



**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, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

Governing Board of Directors Meeting

Wednesday, August 12, 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, June 7, 2026, at 250 Dorris Place in Stockton and online at www.stocktonmiraclemile.com.

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

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

Meeting procedures are posted at the end of this agenda.

**Corresponding page numbers for agenda items in the Board Action Packet
appear in bold red.**

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 **pp. 1-3**
- 1.6 (A): Approval of Minutes of the Meeting: June 10, 2026 – *Juanita Pasley, Secretary (minutes are provided in board action packet)* **pp. 4-8**
- 1.7 (A): Finance Committee Report: Approval of MMCID Financials for June/July 2026 – *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report is provided in board action packet)* **pp. 9-28 (June), pp. 29-46 (July)**

2 Reports/Discussions Part 1

- 2.1 (I): City of Stockton – *Guest(s)*

3 Consent Items

*Backup materials are provided in the **Board Action Packet**.*

- 3.1 (C/A): Approval of Revised Bylaws: Article 6, Sections 4 and 5 **pp. 47-54**
- 3.2 (C/A): Approval of Recommendation from Civil Sidewalks Committee to Purchase Garbage Cans **p. 55**
- 3.3 (C/A): Ratification of Agreement to Purchase Placer AI for One Year **pp. 56-63**
- 3.4 (C/A): Approval of Professional Services Contract for Streetscape Photos **pp. 64-65**

4 Action Items

*Backup materials are provided in the **Board Action Packet**.*

- 4.1 (A): Approval of Pre-Construction Agreement with Haggerty Construction for Renovation of The Annex of 250 Doris Place (annex space located on the Bedford Road-side of the building) Subject to Budget Constraints and Ratification the Latest Version of the Project Plan Reimagined Via Value-Engineering **pp. 66-89**
- 4.2 (A): Approval of MMCID Façade Improvement Grant Program for Non-Blighted Miracle Mile Businesses **pp. 90-100**
- 4.3 (A): Approval of MMCID Assessment Rates for 2027 **p. 101**
- 4.4 (A): Consideration of the Date for the November Board Meeting Currently Scheduled for November 11 (Veterans Day) **p. 102**
- 4.5 (A): Declaration of Vacancy on the Board of Directors and Approval of Process for Filling the Vacancy **p. 103-105**
- 4.6 (A): Approval of Authority of the Board President and Executive Director to Complete and Execute a Contract with Visit Stockton for the Purchase of the Miracle Mile Banner Poles on Pacific Avenue Near Tuxedo Court and West Pine Street **p. 106**

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): Executive Director's Report – *Kailani Haro, Executive Director*
- 5.2 (I): Board Members' Responsibilities Related to Representing the District – *Jeff Gamboni, Board President*
- 5.3 (I): Events and Promotions Committee – *Juanita Pasley, Chair*
- 5.4 (I): Governance and Bylaws Committee – *Clem Lee, Chair*
- 5.5 (I): Civil Sidewalks Committee – *Lisa Whirlow, Chair*
- 5.6 (I): Economic Development Committee – *Jeff Gamboni, Chair*
- 5.7 (I): \$20 Million Capital Improvement Ad Hoc Committee – *Jean Callahan and Kevin Dougherty, Co-Chairs*
- 5.8 (I): Asset Management Committee – *Kevin Dougherty Chair*
- 5.9 (I): Kiwanis Club Update – *Clem Lee, Kiwanis Liaison*

6 **Adjournment**

- 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

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, June 10, 2026 at 4:00pm

Conference Room, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kailani Haro, Juanita Pasley, Clem Lee, John Precissi, Lisa Whirlow, Rex Dhatt, Kevin Dougherty, Jeff Gamboni, Jean Callahan (arrived at 4:05pm), Manuel Guizar (arrived at 4:08pm)

ABSENT: Tammy Nguyen, Brian Wright, Melissa Grizzle, Kevin Hernandez

GUESTS: Ricardo Noguera (Director of Economic Development), Carlos Marquez (Rep for Rhodesia Ransom)

1 Call to Order and Organization –

1.1 Welcome – Meeting called to order at 4:00pm 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. – Ricardo Noguera introduced himself to the Board as the new Economic Development Director. Carlos Marquez introduced himself as the representative for Rhodesia Ransom and offered his help with any matters that the MMCID may need.

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 June 2026 agenda:

Motion: Jean Callahan **Second:** John Precissi **Vote:** 8/0 **Abstentions:** 0

Motion Approved

1.6 (A): Approval of Minutes of the Meeting: May 13, 2026 – Juanita Pasley, *Board Secretary* (minutes provided in board packet) –

MOTION to approve Minutes of May 13, 2026:

Motion: Clem Lee **Second:** John Precissi **Vote:** 7/0 **Abstentions:** 1

Motion Approved

1.7 (A): Finance Committee Report: Approval of MMCID Financials for May 2026- *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet)* – There are some extra expenses due to Taste of the Mile. Otherwise, normal reoccurring expenses.

MOTION to approve MMCID Financials for May 2026:

Motion: Clem Lee **Second:** Jean Callahan **Vote:** 9/0 **Abstentions:** 0

Motion Approved

2 Reports / Discussions Part 1

2.1 (I): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4* – Councilman Enriquez was not able to attend the meeting.

2.2 (I): City of Stockton – *Tina McCarty, Director of Economic Development* – Tina McCarty was not able to attend the meeting.

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

3.1 (C/A): Ratification of Contract with Eagle Eye Protection Services for Security Services.

3.2 (C/A): Ratification of Contract with Ontiveros Lawn Care for Maintenance Services.

MOTION to approve the Consent calendar:

Motion: Juanita Pasley **Second:** Lisa Whirlow **Vote:** 9/0 **Abstentions:** 0

Motion Approved

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

4.1 (A): Rejection of Bids for the Substation Project and Approval of Alternative Bid Process – Kevin Dougherty spoke about how Asset Management has declined the current bids and has been working with our consultant on a re-bidding. The committee voted to choose an alternative bid path for delivery of services, by way of asking for qualifications from the contractors as well as their profit overhead and consulting cost. By doing this, the risk of the contractors is removed. The committee wants to get rid of the padding in the contracts and hopes to get the most out of the delivery of the project. Kailani stated that the re-bid has gone out and there are two companies that are showing interest. Hoping to start evaluating the contracts by the end of the month.

MOTION to Reject the Bids for the Substation Project and to Approve an Alternative Bid Process with the Amendment that Asset Management Committee has the authority to Assess the Bids and Enter Into an Agreement. Subject to Board Ratification:

Motion: Clem Lee **Second:** Kevin Dougherty **Vote:** 9/0 **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): Executive Director's Report – *Kailani Haro, Executive Director* – Hard at work on TOTM. Kailani thanked everyone for their hard work with the help. She is also working on Tigers Prowlin' The Mile and the Holiday Parade. The website will be updated next week.

5.2 (I): Events and Promotions Committee – *Juanita Pasley, Chair* – The committee has been working very hard on the final details for Taste of the Mile this Saturday. If anyone is available for setup, we will start at 9:00am. We will also need help with tear down after the event. We will have an event debrief on Monday, June 15th, but after that we will take a few weeks break before we continue with planning for our remaining events.

5.3 (I): Governance and Bylaws Committee– *Clem Lee, Chair* – Report is in the board packet for review.

5.4 (I): Civil Sidewalk Committee – *Lisa Whirlow, Chair* – New security and maintenance have rolled out. Lisa has checked in with Eagle Eye Security and they have reported that they are currently getting 4-6 calls during the day for extra service. We may need to get with the businesses with instructions on when to call security versus calling PD.

5.5 (I): Economic Development Committee – *Jeff Gamboni, Chair* – Paris is going to help get a hold of the latest published code. Next meeting is 6/23/26.

5.6 (I): \$20 Million Capital Improvement Ad Hoc Committee – *Jean Callahan and Kevin Dougherty, Co-Chairs* – We will have displays for TOTM from the architects who will also be in attendance.

5.7 (I): Asset Management Committee – *Kevin Dougherty, Chair* – Covered earlier in the meeting with the update on the project re-bid.

5.8 (I): Kiwanis Club Update – *Clem Lee, Kiwanis Liaison* - Working on improving our partnership. They will be in attendance on Saturday and are very excited about our Holiday Parade.

6 Adjournment

6.1 (I): Governing Board Members' Comments – Tammy Nguyen has resigned from the BOD due to being too busy. BOD agreed to start the outreach for a new Community Member Director.

6.2 (A): Adjournment of the Meeting – Meeting adjourned at 4:57pm.

MOTION to Adjourn the Meeting:

Motion: Manuel Guizar **Second:** Rex Dhatt **Vote:** 9/0 **Abstentions:** 0

Motion Approved

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

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

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Finance Committee Report

Miracle Mile Community Improvement District
For the period ended June 30, 2026



Prepared on
July 1, 2026

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ACCOUNTS RECEIVABLE AGING

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
Calidad Services Inc.	2,000.00					2,000.00
Collins Electric	5,000.00					5,000.00
Paul Canepa	2,500.00					2,500.00
Stockton Unified School District					23,163.92	23,163.92
Susan Lenz	2,000.00					2,000.00
Waste Management Sponsor	2,000.00					2,000.00
TOTAL	\$13,500.00				\$23,163.92	\$36,663.92

ACCOUNTS PAYABLE AGING

As of June 30, 2026

	Current	1 - 30	31 - 60	61 and over	Total
Calidad Services, Inc.	4,580.00				4,580.00
CalWater	47.99				47.99
City of Stockton (Sewer)	125.49				125.49
Eagle Eye Protection Services	7,875.00				7,875.00
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
Ontiveros Lawn Care & Maintenance	5,000.00				5,000.00
TOTAL	\$25,278.48	\$0.00	\$0.00	\$0.00	\$25,278.48

STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	23,030.55
F&M Checking x0801	27,663.29
F&M Money Market x0802	46,817.05
F&M Sweep x0800	310,575.54
Total Bank Accounts	408,086.43
Total Current Assets	408,086.43
Fixed Assets	
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	149,151.65
Total Fixed Assets	1,205,006.05
TOTAL ASSETS	\$1,613,092.48
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Expenditures Payable	-500.00
Tenant Deposit	6,132.79
Total Other Current Liabilities	5,632.79
Total Current Liabilities	5,632.79
Total Liabilities	5,632.79
Equity	
Opening balance equity	0.01
Retained Earnings	1,298,019.02
Net Revenue	309,440.66
Total Equity	1,607,459.69
TOTAL LIABILITIES AND EQUITY	\$1,613,092.48

STATEMENT OF ACTIVITY

June 2026

	Total
REVENUE	
ASSESSMENT INCOME	
COS Assessment	24,812.12
SJC Assessments	101,607.56
Total ASSESSMENT INCOME	126,419.68
NON-ASSESSED INCOME	
Event Income	
Stoktoberfest & Car Show	
Car Registration	35.00
Total Stoktoberfest & Car Show	35.00
Taste of the Mile	
Beverage Sales	7,130.00
Donor Donation	320.01
Silent Auction Sales	10,792.00
Sponsorship	32,500.00
Ticket Sales	12,800.00
Total Taste of the Mile	63,542.01
Total Event Income	63,577.01
Interest Income	489.10
Total NON-ASSESSED INCOME	64,066.11
Non-Event Sponsorship	390.00
Total Revenue	190,875.79
GROSS PROFIT	190,875.79
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,485.14
Safety Ambassador	6,624.19
Safety Service Calls	350.00
Security Camera Monitoring	4,580.00
Waste Management	937.23
Total Enhanced Service Programs	18,976.56
Total CIVIL SIDEWALK	18,976.56
DISTRICT IDENTITY	
Event Expenses	
ArtLit	
Advertising & Marketing	274.41
Total ArtLit	274.41
LitWalk	
Advertising & Marketing	278.89
Total LitWalk	278.89

	Total
Stockton Cruise Night Expense	555.00
Stoktoberfest & Car Show	
Square Processing Fee	1.32
Total Stoktoberfest & Car Show	1.32
Taste of the Mile Expense	0.00
Advertising & Marketing	1,999.76
Alcohol & Bar Supplies	2,867.67
Event Supplies	767.58
Food	3,654.98
Outside Services	3,135.00
Rentals	12,274.10
Security, Street Closure & Insurance	3,774.20
Square Processing Fee	596.84
Total Taste of the Mile Expense	29,070.13
Total Event Expenses	30,179.75
Marketing & Advertising	281.57
Social Media Contractor	1,500.00
Website & Email Services	89.00
Total DISTRICT IDENTITY	32,050.32
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	5,000.00
Office/General Administrative	
Dues, subscriptions & memberships	569.10
Google Workspace	16.80
QuickBooks	275.00
Rent & Lease	800.00
Total Office/General Administrative	1,660.90
Professional Fees	
Bookkeeping	525.00
Total Professional Fees	525.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	7,185.90
Total Expenditures	58,212.78
NET OPERATING REVENUE	132,663.01
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	5,400.00
Total DORRIS PLACE INCOME	6,865.58
Total Other Revenue	6,865.58
OTHER EXPENDITURES	
DORRIS PLACE	
Repairs & Maintenance (non reimb.)	2,000.00
Utilities & Monthly Services	1,003.17

	Total
Total DORRIS PLACE	3,003.17
Total Other Expenditures	3,003.17
NET OTHER REVENUE	3,862.41
NET REVENUE	\$136,525.42

2026 BUDGET v ACTUALS

January - June, 2026

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
ASSESSMENT INCOME				
COS Assessment	24,812.12	24,812.12	0.00	100.00 %
SJC Assessments	216,186.30	216,186.30	0.00	100.00 %
SJC Admin fee	-425.65		-425.65	
Total SJC Assessments	215,760.65	216,186.30	-425.65	99.80 %
SUSD Assessment	23,163.92	0.00	23,163.92	
Total ASSESSMENT INCOME	263,736.69	240,998.42	22,738.27	109.44 %
NON-ASSESSED INCOME				
Event Income				
ArtLit				
Event Registration	1,000.00	1,500.00	-500.00	66.67 %
Sponsorship	850.00	400.00	450.00	212.50 %
Total ArtLit	1,850.00	1,900.00	-50.00	97.37 %
BOO-tique Market				
Sponsorship	500.00	0.00	500.00	
Total BOO-tique Market	500.00	0.00	500.00	
Holiday Sip & Shop				
Sponsorship	1,000.00		1,000.00	
Total Holiday Sip & Shop	1,000.00		1,000.00	
LitWalk				
Sponsorship	500.00	1,000.00	-500.00	50.00 %
Total LitWalk	500.00	1,000.00	-500.00	50.00 %
Stoktoberfest & Car Show				
Car Registration	35.00	0.00	35.00	
Sponsorship	1,000.00	0.00	1,000.00	
Total Stoktoberfest & Car Show	1,035.00	0.00	1,035.00	
Taste of the Mile				
Beverage Sales	7,130.00	4,500.00	2,630.00	158.44 %
Donor Donation	320.01		320.01	
Silent Auction Sales	10,792.00	7,000.00	3,792.00	154.17 %
Sponsorship	80,471.64	82,184.00	-1,712.36	97.92 %
Ticket Sales	15,925.00	12,000.00	3,925.00	132.71 %
Total Taste of the Mile	114,638.65	105,684.00	8,954.65	108.47 %
UOP Welcome Back (WOW)				
Sponsorship	500.00	0.00	500.00	
Total UOP Welcome Back (WOW)	500.00	0.00	500.00	
Total Event Income	120,023.65	108,584.00	11,439.65	110.54 %
Interest Income	2,260.84	3,600.00	-1,339.16	62.80 %
Total NON-ASSESSED INCOME	122,284.49	112,184.00	10,100.49	109.00 %

				Total
	Actual	Budget	over Budget	% of Budget
Non-Event Sponsorship	2,340.00	2,340.00	0.00	100.00 %
Total Revenue	388,361.18	355,522.42	32,838.76	109.24 %
GROSS PROFIT	388,361.18	355,522.42	32,838.76	109.24 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	37,467.06	38,910.84	-1,443.78	96.29 %
Repair & maintenance supplies	630.53		630.53	
Safety Ambassador	40,995.95	39,745.14	1,250.81	103.15 %
Safety Service Calls	1,715.00	1,680.00	35.00	102.08 %
Security Camera Monitoring	27,480.00	27,480.00	0.00	100.00 %
Waste Management	5,690.05	5,762.34	-72.29	98.75 %
Total Enhanced Service Programs	113,978.59	113,578.32	400.27	100.35 %
Total CIVIL SIDEWALK	113,978.59	113,578.32	400.27	100.35 %
DISTRICT IDENTITY				
Event Expenses				
ArtLit				
Advertising & Marketing	274.41	1,100.00	-825.59	24.95 %
Square Processing Fee	41.50	40.00	1.50	103.75 %
Total ArtLit	315.91	1,140.00	-824.09	27.71 %
Holiday Sip & Shop Expense	0.40		0.40	
Outside Services	474.18	0.00	474.18	
Total Holiday Sip & Shop Expense	474.58	0.00	474.58	
LitWalk				
Advertising & Marketing	278.89	1,100.00	-821.11	25.35 %
Square Processing Fee		40.00	-40.00	
Total LitWalk	278.89	1,140.00	-861.11	24.46 %
Stockton Cruise Night Expense	555.00		555.00	
Stoktoberfest & Car Show				
Square Processing Fee	1.32	0.00	1.32	
Total Stoktoberfest & Car Show	1.32	0.00	1.32	
Taste of the Mile Expense	0.00		0.00	
Advertising & Marketing	1,999.76	3,300.00	-1,300.24	60.60 %
Alcohol & Bar Supplies	2,867.67	1,500.00	1,367.67	191.18 %
Event Supplies	2,240.91	1,700.00	540.91	131.82 %
Food	3,654.98	4,000.00	-345.02	91.37 %
Outside Services	3,135.00	3,000.00	135.00	104.50 %
Rentals	16,245.58	16,500.00	-254.42	98.46 %
Security, Street Closure & Insurance	4,606.20	4,200.00	406.20	109.67 %
Square Processing Fee	956.52	700.00	256.52	136.65 %
Total Taste of the Mile Expense	35,706.62	34,900.00	806.62	102.31 %
UOP Welcome Back Expense (WOW)				

