



**Miracle Mile
Community Improvement District
MMCID**

Governing Board of Directors

Jeff Gamboni, President
Jean Callahan, Vice President
Juanita Pasley, Secretary
John Precissi, Treasurer

Members

Rex Dhatt, Kevin Dougherty, Melissa Grizzle, Manuel Guizar,
Kevin Hernandez, Clem Lee, Tammy Nguyen, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

Governing Board of Directors Meeting

Wednesday, May 13, 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, May 10, 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: April 8, 2026 – *Juanita Pasley, Secretary (minutes provided in board action packet)*
- 1.7 (A): Finance Committee Report: Approval of MMCID Financials for April 2026 – *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet)*

2 Reports/Discussions Part 1

- 2.1 (I): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4*
- 2.2 (I): City of Stockton - *Tina McCarty, Director of Economic Development*
- 2.3 (I): Kiwanis Club Update – *Clem Lee, Kiwanis Liaison*
- 2.4 (I): Don Pepe’s Loan and Jewelry Inc. Update – *Jeff Gamboni, President*

3 Consent Items

Backup materials will be provided in the Board Action Packet.

- 3.1 (C/A): Acknowledgement/Approval of Expenses for Real Property at 250 Dorris Place
- 3.2 (C/A): Approval of Initiative to Identify Blighted Properties and Provide Property Owners with Assistance to Access the City’s Façade Improvement Grant

4 Action Items

Backup materials will be provided in the Board Action Packet.

- 4.1 (A): Approval of Recommendation for Substation Project: Acceptance of Low Bid or Reissue RFP and Reopen the Bid Process
- 4.2 (A): Approval of Recommendation for Palm Tree Maintenance
- 4.3 (A): Approval of Resolution Supporting the City’s Efforts to Rezone the Miracle Mile and Encouraging the City to Complete that Process Expeditiously
- 4.4 (A): Approval of a Date and Name for the Holiday Parade Along with Any Other Appropriate Details of the Event
- 4.5 (A): Approval of Selection of Maintenance and Security Vendors and Authorization of the Executive Director and the President to Execute Contracts with the Vendors to Ensure Uninterrupted Services

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

6 Adjournment

- 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

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

Procedures to be Used in the Conduct of Meetings of the Governing Board of Directors

Agenda Items

- Action items are indicated by (A) and require a separate motion and second followed by discussion and a vote of the board.
- Consent items are indicated by (C/A) and may be addressed collectively with all other consent items in section 5 following a motion, second, discussion – if any, and a vote of the board. Any consent item may be pulled and turned into an action item at the request of any board member during approval of the agenda item entitled Approval of Order of Agenda. The approval of the order of agenda would be “as amended” if consent items are pulled for action.
- Informational items are indicated by (I). No action is required or permitted. Discussion, including questions and answers, are appropriate.

Audience Participation

Members of the public who submit a card to the secretary or president will be called upon to address the board under the agenda item titled Oral Suggestions and Comments from Members of the Community. Speakers are allotted three (3) minutes and will be asked to identify themselves for the record. Speakers are sometimes surprised when their three (3) minutes elapse before they have made their point. Speakers are encouraged to be clear and concise, to have rehearsed their message to ensure it fits within three (3) minutes, and to refer to written prompts to help them stay on message. Limited public seating in the boardroom is available on a first-come, first-served basis.

Meeting Conduct

Board meetings are conducted in accordance with Robert’s Rules of Order unless otherwise stipulated by action of the Board of Directors. All participants in board meetings are to conduct themselves in a respectful manner. Participants will refrain from the use of profanity, personal attacks, and signs or props.

Taping

Board meetings may be recorded and/or videotaped.

Any person who willfully disturbs a public meeting is guilty of a misdemeanor under California law.

