor Panel

Permitted	Not Permitted
Business logo or Business name	Phone numbers or street addresses
Simple product or service image	Pricing, discounts, or promotional offers
Tagline or slogan (max 6 words)	QR codes or URLs
	Political, religious, or controversial messaging

## Approval Process

All final banner designs must be approved by the MMCID Board or its designated Design Review Committee prior to production. The MMCID reserves the right to reject or request modifications to any submitted design to ensure consistency, quality, and appropriateness across the corridor.

## 5. Sponsorship Tiers & Pricing

The program offers three sponsorship tiers to accommodate a range of budgets and visibility goals. All pricing is based on an annual sponsorship term. Multi-year commitments receive discounted rates.

Tier	Annual Rate	Poles Included	Best For
Platinum (Exclusive)	\$3,500/year	6 poles (prime locations)	Corporate & regional businesses
Gold (Premium)	\$2,500/year	4 poles	Established local businesses
Silver (Standard)	\$1,500/year	2 poles	Small businesses, nonprofits, civic orgs

**Category Exclusivity Add-On** Three exclusivity tiers as add-on fees (on top of the sponsorship rate):

- **Silver** (\$2,500/annual rate per year) - no direct competitor banners in the program
- **Gold** (\$5,000/annual rate per year) - no direct competitor banners in the program
- **Platinum** (\$7,500/ annual rate per year) - no direct competitor banners in the program

## **6. Terms & Conditions**

**Sponsorship Term.** All sponsorships are annual agreements, beginning on the date of banner installation.

**Payment.** Full payment is due within 30 days of executing the sponsorship agreement.

**Design Approval.** All banner designs are subject to MMCID Board approval. The MMCID reserves the right to reject designs that are inconsistent with community standards or district branding guidelines. Sponsors will have one round of design revisions included at no additional cost.

**Content Restrictions.** Banners may not contain political campaign messaging, content promoting tobacco, cannabis, alcohol, firearms, or adult entertainment, or any content deemed offensive, discriminatory, or inappropriate by the MMCID Board.

**Maintenance & Replacement.** The MMCID is responsible for banner maintenance and replacement due to normal wear, weather damage, or vandalism. Sponsors are not responsible for replacement costs during their active term.

**Liability & Insurance.** The MMCID maintains general liability insurance covering banner installations. Sponsors agree to hold the MMCID harmless for any damage or injury related to banner display.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**  
April 8, 2026

**Agenda Item 4.5**  
**Action Item**

**Approval of Adding a Christmas Parade to the 2026 Events Calendar**

The notion of a Christmas parade has been considered and discussed for some time. When a committee met with new city manager Johnny Ford, the event was mentioned. Ford indicated the City was considering leading the event. Recently we have learned that the Miracle Mile has become a preferred host. The problem is that months have elapsed with the event being on our radar.

The Executive Director will provide a summary of what would be necessary to have a successful Christmas parade.

**Recommended Action**

The board should approve adding the Christmas parade conditionally with all conditions for a successful event being accounted for by the September board meeting. If they are not, the parade would be scrubbed until 2027.

**Miracle Mile Community Improvement District  
MMCID**

**ACTION PACKET**

April 8, 2026

**Agenda Item 4.6  
Action Item**

**Approval of Recommendations Pertaining to Pawn Shop Application**

The Governance Committee held a special meeting to consider concerns regarding the application of a pawn shop for a use permit on the Mile. Minutes are attached.

The committee recommends a list of areas of concern that could manifest as conditions for a use permit:

- hours of operation
- security – security guards
- window treatments
- entering the business – avoiding lines outside
- adherence to established City design guidelines
- adherence to proposed - Mile – design guidelines
- attention to lighting
- limitations to scope of trade consistent with the business's current operation

The committee further recommended that the Board of Directors engage in a conversation with the applicant regarding its concerns, that work on the Mile zoning overlay be resumed and completed, and that the MMCID develop protocols for addressing businesses that misbehave to avoid the subjectivity that currently guides interest in such matters.

**Recommended Action**

The board should approve recommendations regarding the application of a pawn shop for a use permit on the Mile.



**Miracle Mile Community Improvement District**  
Governance and Bylaws Committee  
Thursday, March 19 at Noon  
Taps Barrel House at 1924 Pacific Avenue

*Meeting was posted by noon on Monday, March 16, 2026.*

**Governance and Bylaws Committee Members**

Clem Lee, Chair  
Jeff Gamboni  
Manuel Guizar  
Invited Board Members

**MMCID Executive Director**

Kailani Haro

**Special Meeting**

**AGENDA**

1. Call to Order **12:10 pm**
2. Welcome, Roll Call, and Introductions  
**Board Present: Dougherty, Gamboni, Grizzle, Lee, Pasley, Precissi, Whirlow**  
**Staff Present: Haro**  
**Community Present: Marci Waller**
3. Public Comments **None**  
*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.*
4. Topics for Discussion
  - a. Entering Board Input into the Public Record **None received via email**
  - b. Reasonable Concerns regarding the Proposed Pawn Shop at 2002 Pacific Avenue  
**Initial discussion centered around the previous ad hoc committee dealing with zoning on the Mile and efforts to adopt an overlay. These efforts ended in 2023. The City has not yet changed Mile zoning. Pawn shops were specifically to be prohibited but remain permitted.**

**Understanding that the Board adopted a neutral position on the application, it was deemed desirable to attempt to meet with the business owner ahead of the hearing to discuss MMCID concerns.**

**Reasonable concerns to be addressed as proposed conditions on the proposed use:**

- **hours of operation**
- **security guards**

- window treatments
  - entering to do business – avoiding lines outside
  - adherence to established City design guidelines
  - adherence to proposed – Mile – guidelines
  - attention to lighting
  - limitations to scope of trade consistent with current business's operation: buying and selling gold, silver, and jewelry and loans
- c. Information and Discussion in General regarding Regulation of Use on the Mile **None**
5. Topics for Action and Recommendation to the MMCID Board of Directors
- a. Subject to the Discretion of the Committee: any appropriate action related to the topics under #4. **Committee recommended attempting to meet with applicant before the hearing to address the concerns above.**

**Committee further recommends**

- that work on Mile zoning be resumed and completed and
- that the MMCID develop protocols for addressing businesses that misbehave to avoid the current subjectivity that guides interest.

6. Committee Members Comments

7. Next Regular Meeting: March 25, 2026 **This meeting was cancelled.**

8. Adjournment **1:10 pm**