				Total
	Actual	Budget	over Budget	% of Budget
Advertising & Marketing	-200.00	0.00	-200.00	
Total UOP Welcome Back Expense (WOW)	-200.00	0.00	-200.00	
Total Event Expenses	37,132.32	37,180.00	-47.68	99.87 %
Marketing & Advertising	1,397.44	3,500.00	-2,102.56	39.93 %
Social Media Contractor	9,000.00	9,000.00	0.00	100.00 %
Website & Email Services	552.97	2,779.47	-2,226.50	19.89 %
Total DISTRICT IDENTITY	48,082.73	52,459.47	-4,376.74	91.66 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	34,980.00	33,000.00	1,980.00	106.00 %
Insurance	6,817.91	6,817.91	0.00	100.00 %
License and Permits	128.00	803.00	-675.00	15.94 %
Office/General Administrative				
Bank fees & service charges	20.00	0.00	20.00	
Dues, subscriptions & memberships	4,313.59	4,969.49	-655.90	86.80 %
Google Workspace	112.80	100.80	12.00	111.90 %
Meeting Expense		175.00	-175.00	
Office Printing	220.26	0.00	220.26	
Office Supplies	368.23		368.23	
Phone & Internet Service	32.68	192.96	-160.28	16.94 %
QuickBooks	1,650.00	235.00	1,415.00	702.13 %
Rent & Lease	800.00		800.00	
Total Office/General Administrative	7,517.56	5,673.25	1,844.31	132.51 %
Professional Fees		0.00	0.00	
Bookkeeping	3,150.00	3,150.00	0.00	100.00 %
CPA	2,500.00	2,500.00	0.00	100.00 %
Total Professional Fees	5,650.00	5,650.00	0.00	100.00 %
Storage Lease		600.00	-600.00	
Total DISTRICT MANAGEMENT & ADMINISTRATION	55,093.47	52,544.16	2,549.31	104.85 %
Total Expenditures	217,154.79	218,581.95	-1,427.16	99.35 %
NET OPERATING REVENUE	171,206.39	136,940.47	34,265.92	125.02 %
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	8,793.48	8,793.48	0.00	100.00 %
Lease Income	32,400.00	32,400.00	0.00	100.00 %
Total DORRIS PLACE INCOME	41,193.48	41,193.48	0.00	100.00 %
GRANT INCOME (\$3.1M)	181,705.54		181,705.54	
Total Other Revenue	222,899.02	41,193.48	181,705.54	541.10 %
OTHER EXPENDITURES				
DORRIS PLACE				
Improvements (Funded)	19,342.07	0.00	19,342.07	
Improvements (OOP)		1,000.00	-1,000.00	
Property Taxes	8,401.84	8,000.00	401.84	105.02 %

				Total
	Actual	Budget	over Budget	% of Budget
Repairs & Maintenance	1,537.00	3,602.40	-2,065.40	42.67 %
Repairs & Maintenance (non reimb.)	2,000.00		2,000.00	
Utilities & Monthly Services	6,755.51	6,143.21	612.30	109.97 %
Total DORRIS PLACE	38,036.42	18,745.61	19,290.81	202.91 %
Total Other Expenditures	38,036.42	18,745.61	19,290.81	202.91 %
NET OTHER REVENUE	184,862.60	22,447.87	162,414.73	823.52 %
NET REVENUE	\$356,068.99	\$159,388.34	\$196,680.65	223.40 %

BANK ACCOUNT ACTIVITY

June 2026

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
F&M Certificate of Deposit x0823							
Beginning Balance							23,030.55
Total for F&M Certificate of Deposit x0823							
F&M Checking x0801							
Beginning Balance							50,287.23
06/01/2026	Expense		Department of Alcoholic Beverage Control	WITHDRAWAL	Alcohol & Bar Supplies	-75.00	50,212.23
06/01/2026	Deposit		Waste Management Sponsor	DOMTBOA069 WASTE MANAGEMENT MIRACLE MILE COM	Non-Event Sponsorship	390.00	50,602.23
06/01/2026	Deposit			SQ260601 SQUARE INC MIRACLE MILE COMMUNITY		483.55	51,085.78
06/01/2026	Bill Payment (Check)		Gary Fonseca, Jr. DBA Online Printing and Graphics		Accounts Payable (A/P)	-1,081.97	50,003.81
06/02/2026	Bill Payment (Check)		CalWater		Accounts Payable (A/P)	-47.98	49,955.83
06/02/2026	Expense	200187	Fritz & Liza Chin Family Trust		Rent & Lease	-800.00	49,155.83
06/03/2026	Expense		Amazon	DBT CRD 2057 70 AMAZON MKTPL1O9 AMZN.COM/BILLWA CARD# 4987 DBT CRD 2057 06/02/26 70 AMAZON MKTPL*1O9 AMZN.COM/BILLWA CARD# 4987	Event Supplies	-9.62	49,146.21
06/03/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-5.63	49,140.58
06/03/2026	Transfer			DEPOSIT	F&M Money Market x0802	20,000.00	69,140.58
06/04/2026	Expense		The Lavatory	DBT CRD 0032 76 THE LAVATORY 559-7096256CA CARD# 4987 DBT CRD 0032 06/04/26 76 THE LAVATORY 559-7096256CA CARD# 4987	Rentals	-2,147.00	66,993.58
06/04/2026	Expense		WP Easycart	DBT CRD 2046 55 WP EASYCART WPEASYCART.COOR CARD# 4987 DBT CRD 2046 06/03/26 55 WP EASYCART WPEASYCART.COOR CARD# 4987	Website & Email Services	-89.00	66,904.58
06/05/2026	Check	12743	Thai Me Up		Food	-300.00	66,604.58
06/05/2026	Check	12780	Seoul Soon Dubu - V		Food	-250.00	66,354.58
06/05/2026	Check	12782	La Michoacana		Food	-100.00	66,254.58
06/05/2026	Check	12748	La Palma		Food	-450.00	65,804.58
06/05/2026	Check	12749	Creperie Le Pompon		Food	-131.25	65,673.33
06/05/2026	Deposit			SQ260605 SQUARE INC MIRACLE MILE COMMUNITY		361.67	66,035.00
06/05/2026	Expense		Eagle Eye Protection Services	DBT CRD 0103 17 SQ EAGLE EYE PR GOSQ.COMCA CARD# 4987 DBT CRD 0103 06/05/26 17 SQ *EAGLE EYE PR GOSQ.COMCA CARD# 4987	Security, Street Closure & Insurance	-784.00	65,251.00
06/05/2026	Expense		Google	GOOGLE MIRACLE MILE COMMUNITY PURCHASE	Google Workspace	-16.80	65,234.20
06/08/2026	Deposit			GOOGLE MIRACLE MILE COMMUNITY SQ260608 SQUARE INC MIRACLE MILE COMMUNITY		967.40	66,201.60
06/08/2026	Expense		Norcal Ice	DBT CRD 2203 31 NORCAL ICE INDUS	Alcohol & Bar Supplies	-328.14	65,873.46

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
				WWW.NORCALICECA CARD# 4987 DBT CRD 2203 06/06/26 31 NORCAL ICE INDUS WWW.NORCALICECA CARD# 4987			
06/09/2026	Expense		Standard Event Rentals	DBT CRD 2105 06 STANDARD EVENT R 120-95241966CA CARD# 4987 DBT CRD 2105 06/08/26 06 STANDARD EVENT R 120- 95241966CA CARD# 4987	Rentals	-1,806.08	64,067.38
06/09/2026	Expense		Constant Contact	XXXXXX5506 CONSTANTCONTACT WEB	Dues, subscriptions & memberships	-569.10	63,498.28
06/10/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-59.65	63,438.63
06/10/2026	Expense		Amazon	DBT CRD 0310 61 AMAZON MKTPLIG0 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0310 06/10/26 61 AMAZON MKTPL*IG0 AMZN.COM/BILLWA CARD# 4987	Event Supplies	-239.28	63,199.35
06/10/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-59.65	63,139.70
06/10/2026	Deposit			SQ260610 SQUARE INC MIRACLE MILE COMMUNITY		242.45	63,382.15
06/11/2026	Bill Payment (Check)	200193	Downtown Stockton Alliance, Inc. (Security Ambassador)		Accounts Payable (A/P)	-6,624.19	56,757.96
06/11/2026	Bill Payment (Check)	200194	Downtown Stockton Alliance (Maintenance Ambassador)		Accounts Payable (A/P)	-6,535.14	50,222.82
06/11/2026	Expense		Amazon	DBT CRD 0934 96 AMAZON MKTPLLEN2 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0934 06/11/26 96 AMAZON MKTPL*EN2 AMZN.COM/BILLWA CARD# 4987	Event Supplies	-382.69	49,840.13
06/11/2026	Deposit			SQ260611 SQUARE INC MIRACLE MILE COMMUNITY		727.34	50,567.47
06/12/2026	Check	12759	House of Shaw		Food	-800.00	49,767.47
06/12/2026	Check	12786	Good Life BBQ		Food	-1,000.00	48,767.47
06/12/2026	Check	12776	Whirlow's		Food	-300.00	48,467.47
06/12/2026	Check	12744	Siamese Street Thai		Food	-323.73	48,143.74
06/12/2026	Check	12784	Jumper Madness		Rentals	-480.00	47,663.74
06/12/2026	Check	12785	Victor Macias		Outside Services	-250.00	47,413.74
06/12/2026	Bill Payment (Check)	200189	Emily Henderson		Accounts Payable (A/P)	-525.00	46,888.74
06/12/2026	Bill Payment (Check)	200192	Federico Chavez		Accounts Payable (A/P)	-625.00	46,263.74
06/12/2026	Bill Payment (Check)	200195	MMK Group, Inc.		Accounts Payable (A/P)	-5,000.00	41,263.74
06/12/2026	Expense		Norcal Ice	DBT CRD 2030 22 NORCAL ICE INDUS WWW.NORCALICECA CARD# 4987 DBT CRD 2030 06/11/26 22 NORCAL ICE INDUS WWW.NORCALICECA CARD# 4987	Alcohol & Bar Supplies	-124.87	41,138.87
06/12/2026	Expense			Petty cash - TOTM	Taste of the Mile Expense	-1,400.00	39,738.87
06/12/2026	Expense		Amazon	DBT CRD 1255 86 AMAZON MKTPLFH6 AMZN.COM/BILLWA CARD# 4987 DBT CRD 1255 06/12/26 86 AMAZON MKTPL*FH6 AMZN.COM/BILLWA CARD# 4987	Event Supplies	-16.91	39,721.96
06/12/2026	Deposit			SQ260612 SQUARE INC		242.45	39,964.41

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
				MIRACLE MILE COMMUNITY			
06/13/2026	Bill Payment (Check)	12787	Rick Webb		Accounts Payable (A/P)	-750.00	39,214.41
06/13/2026	Expense	200196	Katie Siegfried			-1,603.84	37,610.57
06/15/2026	Bill Payment (Check)	12751	Clem Lee		Accounts Payable (A/P)	-2,339.66	35,270.91
06/15/2026	Bill Payment (Check)	12760	Ontiveros Lawn Care & Maintenance		Accounts Payable (A/P)	-735.00	34,535.91
06/15/2026	Bill Payment (Check)	12753	Stockton Supplies		Accounts Payable (A/P)	-7,841.02	26,694.89
06/15/2026	Bill Payment (Check)	200190	Calidad Services, Inc.		Accounts Payable (A/P)	-4,580.00	22,114.89
06/15/2026	Bill Payment (Check)	200191	Katie Siegfried		Accounts Payable (A/P)	-1,500.00	20,614.89
06/15/2026	Expense	19470, 19406	Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 2134 30 ON-LINE PRINTING 209-334-1440CA CARD# 4987 DBT CRD 2134 06/12/26 30 ON-LINE PRINTING 209-334-1440CA CARD# 4987		-1,148.82	19,466.07
06/15/2026	Expense		Dollar Tree	DBT CRD 0251 86 DOLLAR TREE STOCKTONCA CARD# 4987 DBT CRD 0251 06/13/26 86 DOLLAR TREE STOCKTONCA CARD# 4987	Event Supplies	-119.08	19,346.99
06/15/2026	Deposit			SQ260615 SQUARE INC MIRACLE MILE COMMUNITY		9.37	19,356.36
06/15/2026	Deposit			SQ260615 SQUARE INC MIRACLE MILE COMMUNITY		4,632.78	23,989.14
06/15/2026	Deposit			SQ260615 SQUARE INC MIRACLE MILE COMMUNITY		7,977.48	31,966.62
06/15/2026	Deposit			SQ260615 SQUARE INC MIRACLE MILE COMMUNITY		97.26	32,063.88
06/15/2026	Deposit		Juanita Pasley	DEPOSIT	Silent Auction Sales	265.00	32,328.88
06/17/2026	Deposit			SQUARE		3,063.42	35,392.30
06/18/2026	Check	200188	Stockton Tree Surgery, Inc.	CHECK (DIGITAL) 200188	Repairs & Maintenance (non reimb.)	-2,000.00	33,392.30
06/22/2026	Expense		City of Stockton - Community Services		Security, Street Closure & Insurance	-581.70	32,810.60
06/23/2026	Expense		Pacific Gas & Electric (PG&E)	WEB ONLINE PGANDE WEB XXXXXXXX060626	Utilities & Monthly Services	-12.57	32,798.03
06/23/2026	Expense		Charlie's Day & Nite	DBT CRD 1917 91 CHARLIE S DAY & 209-465-2667CA CARD# 4987 DBT CRD 1917 06/22/26 91 CHARLIE S DAY & 209-465-2667CA CARD# 4987	Utilities & Monthly Services	-120.00	32,678.03
06/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Utilities & Monthly Services	-72.69	32,605.34
06/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Waste Management	-887.23	31,718.11
06/25/2026	Bill Payment (Check)	200179	City of Stockton - Community Services		Accounts Payable (A/P)	-2,908.50	28,809.61
06/26/2026	Expense		QuickBooks Payments	DBT CRD 1236 27 INTUIT QBOOKS O CL.INTUIT.COMCA CARD# 4987 DBT CRD 1236 06/26/26 27 INTUIT *QBOOKS O CL.INTUIT.COMCA CARD# 4987	QuickBooks	-275.00	28,534.61
06/29/2026	Deposit			SQ260629 SQUARE INC MIRACLE MILE COMMUNITY		33.68	28,568.29
06/30/2026	Bill Payment (Check)	200197	Downtown Stockton Alliance, Inc. (Security Ambassador)		Accounts Payable (A/P)	-350.00	28,218.29

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
06/30/2026	Expense		City of Stockton - Community Services		Stockton Cruise Night Expense	-555.00	27,663.29
Total for F&M Checking x0801						-\$22,623.94	
F&M Money Market x0802							
Beginning Balance							2,505.09
06/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-5.09	2,500.00
06/03/2026	Transfer			DEPOSIT	F&M Checking x0801	-20,000.00	-17,500.00
06/03/2026	Deposit		Jeff Gamboni		Sponsorship	5,000.00	-12,500.00
06/03/2026	Deposit		Stockton Ports		Sponsorship	1,000.00	-11,500.00
06/03/2026	Deposit		Kelly & Risa Borrero	DEPOSIT	Ticket Sales	1,250.00	-10,250.00
06/03/2026	Deposit		Dolly French	DEPOSIT	Ticket Sales	1,000.00	-9,250.00
06/03/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	14,625.00	5,375.00
06/03/2026	Deposit		County of San Joaquin		Interest Income	484.17	5,859.17
06/03/2026	Payment		County of San Joaquin		Accounts Receivable (A/R)	101,607.56	107,466.73
06/03/2026	Deposit		Juanita Pasley	DEPOSIT	Ticket Sales	125.00	107,591.73
06/03/2026	Deposit		Lawrence M Knapp, Inc.			3,382.79	110,974.52
06/03/2026	Deposit		K&K Law Firm	DEPOSIT		3,482.79	114,457.31
06/03/2026	Deposit			DEPOSIT		3,000.00	117,457.31
06/04/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-11,865.58	105,591.73
06/05/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-103,091.73	2,500.00
06/15/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-10,055.00	-7,555.00
06/16/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-3,945.00	-11,500.00
06/17/2026	Deposit					70.00	-11,430.00
06/17/2026	Deposit					6,880.00	-4,550.00
06/17/2026	Deposit				Ticket Sales	3,050.00	-1,500.00
06/17/2026	Deposit					4,000.00	2,500.00
06/17/2026	Deposit		Cortopassi Family Foundation		Sponsorship	10,000.00	12,500.00
06/17/2026	Deposit		St. Joseph's		Sponsorship	2,000.00	14,500.00
06/19/2026	Deposit		Collins Electric		Sponsorship	5,000.00	19,500.00
06/19/2026	Deposit		Paul Canepa		Sponsorship	2,500.00	22,000.00
06/30/2026	Payment		City of Stockton - Economic Development		Accounts Receivable (A/R)	24,812.12	46,812.12
06/30/2026	Deposit		F&M Bank	INTEREST DEPOSIT	Interest Income	4.93	46,817.05
Total for F&M Money Market x0802						\$44,311.96	
F&M Reserve x5901							
Beginning Balance							0.00
Total for F&M Reserve x5901							
F&M Sweep x0800							
Beginning Balance							196,238.14
06/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	5.09	196,243.23
06/03/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	-14,625.00	181,618.23
06/04/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	11,865.58	193,483.81
06/05/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	103,091.73	296,575.54
06/15/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	10,055.00	306,630.54
06/16/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	3,945.00	310,575.54
Total for F&M Sweep x0800						\$114,337.40	
TOTAL						\$136,025.42	