MINUTES OF THE MEETING

Wednesday, April 8, 2026 at 4:00pm

Conference Room, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kailani Haro, Juanita Pasley, Clem Lee, Rex Dhatt (left 6:15pm), Lisa Whirlow, Brian Wright (left 6:16pm), Tammy Nguyen, Melissa Grizzle, Kevin Hernandez, Jean Callahan, Jeff Gamboni, Manuel Guizar (arrived 4:18pm, left 6:15pm), Kevin Dougherty (arrived 4:06pm)

ABSENT: John Precissi

GUESTS: Mario Enriquez, Mike McDowell, Scott Spear, Tina McCarty

1 Call to Order and Organization –

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

1.2 Meeting Procedures - 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. –

1.5 (A): Approval of Order of the Agenda

Any board member who wishes to pull an item from the consent calendar should so declare now. –

MOTION to approve April 2026 agenda:

Motion: Clem Lee **Second:** Melissa Grizzle **Vote:** 10/0 **Abstentions:** 0

Motion Approved

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

MOTION to approve Minutes of March 11, 2026:

Motion: Clem Lee **Second:** Lisa Whirlow **Vote:** 10/0 **Abstentions:** 0

Motion Approved

1.7 (A): Finance Committee Report: Approval of MMCID Financials for March 2026- *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet)* – We are currently operating within expenses for the year. \$5,000 has been

received from Councilman Enriquez, \$2,000 has been received from UOP for Taste of the Mile. Cal Water confirmed that a check is on the way for the payment (\$1,000) from Boutique and Candy Crawl.

MOTION to approve MMCID Financials for March 2026:

Motion: Jean Callahan **Second:** Juanita Pasley **Vote:** 11/0 **Abstentions:** 0

Motion Approved

2 Reports / Discussions Part 1

2.1 (I): Stockton City Council – *Mario Enriquez, City Councilmember, Area 4* – Councilman Enriquez spoke about code enforcement in regard to the unhoused situation. If there are specific concerns/incidents, he encourages us to text or call him directly. With the upcoming public hearing about the pawn shop being a concern, he is working to update the legislation about how businesses are approved. The conversation of alcohol in public parks and abandoned vehicle ordinance is coming up for discussion with the Council.

2.2 (I): City of Stockton – *Tina McCarty, Director of Economic Development* – Tina let us know that the Economic Development Dept is being split into two departments. Her new position and title will be Housing and Homeless Initiatives Director. The Economic Development Director position is currently posted on the COS website.

2.3 (I): City of Stockton – *Mike McDowell, Assistant Director of Community Development* – Mike introduced himself along with Scott Spear as the Assistant Director of the Community Development Department. He spoke about making things consistent with the general plan of the COS and zoning. There has been an amendment in the general plan to fix some things. With the zoning plan on the Miracle Mile, they did receive a request for an overlay request. Currently, the Miracle Mile is classified as “Commercial General”. It makes sense that the Miracle Mile should be changed and classified as “Commercial Neighborhood” zoning. They are going to push to have the Miracle Mile changed as such with the City. This will require outreach to be done, and they are hoping to have it ready by late summer. Scott Spear handed out copies of and went over the MMCID Overlay Proposal. He spoke how this only applies to new businesses, existing businesses cannot be affected as long as they are in operation and do not lapse for one year. If we were to request additions/changes to the design, we can reach out and request a revision.

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

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

3.2 (C/A): Authorization of Executive Director to Contract for Logo Design Work.

MOTION to approve the Consent calendar:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:**12/0 **Abstentions:** 0

Motion Approved

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

4.1 (A): Approval of Executive Director’s Evaluation for the Period of March 1, 2025 through February 28, 2026, and Acknowledgement that the Executive Director Met or Exceeded Expectations.

MOTION to approve the Executive Director’s Evaluation for the Period of March 1, 2025 through February 28, 2026:

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

Motion Approved

4.2 (A): Approval of Executive Director’s Performance Bonus.

MOTION to approve the Executive Director’s Performance Bonus:

Motion: Jean Callahan **Second:** Manuel Guizar **Vote:** 12/0 **Abstentions:** 0

Motion Approved

4.3 (A): Consideration of Board Member Conduct and Community Engagement Standards and Approval of Action at the Board’s Discretion.

