



**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.

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
- 1.6 (A): Approval of Minutes of the Meeting: June 10, 2026 – *Juanita Pasley, Secretary (minutes are provided in board action packet)*
- 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)*

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
- 3.2 (C/A): Approval of Recommendation from Civil Sidewalks Committee to Purchase Garbage Cans
- 3.3 (C/A): Ratification of Agreement to Purchase Placer AI for One Year
- 3.4 (C/A): Approval of Professional Services Contract for Streetscape Photos

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
- 4.2 (A): Approval of MMCID Façade Improvement Grant Program for Non-Blighted Miracle Mile Businesses
- 4.3 (A): Approval of MMCID Assessment Rates for 2027
- 4.4 (A): Consideration of the Date for the November Board Meeting Currently Scheduled for November 11 (Veterans Day)
- 4.5 (A): Declaration of Vacancy on the Board of Directors and Approval of Process for Filling the Vacancy
- 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

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.