CAM

RECOVER WITH CAM	YES	NAME	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	TOTAL
MONTHLY Costs		CalWater	\$ 58	\$ 52	\$ 58	\$ 58	\$ 47	\$ 46	\$ 34	\$ 59	\$ 48	\$ 48	\$ 47	\$ 48	\$ 554
		Charlie's Day & Nite (pd. quarterly)				\$ 360		\$ 120	\$ 17		\$ 120		\$ 48	\$ 120	\$ 666
		City of Stockton (Sewer)	\$ 120	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125		\$ 274	\$ 125	\$ 125	\$ 1,395
		Federico Chavez	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 6,875
		Pacific Gas & Electric (PG&E)	\$ 191	\$ 562	\$ 623	\$ 607	\$ 206	\$ 118	\$ 516	\$ 364	\$ 209	\$ 70	\$ 19	\$ 13	\$ 3,485
		Waste Management	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 789
		TOTAL	\$1,065	\$1,435	\$1,502	\$1,846	\$1,073	\$1,104	\$1,390	\$1,245	\$1,075	\$1,090	\$ 937	\$1,004	\$13,763
	ONE-TIME Expenses	A1 Exterminators						\$ 215							\$ -
		Kleenvue Professional Services			\$ 199										\$ 215
		Preszler Plumbing						\$ 642							\$ 199
		Aqua Steam (carpet cleaning)									\$1,372				\$ 642
		The Glass Shop													\$ 1,372
Grand Total		Hardware Supplies						\$ 188							\$ 188
		TOTAL	\$ -	\$ -	\$ 199	\$ -	\$ -	\$1,045	\$ -	\$ -	\$1,372				\$ 2,616
			\$1,065	\$1,435	\$1,702	\$1,846	\$1,073	\$2,149	\$1,390	\$1,245	\$2,447	\$1,090	\$ 937	\$1,004	\$16,380

CAM Income \$1,099 \$1,099 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$16,854
(GAP) \$ 34 \$ (336) \$ (236) \$ (380) \$ (380) \$ 392 \$ (684) \$ 76 \$ 220 \$ (981) \$ 375 \$ 528 \$ 462 \$ (991)

MMCID - CASH REQUIREMENTS

Checking Account: \$ 40,220.27 7/1/2026

FORECASTED INCOME:

Taste of the Mile - Sponsorships \$ 6,865.58
Rent & CAM \$ - deposit to Money Market

COMMITTED FUNDS:

Outstanding items

Taste of the Mile - Food \$ (881.25)
Taste of the Mile - Vendors \$ (10,026.56)
Misc. \$ (450.83)
\$ (11,358.64)

UPCOMING BILLS:

Monthly items \$ (25,300.00)
PG&E True-up (est.) \$ (3,400.00)
\$ (28,700.00)

MONTHLY TRANSFER FROM MONEY MARKET:

\$ 20,000.00

Projected Ending Balance

\$ 27,027.21

ADDITIONAL ACCOUNTS:

Money Market Balance: \$ 350,330.60 Interest rate: 2.4%
CD Balance: \$ 23,030.55 Interest rate: 2.75%

GRANT FUNDS ALREADY REQUESTED

Building Purchase

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

Grant Request #1

LDA Partners	Prelim design Bedford & Doris	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00
Calidad	Security camera signage	\$ 1,618.00	\$ -	\$ 1,618.00
District 360	Salesforce	\$ 9,990.00	\$ 9,990.00	\$ -
Haggerty	Dumpster enclosure	\$ 48,025.00	\$ 48,025.00	\$ -
WMB Architects	Bedford	\$ 47,991.00	\$ 31,728.82	\$ 16,262.18
TJS Design	Construction at Dorris	\$ 44,450.00	\$ 45,281.00	\$ (831.00)
	TOTAL	\$ 156,074.00	\$ 138,024.82	\$ 18,049.18

Grant Request #2

Calidad Services	Security Camera Expansion	\$ 159,920.70	\$ 47,080.35	\$ 112,840.35
Lovotti Inc.	Maintenance Substation AC	\$ 17,899.01	\$ 17,899.01	\$ -
Marco Pries Masonry	Planter repair & painting	\$ 2,050.00	\$ 2,050.00	\$ -
City of Stockton	Overage on building permit	\$ 1,004.83	\$ 1,004.83	\$ -
TJS Design	Remodel overage	\$ 831.00	\$ 831.00	\$ -
	Excess from building purchase	\$ (653.35)	\$ -	\$ (653.35)
	TOTAL	\$ 181,052.19	\$ 68,865.19	\$ 112,187.00

GRANT FUNDS USED \$ 1,330,465.54
REMAINING \$ 1,769,534.46

Vendors Actively Paying:

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
	4/30/2026	\$ 2,916.51
		\$31,728.82

Calidad Security	DATE	AMOUNT
	4/30/2026	\$ 47,080.35

GRANT BUDGET ALLOCATIONS:

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Finance Committee Report

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



Prepared on
August 6, 2026

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Miracle Mile Community Improvement District

Accounts Receivable Aging

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
Calidad Services Inc.			2,000.00			2,000.00
Collins Electric			5,000.00			5,000.00
Paul Canepa			2,500.00			2,500.00
Stockton Unified School District					23,163.92	23,163.92
TOTAL			9,500.00		23,163.92	\$32,663.92

ACCOUNTS PAYABLE AGING

As of July 31, 2026

	Current	1 - 30	31 - 60	61 and over	Total
Calidad Services, Inc.	4,580.00				4,580.00
CalWater	47.99				47.99
City of Stockton (Sewer)	125.49				125.49
Eagle Eye Protection Services	7,875.00				7,875.00
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
Ontiveros Lawn Care & Maintenance	5,200.00				5,200.00
TOTAL	\$25,478.48	\$0.00	\$0.00	\$0.00	\$25,478.48

STATEMENT OF FINANCIAL POSITION

As of July 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	23,030.55
F&M Checking x0801	35,081.29
F&M Money Market x0802	10,000.00
F&M Sweep x0800	322,525.99
Total Bank Accounts	390,637.83
Total Current Assets	390,637.83
Fixed Assets	
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	149,151.65
Total Fixed Assets	1,205,006.05
TOTAL ASSETS	\$1,595,643.88
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Expenditures Payable	-500.00
Tenant Deposit	6,132.79
Total Other Current Liabilities	5,632.79
Total Current Liabilities	5,632.79
Total Liabilities	5,632.79
Equity	
Opening balance equity	0.01
Retained Earnings	1,298,019.02
Net Revenue	291,992.06
Total Equity	1,590,011.09
TOTAL LIABILITIES AND EQUITY	\$1,595,643.88

STATEMENT OF ACTIVITY

July 2026

	Total
REVENUE	
NON-ASSESSED INCOME	
Event Income	
Stoktoberfest & Car Show	
Car Registration	210.00
Total Stoktoberfest & Car Show	210.00
Taste of the Mile	
Sponsorship	4,000.00
Total Taste of the Mile	4,000.00
Total Event Income	4,210.00
Interest Income	690.45
Total NON-ASSESSED INCOME	4,900.45
Non-Event Sponsorship	390.00
Total Revenue	5,290.45
GROSS PROFIT	5,290.45
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	5,200.00
Safety Ambassador	7,875.00
Safety Service Calls	720.00
Security Camera Monitoring	4,580.00
Waste Management	887.23
Total Enhanced Service Programs	19,262.23
Total CIVIL SIDEWALK	19,262.23
DISTRICT IDENTITY	
Event Expenses	
Stoktoberfest & Car Show	
Advertising & Marketing	817.10
Square Processing Fee	7.92
Total Stoktoberfest & Car Show	825.02
Taste of the Mile Expense	
Rentals	2,100.00
Total Taste of the Mile Expense	2,100.00
UOP Welcome Back Expense (WOW)	
Security, Street Closure & Insurance	753.00
Total UOP Welcome Back Expense (WOW)	753.00
Total Event Expenses	3,678.02
Social Media Contractor	1,500.00
Website & Email Services	227.64
Total DISTRICT IDENTITY	5,405.66

	Total
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	5,000.00
Office/General Administrative	
Google Workspace	16.80
QuickBooks	275.00
Total Office/General Administrative	291.80
Professional Fees	
Bookkeeping	525.00
Total Professional Fees	525.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	5,816.80
Total Expenditures	30,484.69
NET OPERATING REVENUE	-25,194.24
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	5,400.00
Total DORRIS PLACE INCOME	6,865.58
Total Other Revenue	6,865.58
OTHER EXPENDITURES	
DORRIS PLACE	
Improvements (OOP)	159.20
Repairs & Maintenance	240.00
Repairs & Maintenance (non reimb.)	215.00
Utilities & Monthly Services	1,048.69
Total DORRIS PLACE	1,662.89
Total Other Expenditures	1,662.89
NET OTHER REVENUE	5,202.69
NET REVENUE	\$ -19,991.55

2026 BUDGET v ACTUALS

January - July, 2026

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
ASSESSMENT INCOME				
COS Assessment	24,812.12	24,812.12	0.00	100.00 %
SJC Assessments	216,186.30	216,186.30	0.00	100.00 %
SJC Admin fee	-425.65		-425.65	
Total SJC Assessments	215,760.65	216,186.30	-425.65	99.80 %
SUSD Assessment	23,163.92	0.00	23,163.92	
Total ASSESSMENT INCOME	263,736.69	240,998.42	22,738.27	109.44 %
NON-ASSESSED INCOME				
Event Income				
ArtLit				
Event Registration	1,000.00	1,500.00	-500.00	66.67 %
Sponsorship	850.00	400.00	450.00	212.50 %
Total ArtLit	1,850.00	1,900.00	-50.00	97.37 %
BOO-tique Market				
Sponsorship	500.00	0.00	500.00	
Total BOO-tique Market	500.00	0.00	500.00	
Holiday Sip & Shop				
Sponsorship	1,000.00		1,000.00	
Total Holiday Sip & Shop	1,000.00		1,000.00	
LitWalk				
Sponsorship	500.00	1,000.00	-500.00	50.00 %
Total LitWalk	500.00	1,000.00	-500.00	50.00 %
Stoktoberfest & Car Show				
Car Registration	245.00	0.00	245.00	
Sponsorship	1,000.00	0.00	1,000.00	
Total Stoktoberfest & Car Show	1,245.00	0.00	1,245.00	
Taste of the Mile				
Beverage Sales	7,130.00	4,500.00	2,630.00	158.44 %
Donor Donation	320.01		320.01	
Silent Auction Sales	10,792.00	7,000.00	3,792.00	154.17 %
Sponsorship	80,471.64	82,184.00	-1,712.36	97.92 %
Ticket Sales	15,925.00	12,000.00	3,925.00	132.71 %
Total Taste of the Mile	114,638.65	105,684.00	8,954.65	108.47 %
UOP Welcome Back (WOW)				
Sponsorship	500.00	0.00	500.00	
Total UOP Welcome Back (WOW)	500.00	0.00	500.00	
Total Event Income	120,233.65	108,584.00	11,649.65	110.73 %
Interest Income	3,394.24	4,200.00	-805.76	80.82 %
Total NON-ASSESSED INCOME	123,627.89	112,784.00	10,843.89	109.61 %

				Total
	Actual	Budget	over Budget	% of Budget
Non-Event Sponsorship	2,730.00	2,730.00	0.00	100.00 %
Total Revenue	390,094.58	356,512.42	33,582.16	109.42 %
GROSS PROFIT	390,094.58	356,512.42	33,582.16	109.42 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	42,867.06	45,395.98	-2,528.92	94.43 %
Repair & maintenance supplies	630.53		630.53	
Safety Ambassador	48,870.95	46,369.33	2,501.62	105.39 %
Safety Service Calls	2,435.00	1,960.00	475.00	124.23 %
Security Camera Monitoring	32,060.00	32,060.00	0.00	100.00 %
Waste Management	6,577.28	6,722.73	-145.45	97.84 %
Total Enhanced Service Programs	133,440.82	132,508.04	932.78	100.70 %
Total CIVIL SIDEWALK	133,440.82	132,508.04	932.78	100.70 %
DISTRICT IDENTITY				
Event Expenses				
ArtLit				
Advertising & Marketing	274.41	1,100.00	-825.59	24.95 %
Square Processing Fee	41.50	40.00	1.50	103.75 %
Total ArtLit	315.91	1,140.00	-824.09	27.71 %
Holiday Sip & Shop Expense	0.40		0.40	
Outside Services	474.18	0.00	474.18	
Total Holiday Sip & Shop Expense	474.58	0.00	474.58	
LitWalk				
Advertising & Marketing	278.89	1,100.00	-821.11	25.35 %
Square Processing Fee		40.00	-40.00	
Total LitWalk	278.89	1,140.00	-861.11	24.46 %
Stoktoberfest & Car Show				
Advertising & Marketing	817.10	0.00	817.10	
Square Processing Fee	9.24	0.00	9.24	
Total Stoktoberfest & Car Show	826.34	0.00	826.34	
Taste of the Mile Expense	0.00		0.00	
Advertising & Marketing	1,999.76	3,300.00	-1,300.24	60.60 %
Alcohol & Bar Supplies	2,867.67	1,500.00	1,367.67	191.18 %
Event Supplies	2,240.91	1,700.00	540.91	131.82 %
Food	3,654.98	4,000.00	-345.02	91.37 %
Outside Services	3,135.00	3,000.00	135.00	104.50 %
Rentals	16,245.58	16,500.00	-254.42	98.46 %
Security, Street Closure & Insurance	4,606.20	4,200.00	406.20	109.67 %
Square Processing Fee	956.52	700.00	256.52	136.65 %
Total Taste of the Mile Expense	35,706.62	34,900.00	806.62	102.31 %
UOP Welcome Back Expense (WOW)				

	Actual	Budget	over Budget	Total % of Budget
Advertising & Marketing	-200.00	0.00	-200.00	
Security, Street Closure & Insurance	1,308.00	0.00	1,308.00	
Total UOP Welcome Back Expense (WOW)	1,108.00	0.00	1,108.00	
Total Event Expenses	38,710.34	37,180.00	1,530.34	104.12 %
Marketing & Advertising	1,397.44	4,083.33	-2,685.89	34.22 %
Social Media Contractor	10,500.00	10,500.00	0.00	100.00 %
Website & Email Services	780.61	3,315.56	-2,534.95	23.54 %
Total DISTRICT IDENTITY	51,388.39	55,078.89	-3,690.50	93.30 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	39,980.00	38,000.00	1,980.00	105.21 %
Insurance	6,817.91	6,817.91	0.00	100.00 %
License and Permits	128.00	828.00	-700.00	15.46 %
Office/General Administrative				
Bank fees & service charges	20.00	0.00	20.00	
Dues, subscriptions & memberships	4,313.59	4,969.49	-655.90	86.80 %
Google Workspace	129.60	117.60	12.00	110.20 %
Meeting Expense		700.70	-700.70	
Office Printing	220.26	0.00	220.26	
Office Supplies	368.23		368.23	
Phone & Internet Service	32.68	225.12	-192.44	14.52 %
QuickBooks	1,925.00	235.00	1,690.00	819.15 %
Total Office/General Administrative	7,009.36	6,247.91	761.45	112.19 %
Professional Fees				
Professional Fees		0.00	0.00	
Bookkeeping	3,675.00	3,675.00	0.00	100.00 %
CPA	2,500.00	2,500.00	0.00	100.00 %
Total Professional Fees	6,175.00	6,175.00	0.00	100.00 %
Storage Lease	800.00	600.00	200.00	133.33 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	60,910.27	58,668.82	2,241.45	103.82 %
Total Expenditures	245,739.48	246,255.75	-516.27	99.79 %
NET OPERATING REVENUE	144,355.10	110,256.67	34,098.43	130.93 %
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	10,259.06	10,259.06	0.00	100.00 %
Lease Income	37,800.00	37,800.00	0.00	100.00 %
Total DORRIS PLACE INCOME	48,059.06	48,059.06	0.00	100.00 %
GRANT INCOME (\$3.1M)	181,705.54		181,705.54	
Total Other Revenue	229,764.60	48,059.06	181,705.54	478.09 %
OTHER EXPENDITURES				
DORRIS PLACE				
Improvements (Funded)	19,342.07	0.00	19,342.07	
Improvements (OOP)	159.20	1,000.00	-840.80	15.92 %
Property Taxes	8,401.84	8,000.00	401.84	105.02 %

	Total			
	Actual	Budget	over Budget	% of Budget
Repairs & Maintenance	1,777.00	3,602.40	-1,825.40	49.33 %
Repairs & Maintenance (non reimb.)	2,215.00		2,215.00	
Utilities & Monthly Services	7,804.20	7,242.30	561.90	107.76 %
Total DORRIS PLACE	39,699.31	19,844.70	19,854.61	200.05 %
Total Other Expenditures	39,699.31	19,844.70	19,854.61	200.05 %
NET OTHER REVENUE	190,065.29	28,214.36	161,850.93	673.65 %
NET REVENUE	\$334,420.39	\$138,471.03	\$195,949.36	241.51 %