MOTION to acknowledge and accept the action that has transpired in response to the complaint thus far and consider the matter closed:

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

Motion Approved

4.4 (A): Approval of Pole Banner Sponsorship Program. – Kailani submitted a banner sponsorship proposal which would bring in additional revenue (in board packet). This would be a program in which businesses can purchase banners promoting their businesses. There are design guidelines which would have to be followed before the banner could go up.

MOTION to approve the Pole Banner Sponsorship Program with corrections:

Motion: Jean Callahan **Second:** Manuel Guizar **Vote:** 12/0 **Abstentions:** 0

Motion Approved

4.5 (A): Approval of Adding a Christmas Parade to the 2026 Events Calendar - Conditional.

MOTION to approve Adding a Christmas Parade to the 2026 Events Calendar adding to create a subcommittee for planning:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 12/0 **Abstentions:** 0

Motion Approved

4.6 (A): Approval of Recommendations Pertaining to Pawn Shop Application.

MOTION to approve the Recommendations Pertaining to Pawn Shop Application:

Motion: Juanita Pasley **Second:** Melissa Grizzle **Vote:** 9/3 **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* – Literature Crawl happening this Saturday. Kiwani's Clean Up – May 23, 2026. Peni is recommending that we hold off on replacing the trash receptacles in case they were going to have to be removed during the Miracle Mile project. We will ask him to please go ahead and push forward with the replacement now. She has also asked the COS to repaint the red curbs along the Mile.

5.2 (I): Events and Promotions Committee – *Juanita Pasley, Chair* – The Literature Crawl will be this Saturday, April 11, 2026. We encourage all Board members to come out and attend a reading at one of our shops or bars who are hosting. The next event will be Art-Lit, which will be held on Friday, May 8, 2026. Submissions are continuing to roll in, Please direct any artists or non-profits that you think may be interested to register on the website. The committee did meet on Monday, April 6th and we have begun the planning for Taste of the Mile. Kaiser Permanente has agreed to be our Title Sponsor for the event. If any Board Members are available to help please let us know, this event is always a "All hands on deck" approach to ensure that it is successful.

5.3 (I): Governance and Bylaws Committee– *Clem Lee, Chair* – Off task to due to facilitating other matters.

5.4 (I): Civil Sidewalk Committee – *Lisa Whirlow, Chair* – Met with two security companies, Eagle Eye Protection Services and Calidad Services. Maintenance has also had two bids for services. Will wait to see if any more bids are received and will consider as such. Hoping to start new services as of June 1, 2026.

5.5 (I): Economic Development Committee – *Jeff Gamboni, Chair* – Meeting was held where they spoke about the code issue, which was discussed at today’s meeting.

5.6 (I): \$20 Million Capital Improvement Ad Hoc Committee – *Jean Callahan and Kevin Dougherty, Co-Chairs* – No update at this time.

5.7 (I): Asset Management Committee – *Kevin Dougherty, Chair* - Meeting was cancelled for the month. Bid for annex build will open April 9, 2026.

6 Adjournment

6.1 (I): Governing Board Members’ Comments –

6.2 (A): Adjournment of the Meeting – Meeting adjourned at 6:23pm.

MOTION to Adjourn the Meeting:

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

Motion Approved

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

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

Procedures to be Used in the Conduct of Meetings of the Governing Board of Directors

Agenda Items

- Action items are indicated by (A) and require a separate motion and second followed by discussion and a vote of the board.
- Consent items are indicated by (C/A) and may be addressed collectively with all other consent items in section 5 following a motion, second, discussion – if any, and a vote of the board. Any consent item may be pulled and turned into an action item at the request of any board member during approval of Item 1.5, Approval of Order of Agenda. The approval of the order of agenda would be “as amended” if consent items are pulled for action.
- Informational items are indicated by (I). No action is required or permitted. Discussion, including questions and answers are appropriate.

Audience Participation

Members of the public who submit a card to the secretary or president will be called upon to address the board under Item 1.5. Speakers are allotted three (3) minutes and will be

asked to identify themselves for the record. Speakers are sometimes surprised when their three (3) minutes elapse before they have made their point. Speakers are encouraged to be clear and concise, to have rehearsed their message to ensure it fits within three (3) minutes, and to refer to written prompts to help them stay on message. Limited public seating in the boardroom is available on a first come, first served basis.