Miracle Mile Community Improvement District

Monthly Bank Account Activity

July 2026

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
F&M Certificate of Deposit x0823							
Beginning Balance							23,030.55
Total for F&M Certificate of Deposit x0823							
F&M Checking x0801							
Beginning Balance							29,763.29
07/01/2026	Deposit		Waste Management Sponsor	DOMTBOA071 WASTE MANAGEMENT MIRACLE MILE COM	Non-Event Sponsorship	390.00	30,153.29
07/02/2026	Bill Payment (Check)		CalWater		Accounts Payable (A/P)	-35.44	30,117.85
07/02/2026	Bill Payment (Check)	200208	J.P. Window Coverings		Accounts Payable (A/P)	-240.00	29,877.85
07/03/2026	Deposit			SQ260703 SQUARE INC MIRACLE MILE COMMUNITY		134.72	30,012.57
07/06/2026	Bill Payment (Check)		MMK Group, Inc.		Accounts Payable (A/P)	-5,000.00	25,012.57
07/06/2026	Expense		GoDaddy	DDA B/P 0953 33670294 DNHGODADDY.COM 480-505-8855 AZ C# 6344 DDA B/P 0953 01/06/25 33670294 DNHGODADDY.COM 480-505-8855 AZ C# 6344	Website & Email Services	-227.64	24,784.93
07/06/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-59.65	24,725.28
07/06/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-59.65	24,665.63
07/06/2026	Expense		Google	GOOGLE MIRACLE MILE COMMUNITY PURCHASE GOOGLE MIRACLE MILE COMMUNITY	Google Workspace	-16.80	24,648.83
07/06/2026	Bill Payment (Check)		Ontiveros Lawn Care & Maintenance		Accounts Payable (A/P)	-5,000.00	19,648.83
07/07/2026	Bill Payment (Check)		Eagle Eye Protection Services		Accounts Payable (A/P)	-7,875.00	11,773.83
07/08/2026	Bill Payment (Check)		Calidad Services, Inc.		Accounts Payable (A/P)	-4,580.00	7,193.83
07/08/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-5.63	7,188.20
07/09/2026	Bill Payment (Check)	12789	Resistance Event Rentals		Accounts Payable (A/P)	-2,100.00	5,088.20
07/09/2026	Bill Payment (Check)		Katie Siegfried		Accounts Payable (A/P)	-1,500.00	3,588.20
07/10/2026	Bill Payment (Check)		Federico Chavez		Accounts Payable (A/P)	-625.00	2,963.20
07/10/2026	Check	200210	Kleerview Professional Services	CHECK (DIGITAL) 200210	Repairs & Maintenance (non reimb.)	-215.00	2,748.20
07/13/2026	Transfer			WITHDRAWAL	F&M Money Market x0802	26,000.00	28,748.20
07/13/2026	Bill Payment (Check)		Eagle Eye Protection Services		Accounts Payable (A/P)	-720.00	28,028.20
07/13/2026	Bill Payment (Check)		Ontiveros Lawn Care & Maintenance		Accounts Payable (A/P)	-200.00	27,828.20
07/13/2026	Expense		Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 2221 52 ON-LINE PRINTING 209-334-1440CA CARD# 4987 DBT CRD 2221 07/10/26 52 ON-LINE PRINTING 209-334-1440CA CARD# 4987	Advertising & Marketing	-104.60	27,723.60
07/13/2026	Deposit			SQ260713 SQUARE INC MIRACLE MILE COMMUNITY		33.68	27,757.28
07/20/2026	Expense		Charlie's Day & Nite	DBT CRD 2042 45 CHARLIE S DAY & 209-465-2667CA CARD# 4987 DBT CRD 2042 07/17/26 45 CHARLIE S DAY & 209-465-2667CA CARD# 4987	Utilities & Monthly Services	-182.32	27,574.96
07/21/2026	Bill Payment (Check)		Emily Henderson		Accounts Payable (A/P)	-525.00	27,049.96
07/21/2026	Expense		Pacific Gas & Electric (PG&E)	WEB ONLINE PGANDE WEB XXXXXXXX070526	Utilities & Monthly Services	-8.31	27,041.65
07/27/2026	Expense		QuickBooks Payments	DBT CRD 1031 04 INTUIT QBOOKS O CL.INTUIT.COMCA CARD# 4987 DBT CRD 1031 07/26/26 04 INTUIT *QBOOKS O CL.INTUIT.COMCA CARD# 4987	QuickBooks	-275.00	26,766.65
07/28/2026	Payment		Waste Management Sponsor		Accounts Receivable (A/R)	2,000.00	28,766.65
07/28/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Utilities & Monthly Services	-72.69	28,693.96
07/28/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Waste Management	-887.23	27,806.73
07/29/2026	Expense		F.J. Dietrich & Co Insurance Services	ANDDONE, LLC MIRACLE MILE IMPROVEME TRN1SCJFLZD3BTRVZ4VXOD9 6BTC9N3IWT RMR1K*INSURANCE PMT IN FULL PURCHASE ANDDONE, LLC MIRACLE MILE IMPROVEME TRN1*SCJFLZD3BTRVZ3H3**4VXOD9 6BTC9N3IWT RMR1K*INSURANCE PMT IN FULL	Security, Street Closure & Insurance	-753.00	27,053.73
07/29/2026	Expense		Port City Marketing Solutions, Inc	Logo	Advertising & Marketing	-712.50	26,341.23
07/29/2026	Deposit			SQ260729 SQUARE INC MIRACLE MILE COMMUNITY		33.68	26,374.91
07/30/2026	Payment		Susan Lenz		Accounts Receivable (A/R)	2,000.00	28,374.91
07/30/2026	Deposit			DEPOSIT		6,865.58	35,240.49
07/30/2026	Check	200211	Lovotti, Inc.	CHECK 200211, invoice #51085	Improvements (OOP)	-159.20	35,081.29
Total for F&M Checking x0801							\$5,318.00
F&M Money Market x0802							

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
Beginning Balance							46,817.05
07/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-10,004.93	36,812.12
07/02/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-26,812.12	10,000.00
07/13/2026	Transfer			WITHDRAWAL	F&M Checking x0801	-26,000.00	-16,000.00
07/13/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	26,000.00	10,000.00
Total for F&M Money Market x0802						-36,817.05	
F&M Reserve x5901							
Beginning Balance							0.00
Total for F&M Reserve x5901							
F&M Sweep x0800							
Beginning Balance							311,018.49
07/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	10,004.93	321,023.42
07/01/2026	Deposit		F&M Bank		Interest Income	690.45	321,713.87
07/02/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	26,812.12	348,525.99
07/13/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	-26,000.00	322,525.99
Total for F&M Sweep x0800						\$11,507.50	
TOTAL						-\$19,991.55	

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CAM

RECOVER WITH CAM YES	Name	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	TOTAL
MONTHLY Costs	CalWater	\$ 52	\$ 58	\$ 58	\$ 47	\$ 46	\$ 34	\$ 59	\$ 48	\$ 48	\$ 47	\$ 48	\$ 35	\$ 544
	Charlie's Day & Nite (pd. quarterly)			\$ 360		\$ 120	\$ 17		\$ 120		\$ 48	\$ 120	\$ 182	\$ 786
	City of Stockton (Sewer)	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125			\$ 125	\$ 125	\$ 125	\$ 1,400
	Federico Chavez	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 274	\$ 625	\$ 625	\$ 625	\$ 6,875
	Pacific Gas & Electric (PG&E)	\$ 562	\$ 623	\$ 607	\$ 206	\$ 118	\$ 516	\$ 364	\$ 209	\$ 70	\$ 19	\$ 13	\$ 8	\$ 3,306
	Waste Management	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 791
ONE-TIME Expenses	TOTAL	\$1,435	\$1,502	\$1,846	\$1,073	\$1,104	\$1,390	\$1,245	\$1,075	\$1,090	\$ 937	\$1,004	\$1,049	\$13,702
	A1 Exterminators					\$ 215							\$ 215	\$ 215
	Kleerview Professional Services													\$ 199
	Preszler Plumbing		\$ 199											\$ 642
	Aqua Steam (carpet cleaning)					\$ 642			\$1,372					\$ 1,372
	The Glass Shop					\$ 188								\$ 188
TOTAL		\$ -	\$ 199	\$ -	\$ -	\$1,045	\$ -	\$ -	\$1,372				\$ 215	\$ 2,616
Grand Total		\$1,435	\$1,702	\$1,846	\$1,073	\$2,149	\$1,390	\$1,245	\$2,447	\$1,090	\$ 937	\$1,004	\$1,264	\$16,318

CAM Income \$1,099 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$1,466 \$15,755
(GAP) \$ (336) \$ (236) \$ (380) \$ 392 \$ (684) \$ 76 \$ 220 \$ (981) \$ 375 \$ 528 \$ 462 \$ 202 \$ (563)

MMCID - CASH REQUIREMENTS

Checking Account: \$ 35,552.16 8/2/2026

FORECASTED INCOME:

Rent & CAM	\$ 6,585.58	
Taste of the Mile - Sponsorships	\$ -	deposit to Money Market

COMMITTED FUNDS:

Outstanding items

Taste of the Mile - Food	\$ (300.00)
Misc.	\$ (69.13)
	<u>\$ (369.13)</u>

UPCOMING BILLS:

Stoktoberfest	\$ (5,000.00)
Monthly items	\$ (25,300.00)
PG&E True-up (est.)	\$ (3,400.00)
WMB	\$ (1,300.19)
	<u>\$ (35,000.19)</u>

MONTHLY TRANSFER

FROM MONEY MARKET: \$ 26,000.00

Projected Ending Balance

\$ 32,768.42

ADDITIONAL ACCOUNTS:

Money Market Balance: \$ 325,031.42 Interest rate: 2.4%

CD Balance: \$ 23,030.55 Interest rate: 2.75%

GRANT FUNDS ALREADY REQUESTED

Building Purchase

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

Grant Request #1

LDA Partners	Prelim design Bedford & Doris	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00
Calidad	Security camera signage	\$ 1,618.00	\$ -	\$ 1,618.00
District 360	Salesforce	\$ 9,990.00	\$ 9,990.00	\$ -
Haggerty	Dumpster enclosure	\$ 48,025.00	\$ 48,025.00	\$ -
WMB Architects	Bedford	\$ 47,991.00	\$ 33,029.01	\$ 14,961.99
TJS Design	Construction at Dorris	\$ 44,450.00	\$ 45,281.00	\$ (831.00)
	TOTAL	\$ 156,074.00	\$ 139,325.01	\$ 16,748.99

Grant Request #2

Calidad Services	Security Camera Expansion	\$ 159,920.70	\$ 47,080.35	\$ 112,840.35
Lovotti Inc.	Maintenance Substation AC	\$ 17,899.01	\$ 17,899.01	\$ -
Marco Pries Masonry	Planter repair & painting	\$ 2,050.00	\$ 2,050.00	\$ -
City of Stockton	Overage on building permit	\$ 1,004.83	\$ 1,004.83	\$ -
TJS Design	Remodel overage	\$ 831.00	\$ 831.00	\$ -
	Excess from building purchase	\$ (653.35)	\$ -	\$ (653.35)
		\$ 181,052.19	\$ 68,865.19	\$ 112,187.00

GRANT FUNDS USED \$ 1,330,465.54
 REMAINING \$ 1,769,534.46

Vendors Actively Paying:

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
	4/30/2026	\$ 2,916.51
	8/4/2026	\$ 1,300.19
		\$33,029.01

Calidad Security	DATE	AMOUNT
	4/30/2026	\$ 47,080.35

GRANT BUDGET ALLOCATIONS:

PUBLIC SAFETY		MAINTENANCE	PARKING IMPROVEMENT/ MAINTENANCE
\$ 750,000.00		\$ 1,665,000.00	\$ 685,000.00
SECURITY CAMERA EXPANSION \$ 165,000.00		ACQUISITION OF MAINTENANCE SUBSTATION \$ 1,500,000.00	PARKING MICROSURFACING \$ 550,000.00
Calidad Services \$(161,538.70)		Building purchase \$ (992,686.00)	
Remaining \$ 3,461.30		LDA Partners \$ (4,000.00)	
		District 360 \$ (9,990.00)	
FACADE/SAFETY FACILITATOR \$ 235,000.00		WMB Architects \$ (47,991.00)	MAINTENANCE \$ 135,000.00
		TJS Design \$ (45,281.00)	Marco Pries Masonry \$ (2,050.00)
		Lovotti Inc. \$ (17,899.01)	Remaining \$ 132,950.00
PEDESTRIAN LIGHTING \$ 350,000.00		City of Stockton \$ (1,004.83)	
		Remaining \$ 381,148.16	

TRASH RECEPTACLES \$ 30,000.00

ENCLOSED GARBAGE CORRALS \$ 135,000.00

Haggerty \$ (48,025.00)

Remaining \$ 86,975.00

Dougherty Door Project Funding

FUNDS RECEIVED		
04/03/2025	Kevin & Julie Dougherty I	\$ 19,500.00

FUNDS SPENT		
05/19/2025	Central Valley Hardware	\$ 3,558.85
06/12/2025	No Limits Painting	\$ 900.00
06/16/2025	Chris Macias	\$ 600.00
06/16/2025	Chris Macias	\$ 99.00
07/08/2025	Chris Macias	\$ 680.00
07/08/2025	Chris Macias	\$ 122.00
11/22/2025	Chris Macias	\$ 1,257.00
		\$ 7,216.85

REMAINING	
	\$ 12,283.15

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**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 3.1
Consent Item

Approval of Revised Bylaws: Article 6, Sections 4 and 5

The Governance Committee continues its revision of MMCID bylaws to conform with current practices and all applicable law.

Recommended Action

It is recommended that the Board approve the revisions to Bylaws Article 6, Sections 4 and 5.

Ongoing Revisions to Article 6 (Sections 1-3 were completed previously.)

Summary of Changes

- verbiage for clarity
- corrected role of the President
- aligning the duties of Secretary and Treasurer to better align with reality

Section 4: Duties of Officers

- A) President.** The President shall be the presiding officer over the Board of Directors of the Corporation and over the Executive Committee and shall serve as the primary spokesperson for the MMCID – with the authority to delegate the latter role to the ED or other Directors for specific matters at the President’s discretion. The President shall, subject to the governance of the Board of Directors, generally supervise and guide the affairs of the Corporation and the activities of Board of Directors. At minimum the President shall preside over all meetings of the Board of Directors and of the Executive Committee. The President shall oversee the development and posting of the agendas for all meetings of the Board of Directors. The President shall, with the concurrence of the Board of Directors, appoint all committee chairs and shall collaborate with committee chairs on committee agendas and related committee activities. The President shall perform all duties usual to the office and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. Except as otherwise expressly provided by law, by the Articles of Incorporation, or by these Bylaws, the President shall, in the name of the Corporation, sign for and otherwise execute such deeds, mortgages, bonds, contracts, checks, and/or other instruments which may from time to time be authorized by the Board of Directors. Administrative authority for the Corporation is assigned to the Executive Director (ED) for whom the President shall provide day-to-day guidance and operational support as liaison between the Board of Directors and Executive Committee and the ED.
- B) Vice President.** The Vice President shall perform all duties usual to the office and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. In the absence of the President, or in the President’s inability or

refusal to act, the Vice President shall perform all the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions on the President. The Vice President shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, or by these Bylaws, or as may be prescribed by the Board of Directors.

C) Secretary. The Secretary shall

- perform all duties usual to the office and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors.
- certify and maintain the current Bylaws of the Corporation as amended or otherwise altered to date;
- maintain a record of minutes of all meetings of the Board of Director recording therein the time and place of the meeting, whether regular or special, how called, how notice thereof was given, the names of those present including non-board members to the extent possible, a description of the proceedings thereof emphasizing formal actions enacted by majority vote of the Board of Directors, and a record of all votes taken: ayes, noes, and abstentions;
- provide minutes of the previous meeting of the Board of Directors at all regular meetings including minutes for special meetings that may have occurred since the previous regular meeting;
- ensure that all notices are duly given in accordance with the provisions of these Bylaws or as required by law.
- serve as custodian of the records and of the seal of the Corporation and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the Corporation under its seal is authorized by law or these Bylaws;
- maintain the current bylaws for public accessibility upon request;

D) Treasurer. The treasurer shall perform all duties usual to the office and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. Subject to the provisions of these Bylaws relating to the "Execution of Instruments, Deposits and Funds," the Treasurer shall

- have charge and custody of and responsibility for all funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such

banks, trust companies, or other depositories as shall be selected by the Board of Directors, or delegate such responsibilities to staff;

- receive and provide receipt for monies due and payable to the Corporation from any source;
- disburse, or cause to be disbursed, the funds of the Corporation as may be directed by the Board of Directors, taking proper vouchers for such disbursements;
- maintain adequate and correct accounts of the Corporation's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains, and losses;
- provide access for scrutiny of the books of account and financial records upon reasonable request;
- render to the President and the Board of Directors, whenever requested, an account of any or all transactions as Treasurer and an assessment of the financial condition of the Corporation;
- prepare, or cause to be prepared, and certify, or cause to be certified, the financial statements to be included in any required reports; and
- prepare and present a complete financial report at every regular meeting of the Board of Directors.

Some of the duties of the Treasurer are administrative in nature and, as such, may be attended to by the ED but must

Section 5: Compensation

No director or officer of the Corporation shall receive compensation or salary for their service on the Board of Directors or as an officer.

Section 4. Duties of Officers Original Text of Article 6, Sections 4 and 5

- A) **President.** The President shall be the Chief Executive Officer of the Corporation and shall, subject to the control of the Board of Directors, supervise and control the affairs of the Corporation and the activities of the officers. He or she shall perform all duties incident to his or her office and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. He or she shall preside at all meetings of the Board of Directors. Except as otherwise expressly provided by law, by the Articles of Incorporation, or by these Bylaws, he or she shall, in the name of the Corporation, execute such deeds, mortgages, bonds, contracts, checks, or other instruments which may from time to time be authorized by the Board of Directors.
- B) **Vice President.** In the absence of the President, or in the event of his or her inability or refusal to act, the Vice President shall perform all the duties of the President, and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. The Vice President shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, or by these Bylaws, or as may be prescribed by the Board of Directors.
- C) **Secretary.** The Secretary shall:
1. Certify and keep at the principal office of the Corporation the original or a copy of these Bylaws as amended or otherwise altered to date.
 2. Keep at the principal office of the Corporation or at such other place as the Board may determine, a book of minutes of all meetings of the directors, and, if applicable

meetings of committees, recording therein the time and place of holding, whether regular or special, how called, how notice thereof was given, the names of those present or represented at the meeting, and the proceedings thereof.