Meeting Conduct

Board meetings are conducted in accordance with Robert's Rules of Order. All participants in board meetings are to conduct themselves in a respectful manner. Participants will refrain from the use of profanity, personal attacks, and signs or props.

Taping

Board meetings may be recorded and/or videotaped.

Any person who willfully disturbs a public meeting is guilty of a misdemeanor under California law.



Miracle Mile Community Improvement District
Finance Sub-Committee
Wednesday, May 6th 4:00 pm

via Zoom @

<https://us06web.zoom.us/j/3301623156?pwd=ZE8yZDladGJkRIBKR01CUHlwdlR1Zz09&omn=83457037117>

AGENDA

1. Call to order Open Session
2. Public Comment (3-Minute Max Per Person) *Please keep comments directed to the items bring discussed.*
3. Review Draft Financials
 - a. Review financial reports review
 - b. CAM
 - c. Grant Funding
 - d. Dougherty Contribution
4. Old Business
 - a. MMCID Quickbooks merger
5. New Business
 - a. Cash Flow: forecast additional cash needed in Operating Account for Month of May (Include Taste of the Mile)
 - b. PG&E True Up Due April \$3,340.42 – Not Paid
 - c. Grant Reimbursement Installment 2 – Received
6. Next Meeting **June 3, 2026 at 4:00 pm Zoom**
7. Adjournment

Finance Committee Report

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



Prepared on
May 11, 2026

For management use only

//

Table of Contents

ACCOUNTS RECEIVABLE AGING	3
ACCOUNTS PAYABLE AGING.....	4
STATEMENT OF FINANCIAL POSITION.....	5
STATEMENT OF ACTIVITY.....	6
2026 BUDGET v ACTUALS	8
BANK ACCOUNT ACTIVITY	12

ACCOUNTS RECEIVABLE AGING

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
CAL-WATER					1,000.00	1,000.00
County of San Joaquin	101,607.56					101,607.56
Stockton Unified School District				23,163.92		23,163.92
TOTAL	101,607.56			23,163.92	1,000.00	\$125,771.48

ACCOUNTS PAYABLE AGING

As of April 30, 2026

	Current	1 - 30	31 - 60	61 and over	Total
Calidad Services, Inc.	4,580.00				4,580.00
CalWater	47.23				47.23
City of Stockton (Sewer)	125.49				125.49
Downtown Stockton Alliance (Maintenance Ambassador)	6,535.14				6,535.14
Downtown Stockton Alliance, Inc. (Security Ambassador)	6,624.19				6,624.19
Emily Henderson	525.00				525.00
Federico Chavez	625.00				625.00
Katie Siegfried	1,500.00				1,500.00
MMK Group, Inc.	5,000.00				5,000.00
WMB		2,916.51			2,916.51
TOTAL	\$25,562.05	\$2,916.51	\$0.00	\$0.00	\$28,478.56

14

STATEMENT OF FINANCIAL POSITION

As of April 30, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	22,748.53
F&M Checking x0801	225,649.67
F&M Money Market x0802	2,504.94
F&M Sweep x0800	96,009.37
Total Bank Accounts	346,912.51
Total Current Assets	346,912.51
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	102,071.30
Total Fixed Assets	1,157,925.70
TOTAL ASSETS	\$1,504,838.21
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Tenant Deposit	6,132.79
Total Other Current Liabilities	6,132.79
Total Current Liabilities	6,132.79
Total Liabilities	6,132.79
Equity	
Opening balance equity	0.01
Retained Earnings	1,298,019.02
Net Revenue	200,686.39
Total Equity	1,498,705.42
TOTAL LIABILITIES AND EQUITY	\$1,504,838.21

STATEMENT OF ACTIVITY

April 2026

Total

REVENUE

NON-ASSESSED INCOME

Event Income

ArtLit

750.00

Event Registration

750.00

Total ArtLit

Event - Taste of the Mile

17,471.64

Event - Taste of the Mile - Sponsorship

17,471.64

Total Event - Taste of the Mile

18,221.64

Total Event Income

249.27

Interest Income

18,470.91

Total NON-ASSESSED INCOME

1,560.00

Non-Event Sponsorship

20,030.91

Total Revenue

20,030.91

GROSS PROFIT

EXPENDITURES

CIVIL SIDEWALK

Enhanced Service Programs

6,485.14

Maintenance Ambassador

6,624.19

Safety Ambassador

385.00

Safety Service Calls

4,580.00

Security Camera Monitoring

937.23

Waste Management

19,011.56

Total Enhanced Service Programs

19,011.56

Total CIVIL SIDEWALK

DISTRICT IDENTITY

Event Expenses

ArtLit

30.90

Square Processing Fee

30.90

Total ArtLit

Taste of the Mile Expense

555.00

Security, Street Closure & Insurance

555.00

Total Taste of the Mile Expense

585.90

Total Event Expenses

70.87

Marketing & Advertising

1,500.00

Social Media Contractor

2,156.77

Total DISTRICT IDENTITY

DISTRICT MANAGEMENT & ADMINISTRATION

5,000.00

Contract Management Services

200.00

License and Permits

Office/General Administrative

	Total
Bank fees & service charges	20.00
Google Workspace	16.80
QuickBooks	275.00
Total Office/General Administrative	311.80
Professional Fees	525.00
Bookkeeping	525.00
Total Professional Fees	525.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	6,036.80
Total Expenditures	27,205.13
NET OPERATING REVENUE	-7,174.22
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	5,400.00
Total DORRIS PLACE INCOME	6,865.58
GRANT INCOME (\$3.1M)	181,705.54
Total Other Revenue	188,571.12
OTHER EXPENDITURES	
DORRIS PLACE	
Improvements (Funded)	1,161.25
Property Taxes	8,401.84
Utilities & Monthly Services	1,090.24
Total DORRIS PLACE	10,653.33
Total Other Expenditures	10,653.33
NET OTHER REVENUE	177,917.79
NET REVENUE	\$170,743.57

2026 BUDGET v ACTUALS

January - April, 2026

	Actual	Budget	over Budget	Total % of Budget
REVENUE				
ASSESSMENT INCOME				
SJC Assessments	216,186.30	114,578.74	101,607.56	188.68 %
SJC Admin fee	-425.65		-425.65	
Total SJC Assessments	215,760.65	114,578.74	101,181.91	188.31 %
SUSD Assessment	23,163.92	0.00	23,163.92	
Total ASSESSED INCOME	238,924.57	114,578.74	124,345.83	208.52 %
NON-ASSESSED INCOME				
Event Income				
ArtLit				
Event Registration	750.00	1,500.00	-750.00	50.00 %
Sponsorship	500.00	400.00	100.00	125.00 %
Total ArtLit	1,250.00	1,900.00	-650.00	65.79 %
BOO-tique Market				
Sponsorship	500.00	0.00	500.00	
Total BOO-tique Market	500.00	0.00	500.00	
Event - Taste of the Mile				
Event - Taste of the Mile - Sponsorship	21,471.64	0.00	21,471.64	
Event - Taste of the Mile - Ticket Sales	125.00	0.00	125.00	
Total Event - Taste of the Mile	21,596.64	0.00	21,596.64	
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				
Sponsorship	1,000.00	0.00	1,000.00	
Total Stoktoberfest & Car Show	1,000.00	0.00	1,000.00	
UOP Welcome Back (WOW)				
Sponsorship	500.00	0.00	500.00	

	Actual	Budget	over Budget	Total % of Budget
Total UOP Welcome Back (WOW)				
Total Event Income	500.00	0.00	500.00	874.02 %
Interest Income	25,346.64	2,900.00	22,446.64	69.85 %
	1,260.80	1,805.00	-544.20	565.51 %
Total NON-ASSESSED INCOME	26,607.44	4,705.00	21,902.44	100.00 %
Non-Event Sponsorship	1,560.00	1,560.00	0.00	221.02 %
Total Revenue	267,092.01	120,843.74	146,248.27	221.02 %
267,092.01	120,843.74	146,248.27		