3. See that all notices are duly given in accordance with the provisions of these Bylaws or as required by law.
4. Be custodian of the records and of the seal of the Corporation and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the Corporation under its seal is authorized by law or these Bylaws.
5. Exhibit at all reasonable times to any director of the Corporation or to any owner of real property within the boundaries of the District, or to the duly appointed and authorized representative of such director or owner, upon request therefore, the Bylaws, and the minutes of the proceedings of the directors of the Corporation.
6. In general, perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation of this Corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

D) **Treasurer.** Subject to the provisions of these Bylaws relating to the "Execution of Instruments, Deposits and Funds," the Treasurer shall:

1. Have charge and custody of, and be responsible for, all funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors, or delegate such responsibilities to staff;
2. Receive, and give receipt for, monies due and payable to the Corporation from any source whatsoever.
3. Disburse, or cause to be disbursed, the funds of the Corporation as may be directed by the Board of Directors, taking proper vouchers for such disbursements.
4. Keep and maintain adequate and correct accounts of the Corporation's properties and business transactions, including accounts of its assets, liabilities, receipts, disbursements, gains, and losses.
5. Exhibit at all reasonable times the books of account and financial records to any director of the Corporation, or to any owner of real property within the boundaries of the District, or to the duly appointed and authorized representative of such director or owner, upon request, therefore.

6. Render to the President and Directors, whenever requested, an account of any or all his or her transactions as Treasurer and of the financial condition of the Corporation.

7. Prepare, or cause to be prepared, and certify, or cause to be certified, the financial statements to be included in any required reports.
8. In general, perform all duties incident to the office of Treasurer and such other duties as may be required by law, by the Articles of Incorporation of the Corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

Section 5. Compensation. No director or officer of the Corporation shall receive compensation or salary for their service on the Board of Directors or as an officer.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 3.2
Consent Item

**Approval of Recommendation from the Civil Sidewalks Committee
to Purchase Garbage Cans**

The subject of upgraded garbage cans for the Mile has been under discussion and deliberation for over a year. The Executive Director will explain the options for funding the garbage cans, and the Board may move the initiative forward at its discretion.

Recommended Action

It is recommended that the Board approve the purchase of garbage cans subject to the funding source outlined by the Executive Director.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET

August 12, 2026

**Agenda Item 3.3
Consent Item**

Ratification of Agreement to Purchase Placer AI for One Year

Board member Kevin Dougherty donated his commission for the sale of the property at 250 Doris Place to the MMCID earmarking approximately \$12,000 for the purchase of Placer AI, a cloud-based location intelligence and foot traffic analytics platform that processes anonymized mobile device and geospatial data using machine learning models to give businesses – and, in this case, the MMCID – insights into consumer behavior, visitation trends, demographics, and competitive performance in the physical world.

It has been widely known that Mr. Dougherty's earmark of this portion of his donation was solely intended for the purchase of Placer AI. With a preferred rate set to expire on June 30, the Economic Development Committee felt it was acceptable, if not perfect, to enter into an agreement and enjoy the savings. So, the contract has been signed.

The agreement remains subject to the Board's ratification, and no funds have been committed pending the Board's decision.

A two-year term was dismissed because there is currently no funding for the second year. If the Board finds the program to be worthwhile and if funds can be secured, the agreement can be extended into a second year. A board committee consisting of Kevin Dougherty, Juanita Pasley, Clem lee, and Kailani Haro is currently undergoing training on the program's use. Kevin Dougherty and Cle Lee are collaborating on protocols to provide for the maximum benefit to the Mile and for its ethical use.

The Board will receive updates on the program's use through year one.

Recommended Action

It is recommended that the Board ratify the agreement to purchase Placer AI for one year.



**PLACER LABS INC.
ORDER FORM**

Miracle Mile Community Improvement District	("Customer")	Placer Labs Inc.	("Placer")
Address:	2001 Pacific Ave Stockton, California 95204	Address:	440 N Barranca Ave., #1277 Covina, CA 91723
		Contact Person	Will Chambers
Contact Person:	Kailani Haro	Billing Contact Person:	Jason Tsui
Email:	kailani@stocktonmiraclemile.com	Billing Email*:	billing@placer.ai
Phone:	(209) 623-1144	Billing Phone*:	415-228-2444 ext 806
Billing Contact Email:	kailani@stocktonmiraclemile.com	*Not for use for official notices.	

1. Services and Fees.

The services provided under this Order Form (the "Services") include:

Services Description	List Price	Discount	Total Fees	Services Description Detail
Platform Access	\$12,000	\$0	\$12,000	Section 2
Esri Basemaps	\$0	\$0	\$0	Section 2
Void Analysis	\$0	\$0	\$0	Section 2

Total List Price	\$12,000
Total Discount	\$0
Subscription Fees Total	\$12,000

All Fees in this Order Form are shown in US Dollar (USD)

The sum of the components may not be equal to the total shown due to rounding; the stated total represents the accurate dollar amount.

2. Services Description.

Placer Venue Analytics Platform

Access to Placer's location analytics platform (the "Placer Platform"). Access to Placer XTRA reports, subject to Scoping and Additional Usage Limitations in Section 3. Placer Platform includes a Default Credit Allocation of 2,000 Credits annually for use with credit-enabled features on the Placer Platform. The Default Credit Allocation is subject to the Placer Credits Additional Terms in Section 8. Additional Credits may be purchased separately.

Void Analysis

Access to the Void Analysis tool.

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Advanced Market Report

Advanced Market Report is an advanced version of the market report in the Placer Platform.

Esri Basemaps

Esri Basemaps is enabled on the Placer Platform . The Esri Basemaps product is subject to the Additional Terms for the Esri Basemaps Enabled Platform outlined herein.

3. Permitted Uses and Limitations.

Permitted Uses:

Customer may use Placer Data solely for the following purposes ("**Permitted Uses**"): (a) Customer may use Placer Data for Customer's internal business purposes; and (b) Customer may incorporate Placer Data into Research Data, as described and subject to the restrictions below.

"**Placer Data**" means the data, information and materials accessible via the Services.

"**Research Data**" means datasets and other materials created by Customer that result in any part from Customer's use of Placer Data:

- Research Data may contain limited excerpts and discrete portions of Placer Data ("Excerpts") so long as: (i) such Excerpts are only supportive of, and do not independently form a substantial part of, the Research Data; (ii) Research Data does not include full copies or substantial portions of Placer Data; and (iii) any such Research Data is distributed to no more than a limited number of Customer's clients and prospective clients and is not commercially or generally distributed;
- The Customer may share Research Data with current and potential customers, and in marketing materials; provided that the Customer shall cite Placer as a provider of such information (for such purpose only, Placer grants Customer the rights to use the Placer.ai name and logo, provided that any such use of the Placer.ai name and logo must clearly indicate that Placer is the provider of data only, and is not involved in any analysis, conclusion, recommendation); and
- Customer shall not, directly or indirectly, resell, distribute, sublicense, display or otherwise provide Placer Data to any third parties, except that Customer may display Placer Data as part of Research Data.

No part of the Placer Data or Research Data may be used: (i) in connection with, or to enable development of machine learning, rules engines, or other similar automated processes; or (ii) to train third-party artificial intelligence ("AI") technologies, models, software, platforms or tools including, without limitation, ChatGPT, Bard and similar AI technologies. None of the Placer Data, or any part thereof, may be shared externally with any third-party AI technology service providers unless the third-party AI service providers are contractually prohibited from: (i) using the Placer Data to develop or improve the AI technology, (ii) storing any portion of the Placer Data; and (iii) redistributing any portion of the Placer Data to any third party.

Scoping and Additional Usage Limitations: In addition to and not in replacement of any usage limitations in this Order Form and the Agreement, Customer's access to and usage of the Services and Placer Data is further limited as follows:

- Customer and its authorized users may not share user credentials, logins or Placer Data with any others.
- Customer and its authorized users may not provide access to any third party agents acting on Customer's behalf (including any consultants, contractors, or other agents of Customer) without prior written consent from Placer. Any such approved access may be subject to an additional fee pursuant to a written amendment to this Order Form.
- POI Requests: Annual Maximum of 260
- Access is limited to the following States: US-CA

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- Xtra Reports: Quarterly Maximum of 26 credits; Annual Maximum of 104.

4. Term and Termination.

Term:

The Initial Term and any Additional Terms are referred to collectively as the "Term."

- **Initial Term:** The initial term of this Order Form will begin as of the last signature date set forth below (the "Effective Date"), and will continue for 12 consecutive months thereafter (the "Initial Term"). Each renewal or additional term, if any, is referred to as "Additional Term," and the Initial Term and any Additional Terms are referred to collectively as the "Term".
- **Additional Term:** This Order Form shall continue on the same terms and conditions set forth herein for additional periods of the same duration as the Initial Term, if mutually agreed in writing by both parties (email would be sufficient).

Termination:

- **Material Breach:** Either party may terminate this Order Form upon thirty (30) days' notice if the other party materially breaches any of the terms or conditions of this Order Form or the Agreement (as defined below), and the breach remains uncured during such thirty (30) days.
- **Suspension:** In addition, Placer may immediately suspend Customer's access to the Services, or terminate the Order Form, in the event of non-payment by the Customer or breach by Customer of any restrictions regarding usage of the Services.
- **Fees:** All Fees are non-refundable and in the event of any termination, Customer will pay in full for the Services.

Post-Termination:

- **Rights and Licenses:** Upon any termination or other expiration of this Order Form all rights and licenses granted to Customer to use the Services and Placer Data shall cease.
- **Placer Data:** Within ten (10) days after such termination or expiration, Customer will permanently delete or destroy all elements of Placer Data under its control; provided however, Customer shall not be required to immediately purge from its hard-copy, electronic or email files Placer Data that Customer accessed or otherwise used in compliance with the terms of this Order Form or the Agreement which are contained in such hard-copy, electronic or email files (the "Post-Termination Information"), so long as any Post-Termination Information is (x) solely retained for ordinary corporate systems backup, legal or regulatory purposes, (y) not used, copied, distributed or displayed for internal research or marketing or for any other commercial purposes and (z) ultimately deleted in accordance with Customer's data retention policy.
- **Research Data:** Customer may retain and continue to use and distribute copies of Research Data generated hereunder, provided that any such Research Data containing Excerpts (w) is presented in such a manner that it could not reasonably be decompiled or reverse engineered to extract the underlying Placer Data, (x) is used for Customer's internal, non-commercial business purposes only, (y) is ultimately deleted in accordance with Customer's data retention policy and (z) is otherwise used in accordance with this Order Form and the Agreement.
- **Certification:** Upon request from Placer, Customer shall certify in writing its compliance with this provision.

5. Invoicing, Payment Terms, and Fee Increases.

Invoicing and Payment Terms:

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Placer will invoice Customer as follows for the Initial Term starting on the Effective Date:	Annually (Placer will invoice Customer for the entire Annual Fee promptly after the Effective Date and then annually thereafter)
Customer shall pay all invoices within the following number of days of the invoice date:	30

- Placer will send all billing via electronic invoice to the Customer billing contact email indicated above via NetSuite.
- If Customer believes that Placer has invoiced Customer incorrectly, Customer must contact Placer no later than sixty (60) days after the closing date on the first invoice in which the error or problem appeared in order to receive an adjustment or credit. Inquiries should be directed to Placer's customer support department at support@placer.ai.
- Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection.
- Customer is responsible for all applicable taxes arising directly from the Services other than U.S. taxes based on Placer's net income.

Fee Increases:

- The Annual Fee for the Initial Term has been based on the metric(s) and scoping in this Order Form, Placer reserves the right to increase the Customer's Annual Fee for any Additional Term if the metric or scope of use has increased.
- Except as specifically provided otherwise in this Order Form, renewal of promotional or one-time priced Fees will be at Placer's applicable subscription pricing in effect at the time of the applicable Additional Term.
- Customer agrees that if any event occurs that will result in a material increase in Customer's usage of the Services (whether due to a merger or acquisition or otherwise), Customer will notify Placer in writing no later than thirty (30) days following the date of such event and Placer reserves the right to increase the Customer's Annual Fee mid-Term accordingly. If such event consists of Customer's merger with or acquisition of another customer of Placer, the Annual Fee increase shall be in an amount no less than the pro-rated annual fee of such other customer.
- Except as specifically provided otherwise in this Order Form, Annual Fees for any Additional Term shall be subject to an increase up to the greater of eight percent (8%) or CPI, unless Placer provides notice of different pricing at least thirty (30) days prior to the applicable Additional Term. Any such increase in Annual Fees will only be effective upon commencement of the Additional Term.

6. Support.

Premier Customer Support

- Regular Meetings with Placer's Customer Success Team
- Live, Virtual Training support

Placer will use commercially reasonable efforts to provide customer service and technical support in connection with the Services on weekdays during the hours of 9:00 A.M. through 5:00 P.M. Pacific Time, with the exclusion of federal holidays. For any such support, Customer shall contact support@placer.ai.

7. Confidentiality.

Each party (the "Receiving Party") understands that the other party (the "Disclosing Party") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "Proprietary Information" of the Disclosing Party). Proprietary Information of Placer includes, without limitation, non-public information

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regarding features, functionalities and performance of, and pricing for, the Services. The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted by the Agreement) or disclose to any third party any Proprietary Information. The foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, (b) was in the possession of or known to the Receiving Party, prior to disclosure thereof by the Disclosing Party, without any restrictions or confidentiality obligations, (c) was rightfully disclosed to it, without any restrictions or confidentiality obligations, by a third party, (d) was independently developed without use of any Proprietary Information of the Disclosing Party, or (e) is required to be disclosed by law, provided that the Receiving Party provides the Disclosing Party with prompt written notice of such requirement and reasonably cooperates with the Disclosing Party to limit or challenge such requirement. These provisions regarding Proprietary Information shall apply in perpetuity and shall survive any termination of the Order Form or the Agreement.

8. Miscellaneous.

Funding Failure Termination Right. If funds for continued payments under this Agreement by the Customer are at any time unavailable or are insufficient for the Initial Term or any Additional Term, through failure of any entity, including the Customer itself, to appropriate such funds, then the Customer shall, within ten (10) days of such determination, provide notice to Placer and both Placer and the Customer shall have the right to immediately terminate this Order Form without penalty or further payment by the Customer.

Public Records Laws. Placer acknowledges that if Customer is subject to the applicable public records laws and regulations for California state ("**Public Records Laws**"), that all obligations imposed by this Agreement are subordinate to Customer's obligations under Public Records Laws. Notwithstanding the foregoing, Customer agrees that it will keep Placer's Proprietary Information (including any Placer Data) confidential in accordance with this Order Form and the Agreement unless otherwise required by applicable law, including Public Records Law.

License Agreement Amendments. For the purposes of this Order Form only, the Agreement is hereby amended as follows:

- If applicable law prohibits Customer from indemnifying Placer, then Section 5.b of the Agreement, beginning "Customer shall defend, indemnify and hold Placer harmless...", is hereby deleted in its entirety.
- The third to the last sentence of Section 8 of the Agreement is hereby removed in its entirety and replaced with the following: "This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions."

Additional Terms For the Esri Basemaps Enabled Platform. "Customer hereby acknowledges and agrees that access to and use of the Esri Basemaps features in the Placer Platform is subject to the supplemental Terms and Conditions included below (the "**Supplemental T&Cs**"). Customer acknowledges and agrees that the Supplemental T&Cs shall specifically modify, amend and supersede any contrary terms or conditions in this Order Form or the Agreement."

"Supplemental T&Cs.

1. Customer hereby disclaims, to the extent permitted by applicable law, Environmental Systems Research Institute, Inc.'s ("Esri") and its licensors' liability for any damages or loss of any kind, whether direct, special, indirect, incidental, or consequential, arising from the use of the Placer Platform or its components or output therefrom including, but not limited to, liability for use of the Placer Platform or its components or output therefrom in high-risk activities or liability related to any data supplied by Esri.
2. Customer hereby agrees that, at the time of termination of use of the Placer Platform, it shall delete or destroy all elements of data derived from the Placer Platform or its components; provided however, that Customer shall not be required to immediately purge from its hard-copy, electronic or email files any such data which are contained in such files for so long as such data is (i) solely retained for ordinary corporate systems backup, legal or regulatory purposes,

- (ii) not used for any commercial purposes or monetized in any manner and (iii) ultimately deleted in accordance with its data retention policy.
3. Customer hereby agrees that it shall comply fully with all relevant export control and trade sanctions laws and regulations of the United States, including, but not limited to, the Export Administration Regulations (EAR), including prohibited end users and end uses as referenced in Part 744 of the EAR and all of its relevant supplements including Supplement No. 4 to Part 44 of the EAR(<https://www.bis.doc.gov/index.php/documents/regulations-docs/2343-part-744-control-policy-end-user-and-end-use-based-2/file> and <https://www.bis.doc.gov/index.php/documents/regulations-docs/2347-744-supp-4-6/file>); International Traffic in Arms Regulations (ITAR); and the United States Department of Treasury, Office of Foreign Assets Control (OFAC) regulations, and it shall ensure that the Placer Platform, Placer Data and/or any component or output therefrom is not exported, reexported, transferred, diverted, used, or accessed, directly or indirectly, in violation of any United States export control and trade sanctions laws and regulations. When applicable, Customer shall provide Placer with information about its export and distribution activities as may be required for Placer and Esri to meet their respective obligations under the United States export control and trade sanctions laws and regulations.
 4. Customer hereby agrees that it shall not remove or obscure any patent, copyright, trademark, proprietary rights notices, or legends contained in or affixed to the Placer Platform, any component thereof, any data supplied by Esri, output, metadata file, or online or hard-copy attribution page of any data supplied by Esri with respect to the Placer Platform and/or any component thereof.
 5. Customer hereby acknowledges and agrees that Esri and its licensors do not warrant that any data supplied by Esri or its licensors or in the Placer Platform and/or any component thereof will meet its needs or expectations; that the use of the Placer Platform, any component thereof, any data supplied by Esri or its licensors will be uninterrupted; or that all nonconformities can or will be corrected. Esri and its licensors are not inviting reliance on any data supplied by Esri or its licensors in the Placer Platform and/or any component thereof, and Customer should always verify actual data supplied by Esri or its licensors in the Placer Platform and/or any component thereof. Any warranty offered by Placer for the Placer Platform, any component or output therefrom and/or any data supplied by Esri or its licensors shall only apply between Placer and Customer. Esri and its licensors do not offer any warranties or indemnities to Customer for the Placer Platform, any component thereof and/or any data supplied by Esri.
 6. Customer hereby agrees that it shall not store, or cache, for the purposes of redistributing, or sublicensing content or otherwise using the Placer Platform and/or any component or output therefrom in violation of Esri's or a third-party's rights, including intellectual property rights, privacy rights, nondiscrimination laws, export laws, or any other applicable laws or regulations."

Notices. All notices under the Order Form and the Agreement will be in writing and will be deemed to have been duly given (a) upon delivery by a recognized delivery service (e.g., FedEx) with delivery confirmation, (b) upon receipt, if sent by U.S. certified or registered mail, return receipt requested, or (c) when sent via email, if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient. Notices shall be sent to the addresses set forth in the Order Form, which addresses may be subsequently modified by written notice given in accordance with these provisions.

Trial Offering. If Placer provides Customer with additional Services or Placer Data during the Term and identifies such Services or Placer Data as for evaluation or trial purposes only (a "Trial Offering"), access to the Trial Offering is permitted only during the period designated by Placer (or if not designated, 30 days from receipt of access) ("Trial Subscription Term"), unless the Trial Offering is earlier terminated as provided below. During the Trial Subscription Term, Customer may only use the Trial Offering for internal evaluation purposes and may not otherwise use or distribute the Trial Offering for any other purposes. Notwithstanding any provision included in this Order Form or the Agreement to the contrary, in respect of the Trial Offering Customer acknowledges and agrees that: (i) either party may terminate the Trial Subscription Term immediately and without liability upon written notice to the other party; (ii) any Trial Offering is provided "as is"; (iii) Placer provides no warranty, service levels or indemnity for any Trial Offering and (iv) Placer's liability related to any Trial Offering will not exceed USD \$100. Notwithstanding the foregoing, the Services and Placer Data provided in this Order Form is not considered a Trial Offering.

Promotional Use. Customer grants Placer the right to use Customer's company name and company logo, for Placer's promotional purposes.

9. Authorization.

This Order Form is entered into by and between Customer and Placer effective as of the Effective Date. This Order Form and use of the Services are governed by, and Customer and Placer agree to, the License Agreement located at <https://www.placer.ai/placer-license-agreement/> (the "Agreement"); provided, however, that in the event of any conflict between this Order Form and the Agreement, this Order Form shall control. Unless otherwise defined in this Order Form, capitalized terms herein have the same meaning as in the Agreement.

"Customer"

Signature: _____

Jeffrey F. Gamboni

Name: _____

JEFFREY F. GAMBONI

Title: _____

*PRESIDENT B.O.DIRECTORS
MHCID.*

Date: _____

6-30-26.

"Placer"

Signature: _____

Vernell Wisdom

Name: _____

Vernell Wisdom

Title: _____

Head of Contract Management

Date: _____

6/30/2026

CON-055574

Placer Confidential Information

All rights reserved. This document contains confidential and/or proprietary information belonging to Placer Labs Inc. which may not be reproduced or transmitted in any form or by any means without the express written consent of Placer.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

**Agenda Item 3.4
Consent Item**

Approval of Professional Services Agreement for Streetscape Photos

The Executive Director seeks to enter into an agreement for professional services with Brian Alcones Media streetscape photos and related editing. The photos are necessary for outreach, marketing, and social media.

The \$250 cost is within current budget allowances.

Recommended Action

It is recommended that the Board approve the professional services agreement for streetscape photos.

BRIAN ALCONES MEDIA

PHOTOGRAPHY · VIDEO · CONTENT

ESTIMATE

No. BAM-003 · July 23, 2026

PREPARED FOR

[Client Name]

PROJECT

Streetscape & Lifestyle Photos

SHOOT DATE

TBD — Friday or Saturday

SCOPE & DELIVERABLES

- 1 hour of on-location photography on a standard, non-event day
- Streetscape & storefront exteriors
- Candid lifestyle shots of people shopping and walking the district
- Edited, web-ready photo set
- No video included

INVESTMENT

DESCRIPTION	QTY / HRS	RATE	AMOUNT
Photography On-location streetscape & lifestyle capture	1 hr	\$200.00	\$200.00
Photo Editing Culling, color & retouching of final web set	0.5 hr	\$100.00	\$50.00
Subtotal			\$250.00
Project Total			\$250.00
50% Deposit — Due to Schedule			\$125.00
Balance — Due on Delivery			\$125.00

TERMS

- A 50% deposit is required to schedule and lock in the shoot date.
- The remaining balance is due upon delivery of final files.
- Rates: \$200/hr photography · \$100/hr editing.
- Additional on-location hours billed at \$200/hr; additional editing at \$100/hr.
- This estimate is valid for 30 days from the date above.

ACCEPTANCE

Client Signature

Date

Brian Alcones Media · Stockton, CA

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**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 4.1
Action Item

**Approval of Advisory Services Agreement for Pre-Construction
For Renovation of the Annex of 250 Doris Place (located on Bedford Road)
Subject to Budget Constraints and Ratification of the Latest Version of the Project
Reimagined Via Value Engineering**

The Board rejected all bids from its first round of soliciting proposals for this project as all bids exceeded the MMCID's budgetary limitations. A second process for a design build proposal – strictly subject to the MMCID's budgetary constraints – resulted in two finalists with Haggerty Construction being selected in a competitive process.

The Board is asked to ratify the selection of Haggerty, approve a pre-construction agreement to get the project underway, and ratify the latest version of the project as redesigned.

Recommended Action

It is recommended that the Board ratify the selection of Haggerty Construction, approve the advisory services agreement for Pre-Construction, and ratify the latest redesign of the project.



Advisory Service Agreement

209.475.9898 | 2474 Wigwam Dr, Stockton, CA 9520

Contract for advisory services

This Agreement is dated August 3, 2026, and made effective upon execution by the following parties and for the described project:

David Cuppet, Advisor Haggerty 2474 Wigwam Dr, Stockton, CA 95205 209.475.9898 d.cuppet@haggertybuilds.com	Job #: 26080 MMCID 231 Bedford Rd. Stockton, CA 95204	Jeff Gamboni MMCID 231 Bedford Rd. Stockton, CA 95204 (209) 401-2113 jgamboni@jfgla.com
---	--	---

Provide pre-construction design assist services with WMB Architects and MMCID to construct a tenant improvement in an existing building at the above-mentioned address. Services include and are not limited to:

- Participation in design meetings with WMB and MMCID committee
- Provide input on planned layout relative to budget
- Provide estimates for design alterations to help achieve MMCID's budgetary goal
- Provide construction expertise advice on code compliancy
- Prepare a GMP proposal once design and preliminary pricing exercises are completed

Reason for this agreement:

Not all projects are the same, and Haggerty understands that not all clients are equally advanced with their projects when they come through our doors. For this reason, Haggerty has an Advise team tasked with evaluating a client's progress and taking over the burden projects come with. **Allow us to pick up where you are and help build your story!**

Contract amount: \$7,112.00

Hugo Mendoza, VP Operations

Date

Haggerty

Jeff Gamboni, MMCID Rep.

Date

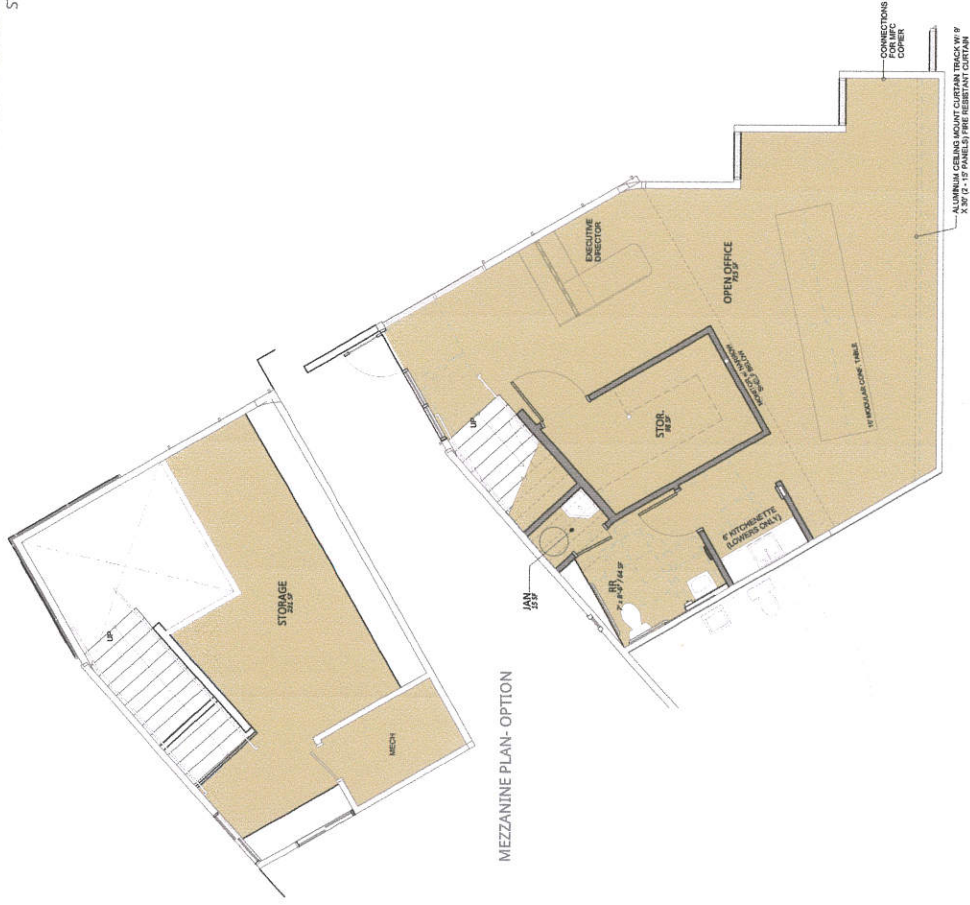
The undersigned agrees to retain Haggerty for advisory services.



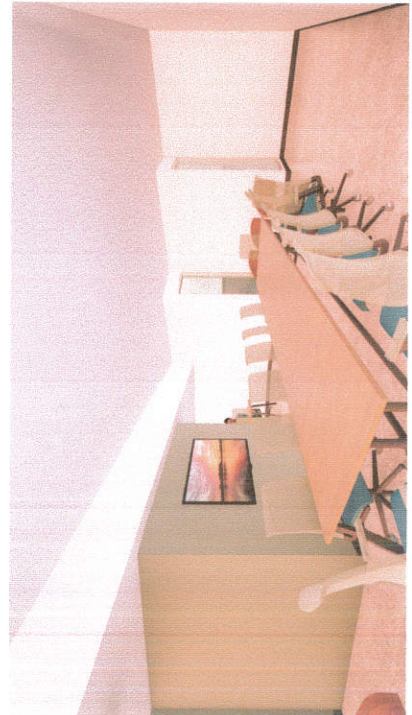
209 475 9898 haggertybuilds.com 2474 Wigwam Dr. Stockton, CA 95205
A Division of Haggerty Construction, INC. Lic. 944274

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MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
 MAINTENANCE SUBSTATION
 STOCKTON, CA
 07.27.25



FLOOR PLAN OPTION





**MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
Maintenance Substation TI
231 Bedford Rd, Stockton, California**

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www.Haggertybuilds.com



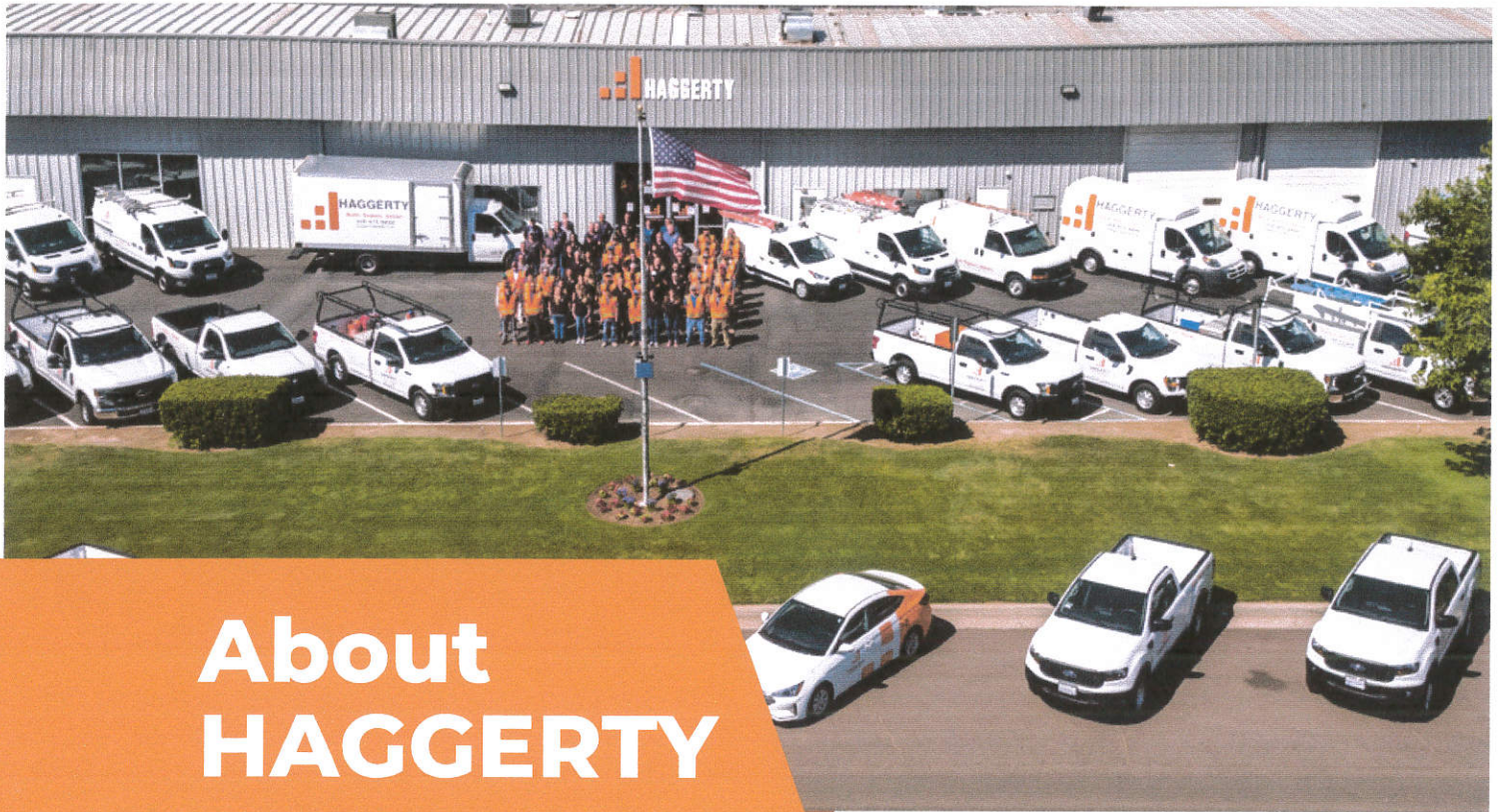
Office (209) 475-9898



2474 Wigwam Dr. A, Stockton 95205



D.Cuppet@Haggertybuilds.com



About HAGGERTY

HAGGERTY was founded on the belief that every project and every client has a story—and we take pride in bringing those stories to life with purpose and care. Backed by long-standing partnerships and repeat clients, we deliver projects through trust, transparency, and relentless attention to detail.

We build environments where people grow, strive, and come together, and we treat that responsibility with the respect it deserves. With cutting-edge construction technology, clear communication, and a culture grounded in safety and innovation, we make sure every step of the process is seamless, honest, and built to last.

Mission Statement:

HAGGERTY BUILDS excellent people and quality projects through a culture of safety and innovation.

Core Values

The lens through which we make every decision is grounded in our core values—**B.U.I.L.D.S.**

- Build lasting relationships
- Unwavering commitment to safety
- Invest in our teams and communities
- Leading in industry creativity and innovation
- Do the right thing
- Sense of urgency



About HAGGERTY

Founded in 2010, HAGGERTY began with a clear vision: to build with purpose in the communities we call home. After years of managing large-scale commercial projects in the Bay Area for one of California's leading general contractors, President & CEO Ryan Haggerty saw the need for a trusted, design-build firm in his own community. He and his wife, Andrea, took that leap and laid the foundation for what would become one of the most capable and forward-thinking general contractors in the region.

Since our inception, HAGGERTY has grown year over year, now operating with a team of 85 professionals across four core service sectors: ADVISE, BUILD, RESTORE, and MAINTAIN. From our 20,000 sq ft headquarters, we manage a fleet of more than 60 vehicles and deploy over 45 skilled tradesmen in the field, supported by in-house equipment and the infrastructure to self-perform key project components. This allows us to better control schedules, manage costs, and ensure quality from start to finish.