GROSS PROFIT

EXPENDITURES

CIVIL SIDEWALK

Enhanced Service Programs	25,940.56	25,940.56	0.00	100.00 %
Maintenance Ambassador	107.68		107.68	
Repair & maintenance supplies	26,496.76	26,496.76	0.00	100.00 %
Safety Ambassador	1,120.00	1,120.00	0.00	100.00 %
Safety Service Calls	18,320.00	18,320.00	0.00	100.00 %
Security Camera Monitoring	3,865.59	3,841.56	24.03	100.63 %
Waste Management	75,850.59	75,718.88	131.71	100.17 %
Total Enhanced Service Programs	75,850.59	75,718.88	131.71	100.17 %

Total CIVIL SIDEWALK

DISTRICT IDENTITY

Event Expenses				
ArtLit	30.90	0.00	30.90	
Square Processing Fee	30.90	0.00	30.90	
Total ArtLit	0.40	0.40	0.40	
Holiday Sip & Shop Expense	474.18	0.00	474.18	
Outside Services	474.58	0.00	474.58	
Total Holiday Sip & Shop Expense	1,100.00	1,100.00	-1,100.00	
LitWalk		40.00	-40.00	
Advertising & Marketing				
Square Processing Fee				
Total LitWalk	1,140.00	1,140.00	-1,140.00	

	Actual	Budget	over Budget	% of Budget	Total
Taste of the Mile Expense	555.00	0.00	555.00		
Security, Street Closure & Insurance	70.23	0.00	70.23		
Square Processing Fee	625.23	0.00	625.23		
Total Taste of the Mile Expense					
UOP Welcome Back Expense (WOW)	-200.00	0.00	-200.00		
Advertising & Marketing	-200.00	0.00	-200.00		
Total UOP Welcome Back Expense (WOW)	930.71	1,140.00	-209.29	81.64 %	
Total Event Expenses	1,115.87	2,333.33	-1,217.46	47.82 %	
Marketing & Advertising	6,000.00	6,000.00	0.00	100.00 %	
Social Media Contractor	463.97	2,025.57	-1,561.60	22.91 %	
Website & Email Services	8,510.55	11,498.90	-2,988.35	74.01 %	
Total DISTRICT IDENTITY					
DISTRICT MANAGEMENT & ADMINISTRATION	20,000.00	23,000.00	-3,000.00	86.96 %	
Contract Management Services	6,817.91	6,817.91	0.00	100.00 %	
Insurance	128.00	278.00	-150.00	46.04 %	
License and Permits					
Office/General Administrative	20.00	0.00	20.00		
Bank fees & service charges	3,744.49	4,969.49	-1,225.00	75.35 %	
Dues, subscriptions & memberships	79.20	67.20	12.00	117.86 %	
Google Workspace		175.00	-175.00		
Meeting Expense	220.26	0.00	220.26		
Office printing	368.23	368.23	0.00	100.00 %	
Office Supplies	32.68	128.64	-95.96	25.40 %	
Phone & Internet Service	1,100.00	235.00	865.00	468.09 %	
QuickBooks	5,564.86	5,575.33	-10.47	99.81 %	
Total Office/General Administrative		0.00	0.00		
Professional Fees	2,100.00	2,100.00	0.00	100.00 %	
Bookkeeping	2,500.00	2,500.00	0.00	100.00 %	
CPA	4,600.00	4,600.00	0.00	100.00 %	
Total Professional Fees	37,110.77	33,453.33	3,657.44	110.93 %	
Total DISTRICT MANAGEMENT & ADMINISTRATION					

20

	Actual	Budget	over Budget	Total % of Budget
Total Expenditures	121,471.91	120,671.11	800.80	100.66 %
NET OPERATING REVENUE	145,620.10	172.63	145,447.47	84,353.88 %
OTHER REVENUE				
DORRIS PLACE INCOME	5,862.32	5,862.32	0.00	100.00 %
CAM Reimbursements	21,600.00	21,600.00	0.00	100.00 %
Lease Income	27,462.32	27,462.32	0.00	100.00 %
Total DORRIS PLACE INCOME	181,705.54		181,705.54	
GRANT INCOME (\$3.1M)	209,167.86	27,462.32	181,705.54	761.65 %
Total Other Revenue				
OTHER EXPENDITURES				
DORRIS PLACE	6,812.76	0.00	6,812.76	
Improvements (Funded)		1,000.00	-1,000.00	53.82 %
Improvements (OOP)	8,401.84	15,610.78	-7,208.94	42.67 %
Property Taxes	1,537.00	3,602.40	-2,065.40	113.95 %
Repairs & Maintenance	4,814.16	4,224.77	589.39	88.25 %
Utilities & Monthly Services	21,565.76	24,437.95	-2,872.19	88.25 %
Total DORRIS PLACE	21,565.76	24,437.95	-2,872.19	
Total Other Expenditures	187,602.10	3,024.37	184,577.73	6,203.01 %
NET OTHER REVENUE	\$333,222.20	\$3,197.00	\$330,025.20	10,422.97 %
NET REVENUE				

21

BANK ACCOUNT ACTIVITY

April 2026

Transaction date	Transaction type	Num	Name	Description	Item split
F&M Certificate of Deposit x0823					
Beginning Balance					
Total for F&M Certificate of Deposit x0823					
F&M Checking x0801					
Beginning Balance					
04/01/2026	Check	12734	Department of Justice	EIN 88-4363487, RRF-1 Balance Due for the year ended 12/31/2025	License a
04/01/2026	Expense		Pacific Home & Garden	BILL PAID-PACIFIC HOME AND GAR DEN STOCKTON CA CONF #183	Uncatego
04/02/2026	Bill Payment (Check)		CalWater	For Pacific Green Fashion Event	Accounts Marketing
04/02/2026	Expense		Amazon	For Pacific Green Fashion Event	Marketing
04/02/2026	Payment		Waste Management Sponsor		Accounts (A/R)
04/06/2026	Expense		Google	GOOGLE MIRACLE MILE COMMUNITY PURCHASE GOOGLE MIRACLE MILE COMMUNITY WITHDRAWAL	Google V
04/08/2026	Transfer				F&M Mor
04/08/2026	Bill Payment (Check)	200170	City of Stockton (Sewer)		Accounts
04/08/2026	Bill Payment (Check)	200171	City of Stockton (Sewer)		Accounts
04/08/2026	Bill Payment (Check)	200172	City of Stockton (Sewer)		Accounts
04/13/2026	Deposit		Square - Sales	SQ260413 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/13/2026	Deposit		Square - Sales	SQ260413 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/13/2026	Deposit			BILL PMT PACIFIC HOME AND MIRACLE MILE COMMUNITY	Uncatego
04/14/2026	Deposit		Square - Sales	SQ260414 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/14/2026	Bill Payment (Check)		MMK Group, Inc.		Accounts
04/16/2026	Deposit		Square - Sales	SQ260416 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/16/2026	Payment	22	City of Stockton		Accounts

Transaction date	Transaction type	Num	Name	Description	Item split
04/22/2026	Deposit		Square - Sales	SQ260422 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/23/2026	Deposit		Square - Sales	SQ260423 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/23/2026	Bill Payment (Check)		Katie Siegfried		Accounts
04/23/2026	Bill Payment (Check)		City of Stockton - Community Services		Accounts
04/23/2026	Deposit			DEPOSIT	
04/23/2026	Deposit			DEPOSIT	
04/24/2026	Deposit		Square - Sales	SQ260424 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Waste Ma
04/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Utilities & Services
04/27/2026	Deposit		Square - Sales	SQ260427 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/27/2026	Deposit		Square - Sales	SQ260427 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/27/2026	Expense		QuickBooks Payments	DBT CRD 0931 02 INTUIT QBOOKS O CL.INTUIT.COMCA CARD# 4987 DBT CRD 0931 04/26/26 02 INTUIT *QBOOKS O CL.INTUIT.COMCA CARD# 4987	QuickBoc
04/28/2026	Deposit		Square - Sales	SQ260428 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/29/2026	Deposit		Square - Sales	SQ260429 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/30/2026	Deposit		Square - Sales	SQ260430 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/30/2026	Deposit		Square - Sales	SQ260501 SQUARE INC MIRACLE MILE COMMUNITY	Event Re
04/30/2026	Bill Payment (Check)	200166	Downtown Stockton Alliance, Inc. (Security Ambassador)		Accounts