We welcome you to visit our facility and meet our team, because we believe the strength of our people and the culture we've built speak volumes about the way we do business.

HAGGERTY



SOMPO INTERNATIONAL

INSURANCE

February 25, 2026

Haggerty Construction, Inc. DBA Haggerty
Attn: Ryan Haggerty, President
2474 Wigwam Drive
Stockton, CA 95205

Re: Haggerty Construction, Inc. DBA Haggerty – Surety Prequalification

To Whom It May Concern:

Sompo International is pleased to support our valued client known as Haggerty Construction, Inc. DBA Haggerty. Sompo's surety companies are rated A+ Excellent with a financial strength of XV by A.M. Best Company. Our writing companies and their approved authority may be found on the U.S. Department of Treasury's List of Certified Sureties (Department Circular 570) under the names of Endurance Assurance Corporation, Endurance American Insurance Company, Lexon Insurance Company, and Bond Safeguard Insurance Company.

We currently provide Haggerty Construction, Inc. DBA Haggerty with surety credit in the \$30,000,000 range for single projects / \$60,000,000 range in the aggregate. Our present intention is to provide our client with performance & payment bonds as required by any construction contract awarded by your organization, within the parameters stated above.

Our support is contingent upon the underwriting of our client at the time that bonds are requested, including our favorable review of the contract documents, the acceptance of the form of the bonds requested, and the adequacy of the financing for the project. Sompo reserves the absolute right to approve or decline the bonds without incurring any liability to you or any third party in the event that surety credit is not extended.

Sincerely,
Sompo International

Mark D. Iatarola
Attorney-In-Fact

Sompo International Insurance
12890 Lebanon Road, Mt. Juliet, TN 37122, U.S.
+1.615.553.9500

www.sompo-intl.com

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)On 02/25/2026 before me, Heather Willis, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Mark D. Iatarola
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Heather Willis
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation**, a Delaware corporation ('EAC'), **Endurance American Insurance Company**, a Delaware corporation ('EAIC'), **Lexon Insurance Company**, a Texas corporation ('LIC'), and/or **Bond Safeguard Insurance Company**, a South Dakota corporation ('BSIC'), each, a "Company" and collectively, "**Sompo International**," do hereby constitute and appoint: **Spencer Flake, Heather Willis, Karen Letz, Mark D. Iatarola**

as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million (\$100,000,000.00)**

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

Endurance Assurance Corporation

Endurance American Insurance Company

Lexon Insurance Company

Bond Safeguard Insurance Company

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 3/9/27

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:
"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO,
and be it further
RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this

25th day of February, 2026

By: *Daniel S. Luge*
Daniel S. Luge, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>. In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Woodruff-Sawyer & Co. 50 California Street, Floor 12 San Francisco CA 94111	CONTACT NAME: WS Certificates PHONE (A/C, No, Ext): 844-972-6326 E-MAIL ADDRESS: Certificates@woodruffssawyer.com FAX (A/C, No):
INSURED Haggerty Construction, Inc. 2474 Wigwam Dr. Suite E. Stockton, CA 95205	License#: 0329598 HAGGCON-01
INSURER(S) AFFORDING COVERAGE	
INSURER A: Continental Casualty Company	NAIC # 20443
INSURER B: National Fire Insurance Company of Hartford	20478
INSURER C: Continental Insurance Company	35289
INSURER D: Tokio Marine Specialty Insurance Company	23850
INSURER E:	
INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** 295231746**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			7095217496	2/1/2026	2/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			7095217045	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			7095217482	2/1/2026	2/1/2027	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			8033674364	9/1/2025	9/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Pollution Liability			PPK2652443002	2/1/2026	2/1/2027	Limit per occurrence \$5,000,000 Aggregate \$5,000,000 SIR \$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Operations of the Named Insured subject to the terms, conditions and exclusions of the policy issued by the Insurance Company.

See Attached...

CERTIFICATE HOLDER**CANCELLATION**

Evidence Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Zoe Overbay

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Woodruff-Sawyer & Co.		NAMED INSURED Haggerty Construction, Inc. 2474 Wigwam Dr. Suite E. Stockton, CA 95205
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

INSURER AFFORDING COVERAGE: Continental Casualty Company NAIC#: 20443
POLICY NUMBER: 7095217501 EFF DATE: 02/01/2026 EXP DATE: 02/01/2027
TYPE OF INSURANCE: Contractors Equipment
LIMIT DESCRIPTION / LIMIT AMOUNT:
Leased / Rented Equipment: \$100,000
Deductible: \$1,000
Valuation: Replacement Cost

INSURER AFFORDING COVERAGE: Columbia Casualty Company NAIC#: 31127
POLICY NUMBER: 7095217515 EFF DATE: 02/01/2026 EXP DATE: 02/01/2027
TYPE OF INSURANCE: Professional Liability
LIMIT DESCRIPTION / LIMIT AMOUNT:
Per Claim / Aggregate: \$5,000,000
Self-Insured Retention: \$25,000

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HAGGERTY

CLIENT INFORMATION (REFERENCES)

1) *Jon Mendelson - (209) 472-7200 - jmendelson@cvlihc.org*

Town Center Studios

Start Date: January, 2023

Contract Value: \$1,369,051.99

Project Description and Scope of Services:

This project involved the renovation and conversion of an existing motel property into affordable studio apartments. The scope of work included demolition, full interior remodels, utility and systems upgrades, ADA accessibility improvements, exterior enhancements, and compliance with local housing codes. The goal of the project was to provide permanent supportive housing units for individuals and families experiencing or at risk of homelessness.

The client for this project was Jon Mendelson, Executive Director of Central Valley Low Income Housing Corp. Mr. Mendelson has extensive experience in affordable housing development and supportive housing services. Under his leadership, CVLIHC has become a key provider of affordable housing solutions throughout San Joaquin County. The organization focuses on developing and managing housing projects that include wraparound services such as case management, rapid re-housing, and homelessness prevention. Mr. Mendelson served as the primary point of contact and oversaw all aspects of project coordination, compliance, and performance evaluation.

2) *Fritz Huber - (209) 815-0484 - fhuber@grupehuber.com
Dan Keyser - (209) 403-2656 - dkeyser@grupehuber.com*

Marina Center Remodel

Start Date: November 28, 2022

Contract Value: \$2,000,000.00

Project Description and Scope of Services:

This project involved a full-scale remodel of the Marina Center, including both interior and exterior upgrades, structural enhancements, and modernization of building systems. The scope focused on bringing the facility up to current code and tenant standards, improving both functionality and aesthetics.

State of California Tenant Improvements

Start Date: October 4, 2022

Contract Value: \$5,000,000.00

Project Description and Scope of Services:

We delivered extensive tenant improvements for a State of California facility, including reconfiguration of space, upgrades to mechanical and electrical systems, and refinished interiors. The project was designed to support updated operational requirements and enhance workplace efficiency.

Fritz Huber, Senior Vice President, Grupe Huber

Fritz oversees acquisitions and strategic growth initiatives for Grupe Huber. With a career spanning over \$900 million in acquisitions and developments, he brings deep expertise in project financing, underwriting, and portfolio management.

Dan Keyser, Chief Operating Officer, Grupe Huber

Dan manages day-to-day operations across Grupe Huber's portfolio. Since joining the company in 1987, he has played a key role across all aspects of development, construction, and asset management, contributing significantly to the firm's long-term success.

3) Mark Eshelman - Phelan Development - (916) 716-2411 - meshelman@phelandevco.com**Lathrop Building 3 South TI**

Start Date: January , 2024

Contract Value: \$7,286,833.02

Project Description and Scope of Services:

This project was a high-value Tenant Improvement initiative, focused on constructing a new office space for Macy's within an existing warehouse facility. The scope included the build out of a main office area featuring a spacious break room, a shipping office, and the installation of a demising wall to divide the warehouse. Additional improvements consisted of the installation of loading dock equipment, solar power systems with battery storage, and various outdoor site enhancements. A prefabricated guard shack was also installed to support facility security and operations.

Mark Eshelman serves as Development Partner at Phelan Development, working closely with Dave Haugen on development and acquisition projects throughout Northern California. With over 19 years of experience in real estate and construction, Mark has overseen the pre-development, entitlement, construction, leasing, and sale of more than 2.5 million square feet of commercial and industrial property across California and Washington. In this role, Mark played a key leadership role in the successful execution of the Macy's warehouse project.

4) Rick Goucher - RG Business Consulting LLC - (209) 639-5208 - rick.goucher@outlook.com**Family Justice Center**

Start Date: June, 2025

Contract Value: \$727, 029.80

Project Description and Scope of Services:

This project involved a tenant improvement to expand vacant Suite 7001 into adjacent vacant Suite 760. The scope included demolition of an existing conference room and hallway to create four new private offices, one new open office area, a new IT closet, and a new storage closet. Additionally, modifications were made to the partitions surrounding the egress vestibule to ensure proper clearance and compliance with life safety codes.



5) Rick Goucher - RG Business Consulting LLC - (209) 639-5208 - rick.goucher@outlook.com

Stockton Collegiate

Contract Value: \$4,500,000.00

Project Description and scope of services:

HAGGERTY was brought in to design-assist this project under a very tight time line and specific budget. Working in collaboration with the design consultants and our core trade partners we were successful in fast-tracking the permitting process with the local AHJ; as well as the procurement of the high-end and long-lead items. The project stayed on track through regular meeting rhythms and communication with all parties. Together we were able to deliver the project with all approvals in advance of the upcoming school year. It consisted of 45,000 square feet of demolition and new construction across several floors of an occupied class-A building with limited access and working constraints.

We were honored to be brought into this project by Rick Goucher has been a long-time client and trusted partner. Over the years, our relationship has grown beyond business, and we are proud to consider Rick not just a client, but a member of our extended family. It's always an honor to work with him and support his continued growth and success.

CAPABILITIES

Haggerty is a full-service commercial contractor that specializes in a diverse culture of projects, both horizontal and vertical, through four company departments focusing on commercial construction, design-build, restoration, and maintenance. We partner with trusted and capable subcontractors to bring a project to fruition. Our portfolio consists of civil construction for onsite and offsite work, ground up commercial building erection, tenant improvements, affordable housing unit conversions, grant funded and private funded child day care renovations, low-income housing improvements, and adult day care facility conversion/restoration. Our project team and support staff have multiple years of prevailing wage compliance experience in addition to familiarity with target milestones for affordable housing developers.

In past and current projects Haggerty has performed the services below. This list is not exhaustive of each service rendered but is an overview of typical construction methods used.

In all cases Haggerty has performed both, design-build and builder services, for providing the AHJ with drawings, documentation from other relevant jurisdictions (such as fire, water, air quality, environmental, etc.), plan check revisions, procurement of permits, and successful execution in construction.

1. Offsite Work – Employ traffic control, obtain encroachment permits, joint trenching for dry utilities, provide wet utilities to onsite, manholes, installation of vaults, engagement and co-ordination with utility vendors, trenching and installation of utilities that are applicant installed, driveway installation, sidewalk, curb and gutter installation, trenching, road base and AC paving, striping and signage, traffic signal, meter installation, DDCV and other fire apparatus installations, irrigation and landscaping.

2. Onsite Work – Wet and dry utility installation from offsite to points of connection, sidewalk, curb and gutter installation, trenching, grading, building pad construction, import and export of fill and soils, Geotechnical coordination, road base and AC paving, striping and signage, irrigation and landscaping, bio-retention systems, concrete paving, pavers, permeable concrete, installation of canopies, stand-alone car wash, trash enclosures with canopies and gates, site lighting, all forms of fencing, gates and access control, installation of car ports in residential communities, installation of fire systems and hydrants, coordination with adjoining property owners, installation of loading docks, and ADA upgrades including CASp services.

CAPABILITIES

3. New Buildings & TI's – Installation of pre-engineered metal buildings, wood framed buildings, CMU buildings, structural steel buildings, airport hangars, wood truss systems, bar joists, metal stud walls (interior and exterior), waterproofing, stucco and EIFS systems, multiple roofing systems (PVC, TPO, BUR, metal roof, tile, etc.), exposed and integral gutter and down-spout systems, fire life safety, communications, CCTV, security systems, fire sprinkler and fire alarm systems, elevators, multi-story construction, shaft wall systems, rated assemblies, stair systems, fall protection, metal wall panels and ACM, storefront and curtainwall, frameless glass walls, windows, Nanawall systems, various type of slab construction, footings and piers, equipment pits, dewatering, roll up and sectional doors, painting, full interior improvements, bathroom and kitchen installation, commercial kitchen installation, drywall and all type of wall finishes, all type of floor covering and base, sealed concrete, polished concrete, acoustical ceiling systems, HVAC (multiple system types), electrical, plumbing, cabinetry and countertops, graphics and wallcovering, restroom partitions and specialties, ceiling elements, lighting, custom owner elements, & ADA accessibility.

4. Public Project Specifics - Yearly Registration with the California Department of Industrial Relations, weekly Submissions of A-1-131 (eCPR), DIR eCPR with DIR upload confirmation, weekly Submission of WH-347 if a federal project that does not have the state form, submission of DAS 140 and DAS 142 to the DIR with confirmation for each project, submission of Training Fund Contributions the 10th of each month following work performed, submission of Labor Law Checklist Requirements for each project, submission of Authorization for the Statement of Compliance for each project, submission of Fringe Benefit Statement before work is performed for each project, submission of Final Affidavit of Payment, monitoring compliance submission of all the above for each Subcontractor on each project, and cooperation and coordination with owners and third parties for Grant Funding.

Haggerty employs a highly sophisticated group of professionals which operates in 'Pods' to manage the daily demands of your project and ensure its success. Pods consist of a Project Manager, Superintendent, Project Engineer and Project Administrator. Pods are supported by our Director of Project Management, Director of Operations, General Superintendent, Safety Manager and Executive Leadership Team. Prioritizing communication, collaboration, and leading through innovation, all build projects are managed and documented through our cloud-based software platform, Autodesk. Our projects are well branded and SAFE. With a mod rating better than the industry average and a full-time safety manager, Safety is at the forefront of everything we do daily. Everyone goes home safely.



Wednesday, June 17, 2026

Pre-Construction Services Proposal

Project #: 26080

Project Name: Miracle Mile CID

Site Address: 231 Bedford Rd., Stockton, CA 95204

Client: Kailani Haro

Builder: Haggerty Construction, Inc.

◆ Section 1: Approach to Working with the Development Team, Value Engineering and Cost Estimating

Haggerty understands that the primary objective of this assignment is to align the project scope with the available construction budget while preserving the Owner's operational needs. Our pre-construction process is specifically structured to identify cost-saving opportunities early, evaluate alternatives collaboratively with MMCID and WMB Architects, and develop a realistic GMP that maximizes the amount of desired scope that can be delivered within the project budget.

We approach Value Engineering as a collaborative process focused on maximizing value rather than simply reducing cost. Working alongside the Owner and Architect, we will evaluate the Base Project and prioritized alternates, identify opportunities for cost savings, assess constructability impacts, and present recommendations that preserve functionality, durability, and long-term maintenance objectives.

Cost estimating is performed continuously throughout pre-construction. Estimates incorporate prevailing wage requirements, current market pricing, subcontractor feedback, and material availability. Assumptions, allowances, and exclusions are clearly documented so the Owner has complete visibility into the basis of the budget.

Page **1**

Initials: _____



209 475 9898 haggertybuilds.com 2474 Wigwam Dr. Stockton, CA 95205
A Division of Haggerty Construction, INC. Lic. 944274

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Build. Restore. Advise.

As VE decisions are made, estimates are updated promptly so the development team can make informed decisions and maintain alignment with the target budget.

❖ Section 2: Key Personnel and Relevant Experience

Ryan Haggerty – President

Provides executive oversight and brings extensive experience with GMP, cost-plus, new construction, tenant improvement, and public-sector projects.

Pre-Construction Manager – David Cuppet

Leads all pre-construction activities, constructability reviews, design coordination, value engineering efforts, and GMP development.

Lead Estimator – Nathaniel Rainwaters

Responsible for detailed estimating, subcontractor pricing, bid leveling, market analysis, and budget development throughout pre-construction.

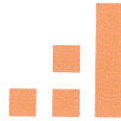
Estimating Coordinator – Veronica Rivero

Provides administrative support, subcontractor outreach, proposal tracking, document management, and owner communications.

❖ Section 3: Staffing Commitment

Haggerty commits the same core team from pre-construction through project completion to ensure continuity, accountability, and efficient communication. Team members involved in estimating, value engineering, and GMP development will remain engaged through construction to ensure a seamless transition from planning to execution.





HAGGERTY

Build. Restore. Advise.

❖ **Section 4: Competitive Bidding, Cost Transparency, & GMP Development**

Haggerty utilizes an open-book procurement process. Major subcontractor scopes will be competitively bid to qualified trade partners whenever practical. Bid leveling is performed to ensure consistent scope comparisons, and bid results are reviewed with the Owner as part of GMP development.

Our GMP development process is transparent and collaborative. Detailed cost breakdowns, subcontractor pricing, assumptions, allowances, contingency recommendations, and schedule information are shared with the Owner. Our goal is to establish a GMP that is realistic, defensible, and aligned with MMCID's budget and project objectives.

❖ **Section 5: Change Orders and Contingency Management**

Our goal is to minimize change orders thorough pre-construction planning, constructability reviews, and proactive coordination.

When changes occur, Haggerty will clearly identify the cause, document cost and schedule impacts, and provide supporting backup for review. Contingency funds are managed transparently, tracked throughout the project, and reviewed regularly with the Owner to ensure they are used only for their intended purpose.





❖ **Section 6: Pre-Construction Services Fee**

The proposed fixed fee will cover participation in design meetings, value engineering workshops, constructability reviews, progressive estimating, scheduling support, subcontractor procurement assistance, and GMP development.

Proposed Pre-Construction Services Fee: \$7,112.00

❖ **Section 7: Construction Fee – Cost of the Work Plus a Fee**

Upon completion of the Value Engineering phase and successful GMP negotiations, Haggerty proposes to enter into a Cost of the Work Plus a Fee with GMP contract.

The Contractor's fee includes project management, field supervision, prevailing wage administration, project controls, overhead, profit, and risk associated with delivering the project under a GMP structure.

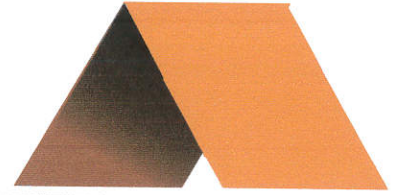
Proposed Construction Fee (Percentage of Cost of the Work):

Overhead 10%

Profit 5%

As a Stockton-based contractor, Haggerty provides local market knowledge, established subcontractor relationships, and responsive project leadership throughout the Value Engineering and construction process. We appreciate the opportunity to partner with MMCID and WMB Architects and are committed to helping deliver the maximum project scope possible within the available budget.





End Of Proposal —

**THANK
YOU**

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www.Haggertybuilds.com



(209) 475-9898



2474 Wigwam Dr. A, Stockton, CA 95205



Scott@Haggertybuilds.com

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 4.2
Action Item

Approval of MMCID Façade Improvement Grant

The Board seeks to create a façade improvement grant program to assist non-blighted Miracle Properties. The program may still be subject to City of Stockton Review.

Recommended Action

It is recommended that the Board approve the Façade Improvement Grant Program for Non-blighted Miracle Mile Businesses.

Miracle Mile Community Improvement District

Façade Improvement Grant



2026

HOW THE GRANT WORKS

GRANT AT A GLANCE



MAXIMUM AWARD

Up to **\$20,000**



GRANT TYPE

Reimbursement



MATCH REQUIREMENT

100% of first \$5,000,
then 50/50 match



WHO CAN APPLY

Eligible Miracle Mile
businesses & property
owners



FUNDING

First Come,
First Served

FIRST \$5,000

MMCID PAYS

100%



AFTER THE FIRST \$5,000
WE SPLIT THE REST 50/50

MMCID PAYS

50%

YOU PAY

50%



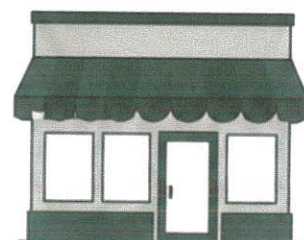
EXAMPLE: A \$35,000 PROJECT

MMCID pays **\$20,000**

You pay **\$15,000**



Exterior lighting is required in every project because it improves safety, visibility, and the overall appearance of the Miracle Mile.



WHAT CAN I FIX?

ELIGIBLE IMPROVEMENTS

MIRACLE MILE FAÇADE IMPROVEMENT GRANT

ELIGIBLE FAÇADE ELEMENTS



SIGNAGE

New or replacement signage that enhances your storefront while meeting applicable City of Stockton sign standards and permitting requirements.



AWNINGS AND CANOPIES

Provide shade, reduce sunlight, and add style while protecting your storefront.



EXTERIOR LIGHTING

Energy-efficient exterior lighting that improves safety, highlights your building, and enhances the overall look.



EXTERIOR PAINTING & RESTORATION

Painting, staining, and restoration to enhance durability and curb appeal.



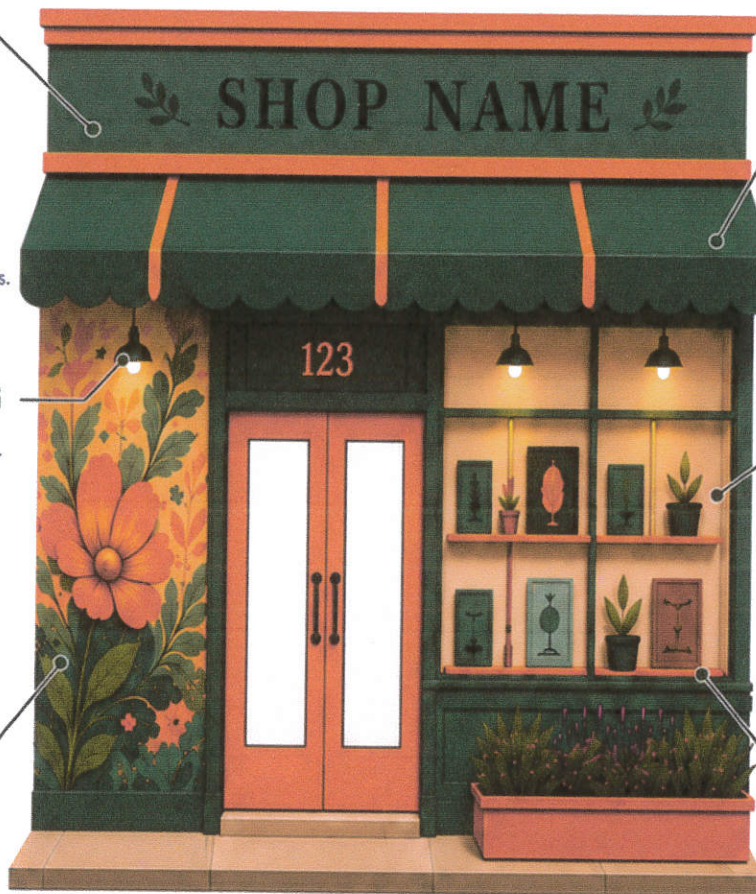
MURALS

Art and mural projects that bring vibrancy and strengthen your community identity.



WINDOWS & DOORS

Upgrades to windows and doors for improved appearance, energy efficiency, and functionality.

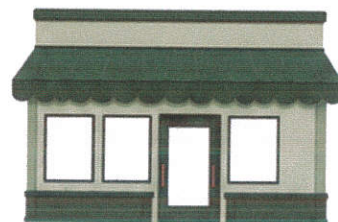


ACCESSIBILITY IMPROVEMENTS

Enhancements that improve building accessibility and compliance with ADA standards.



Exterior lighting is required in every project because it improves safety, visibility, and the overall appearance of the Miracle Mile.



WHO CAN APPLY?

- ✓ You are a business or property owner on the Miracle Mile.
- ✓ You own the building OR you rent it and have the owner's written OK.
- ✓ Your property does not qualify for the City of Stockton's façade program.



THE PROCESS



1 APPLY

Submit your completed application and required documents.



2 APPLICATION REVIEW

We review applications and notify you in writing of approval.



3 COMPLETE CONSTRUCTION

Finish your project according to the approved scope.



4 RECEIVE REIMBURSEMENT

Submit paid invoices and documentation. Then, MMCID reimburses you.

GOOD TO KNOW

- First come, first served — apply early while money lasts.
- You keep the improvements in good shape and keep the lights working.
- We will tell you in writing if your application is approved.

QUESTIONS? CONTACT MMCID



(209) 639-3506



info@stocktonmiraclemile.com



stocktonmiraclemile.com



Miracle Mile Community Improvement District

Façade Improvement Grant Application

Program Overview

The Miracle Mile Community Improvement District (MMCID) Façade Improvement Grant Program is designed to support property owners and businesses in enhancing district-wide lighting to increase safety, storefront appearance, ADA-compliance, and overall streetscape quality along the Miracle Mile. Grant funds may be used for eligible exterior improvements that visibly enhance commercial properties and contribute to a vibrant district.

Grant Funds Available up to \$20,000

This program is on a first-come, first-served basis while funding lasts. Applications will be scored on completeness and compelling need.

This program is available only to properties within the district that do not qualify for the City of Stockton Commercial Façade Improvement Forgivable Loan Program.

Eligibility Requirements

Eligible properties must:

- Be located within the MMCID District
- Be a property that is in good standing with the City and County Assessor's Office with no outstanding fees, judgments, or liens. Any outstanding code violations must be for façade-related work to be resolved under the Program.

Eligible applicants must:

- Be the property owner
- Be the current tenant with a current lease and have written property owner approval.

Location & Business Information

Property Address (Façade Improvement Project): _____

City: _____ ZIP: _____

Assessor Parcel Number (APN): _____

Property Information

Property Owner First Name: _____

Property Owner Last Name: _____

Property Owner Mailing Address: _____

City: _____ ZIP: _____

Is this building known for local significance or designated as a historic landmark? ☐ Yes ☐ No

Applicant Information

☐ Property Owner ☐ Business Owner / Tenant

Applicant Name: _____

Mailing Address (if different from property): _____

Phone: _____ Email: _____

Project Information

Please indicate which façade elements you are requesting funding for (check all that apply):

Tier 1 - Required

Exterior lighting must be included in every application. It is the foundational improvement this grant is built around and must be selected before any Tier 2 elements can be funded.

☐ Exterior lighting (storefront and pedestrian)

Tier 2 - Approval based on storefront condition

Tier 2 funding is awarded based on the existing condition of the storefront. Any element showing obvious damage, deterioration, or dilapidation must be repaired or replaced as part of the project. Priority is given to improvements that address visible disrepair and bring the façade up to a safe, well-maintained standard.

☐ Window and door replacement

☐ Exterior finishes (paint, stone, stucco, and brick repair)

☐ Awnings and canopies

☐ Murals

☐ ADA compliance improvements

☐ Signage replacement and/or removal

☐ Landscaping

Brief Description of Proposed Improvements:

Program Goals

Please check all goals your project supports:

- ☐ Improves storefront appearance and streetscape
- ☐ Enhances a prominent retail or commercial corridor
- ☐ Preserves or restores historic features
- ☐ Improves safety, accessibility, or visibility

Architectural Design Services (Optional)

Most façade projects require a **storyboard** - a concept board showing the proposed design through annotated photos, material and color samples, and simple mockups. A full **architectural rendering** (a scaled, professionally prepared drawing) is only required when the scope warrants it, such as structural changes, significant alterations to the façade, or work on a building with historical significance. MMCID staff will help determine which is appropriate for your project.

- ☐ Request recommendation for architect from MMCID
- ☐ Use architect or designer of choice
- ☐ My project requires only a storyboard/concept board
- ☐ My project will require a full architectural rendering
- ☐ My project will not require architectural design services
- ☐ Unsure if my project requires architectural design services

Itemized Project Budget

Tier	Item	Description	Estimated Cost
Tier 1	Exterior lighting (storefront and pedestrian)		
Tier 2	Window and door replacement		
	Exterior finishes (paint, stone, stucco, and brick repair)		

	Awnings and canopies		
	Murals		
	ADA compliance improvements		
	Signage replacement and/or removal		
	Landscaping		

Total Project Cost: \$ _____

Cost Share Structure:

The MMCID will cover the initial \$5,000 of eligible project costs. For project costs exceeding \$5,000, MMCID will contribute 50% of the remaining balance, and the applicant will be responsible for the other 50% of the remaining balance.

Example of MMCID Maximum Contribution:

If a project costs **\$35,000.00**:

- MMCID covers first: \$5,000.00
- Remaining balance: \$30,000.00
- MMCID covers **50% of remaining**: \$15,000.00
- Applicant covers **50% of remaining**: \$15,000.00

Total MMCID contribution: \$20,000.00

Applicant contribution: \$15,000.00

Applicant Acknowledgment

By signing below, I acknowledge and agree to the following:

- ☐ I understand that submission of this application does not guarantee grant approval.
- ☐ I understand that submittal of an application does not bestow any rights to approval and/or reimbursement of project funds. Applicants will be notified in writing if approved.
- ☐ If MMCID determines my application is eligible, I will be required to enter into a grant agreement specifying the approved scope of improvements and the maximum grant amount.

☐ I understand that no grant funds will be disbursed until all of the following conditions are met: the application is approved, a grant agreement is executed, all approved improvements are completed, and a reimbursement request with proof of payment is submitted.

☐ I understand that MMCID will only reimburse eligible costs as defined by the Façade Improvement Grant Program guidelines.

☐ I have received, read, and agree to comply with all requirements of the MMCID Façade Improvement Grant Program guidelines.

☐ I understand that I am responsible for the required matching funds and for any project costs that exceed the approved grant award.

☐ I acknowledge that all work must comply with applicable City of Stockton codes, permits, and requirements.

☐ I understand that I am responsible for obtaining and paying for all required permits. Permit fees are an eligible reimbursable cost under this program; to be reimbursed, I must pay these fees directly and submit the receipts with my reimbursement request, subject to the program's cost-share structure and guidelines.

☐ I understand that, as a condition of the grant, I am responsible for maintaining the funded improvements in good condition and keeping all lighting operational.

Applicant Signature: _____ **Date:** _____

Property Owner Authorization (if applicant is a tenant)

I authorize the above-named tenant to proceed with the physical improvements described in this application. I certify that I am the legal owner of record of the property.

Property Owner Name: _____

Signature: _____ **Date:** _____

Phone / Email: _____

Required Documents

Please submit the following required documents with your application:

- Two photographs of the storefront and the surrounding area
- Completed W-9 form
- If property owner: Proof of ownership (mortgage statement, tax bill, or grant deed)
- If tenant: Copy of executed lease agreement
- If tenant: Completed Property Owner Authorization form
- Any design concepts, renderings, plans, or material samples (if available)

Submission Method:

TBD

MMCID is a 501(c)(3) nonprofit organization serving the Miracle Mile corridor in Stockton, California.

MMCID Façade Grant: Application Scoring Rubric

For MMCID Economic Development Committee use

Applicant / Business: _____

Reviewer: _____

Property Address: _____

Date: _____

Step 1 — Eligibility Check (all must be YES)

If any item is marked NO, the application is not eligible and is not scored.

Requirement	Yes / No
Property is located within the MMCID district	☐ Y ☐ N
Property is in good standing (no outstanding fees, judgments, or liens; any code violations are façade-related)	☐ Y ☐ N
Applicant is the property owner, OR a tenant with a lease and written owner approval	☐ Y ☐ N
Property does NOT qualify for the City of Stockton Commercial Façade Improvement Forgivable Loan Program	☐ Y ☐ N
Tier 1 (exterior lighting) is included in the request	☐ Y ☐ N
All required documents are attached	☐ Y ☐ N

Step 2 — Score the Application (100 points total)

For each row, award full points (fully meets), about half (partly meets), or 0 (does not meet).

Criteria	What reviewers look for	Max	Score
Completeness	All sections filled in, budget itemized, and every required document attached.	20	____ / 20
Storefront Condition & Need	Extent of visible damage, wear, or dilapidation the project repairs. Greater need = higher score.	25	____ / 25
Safety & Lighting Impact	Improves exterior and pedestrian lighting, visibility, and safety (the Tier 1 focus).	20	____ / 20
Streetscape & District Impact	Visibly improves appearance, and strengthens the corridor.	20	____ / 20
Readiness & Budget	Clear scope and realistic costs; applicant can cover their 50% share and permit fees.	15	____ / 15
TOTAL SCORE		100	____ / 100

Recommendation

85–100 Strong

70–84 Good

50–69 Fair

Below 50 Not now

Recommendation: ☐ Fund ☐ Fund with conditions ☐ Request more info ☐ Decline

Reviewer comments: _____

Reviewer signature: _____ Date: _____

100

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 4.3
Action Item

Approval of MMCID Assessment Rates for 2027

The MMID was not conceived with a mechanism for annual cost-of-living increases to assessment rates. The MMCID has the opportunity annually to raise assessment rates to keep up with increased costs. Subject to Board approval, assessment fees may be raised by up to 5%.

Recommended Action

It is recommended that the Board approve a 5% increase to annual MMCID assessment fees.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
August 12, 2026

Agenda Item 4.4
Action Item

**Consideration of the Date for the November Board Meeting Currently
Scheduled for November 11 – Veteran Day**

Currently, the November board meeting is scheduled for November 11th, Veterans Day.

Recommended Action

The Board may

- leave the November meeting on November 11 as scheduled or
- select a different date for the November meeting.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET

August 12, 2026

**Agenda Item 4.5
Action Item**

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

President Jeff Gamboni announced in June that Tammy Nguyen resigned from her community director seat on the Board of Directors.

Consistent with past practice, the Board shall officially declare the seat vacant and then determine the method by which to fill the vacancy. In April, 2025, under the same circumstances, the board declared vacant the seat of Yonie Young and then directed the Executive Director to advertise the vacancy among property owners and Miracle Mile stakeholders and in so doing to provide a nomination form due from prospective candidates in later April. The Board would then entertain the election of one of the candidates at its regular May meeting.

Recommended Action

The Board may

- adopt the process used in 2025 with nomination forms due in mid-August and the seat filled at the September meeting or
- leave the seat vacant until the annual organizational meeting in December..

Miracle Mile Community Improvement District

Regular Meeting of the Governing Board on April 9, 2025

Approved
m 4/9/2025

RE: Item 4.2 – Action Item

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

Background

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

Analysis

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

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

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

Dear Property Owners,

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

To qualify, nominees must be:

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

Who Can Nominate?

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

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

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

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

Best,
Kailani Haro
Executive Director
[Miracle Mile Community Improvement District](#)
209-639-3506

Financial Impact

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

Recommendation

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

Process Prepared by Executive Director Kailani Haro

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET

August 12, 2026

**Agenda Item 4.6
Action Item**

**Approval of Authority of the Board President and Executive Director to Complete and
Execute a Contract with Visit Stockton for the Purchase of the Miracle Mile Banner Poles
on Pacific Avenue near Tuxedo Court and West Pine Street**

The Executive Director will present a proposal for an agreement between the MMCID and Visit Stockton regarding the Mile's Banner Poles which have been inoperable (there's only one pole) for three years.

Recommended Action

Based on the Executive Director's presentation and subject to the Board's discretion it is recommended that the Board authorize the Board President and Executive Director to finalize an agreement with Visit Stockton based on the terms presented.