Transaction date	Transaction type	Num	Name	Description	Item split
Total for F&M Money Market x0802					
F&M Reserve x5901					
Beginning Balance					
Total for F&M Reserve x5901					
F&M Sweep x0800					
Beginning Balance					
04/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Mor
04/01/2026	Deposit		F&M Bank		Interest Ir
04/08/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Mor
Total for F&M Sweep x0800					
F&M Checking x0801					

Breakdown of amount requested from Grant:

	SUBMITTED	PAID	REMAINING
Building Purchase	\$ 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

		SUBMITTED	PAID	REMAINING
Calidad Services	Security Camera Expansion	\$ 159,920.70	\$ 47,080.35	\$ 112,840.35
Lovotti Inc.	Maintenance Substation AC	\$ 17,899.01	\$ 5,369.70	\$ 12,529.31
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	\$ 56,335.88	\$ 124,716.31

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:

	PUBLIC SAFETY
	\$ 750,000.00
<i>SECURITY CAMERA EXPANSION</i>	<i>\$ 165,000.00</i>
Calidad Services	\$ (161,538.70)
<i>Remaining</i>	<i>\$ 3,461.30</i>
<i>FAÇADE/SAFETY FACILIATATOR</i>	<i>\$ 235,000.00</i>
<i>PEDESTRIAN LIGHTING</i>	<i>\$ 350,000.00</i>

	MAINTENANCE
	\$ 1,665,000.00
<i>ACQUISITION OF MAINTENANCE SUBSTATION</i>	<i>\$ 1,500,000.00</i>
Building purchase	\$ (993,339.35)
LDA Partners	\$ (4,000.00)
District 360	\$ (9,990.00)
WMB Architects	\$ (47,991.00)
TJS Design	\$ (45,281.00)
Lovotti Inc.	\$ (17,899.01)
City of Stockton	\$ (1,004.83)
Credit from time of purchase	\$ 653.35
<i>Remaining</i>	<i>\$ 381,148.16</i>
<i>TRASH RECEPTACLES</i>	<i>\$ 30,000.00</i>
<i>ENCLOSED GARBAGE CORRALS</i>	<i>\$ 135,000.00</i>
Haggerty	\$ (48,025.00)
<i>Remaining</i>	<i>\$ 86,975.00</i>

	PARKING IMPROVEMENT/ MAINTENANCE
	\$ 685,000.00
<i>PARKING MICROSURFACING</i>	<i>\$ 550,000.00</i>
<i>MAINTENANCE</i>	<i>\$ 135,000.00</i>
Marco Pries Masonry	\$ (2,050.00)
<i>Remaining</i>	<i>\$ 132,950.00</i>

RECOVER WITH CAM		Name	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	TOTAL	
YES	MONTHLY Costs	CalWater	\$ 155	\$ 52	\$ 58	\$ 52	\$ 58	\$ 58	\$ 47	\$ 46	\$ 34	\$ 59	\$ 48	\$ 48	\$ 714	
		Charlie's Day & Nite (pd. quarterly)						\$ 360			\$ 120	\$ 17		\$ 120		\$ 617
		City of Stockton (Sewer)	\$ 397	\$ 141	\$ 120	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125		\$ 274	\$ 1,807
		Federico Chavez	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 7,500
		Pacific Gas & Electric (PG&E)	\$ 33	\$ 70	\$ 191	\$ 562	\$ 623	\$ 607	\$ 206	\$ 118	\$ 516	\$ 364	\$ 209	\$ 70	\$ 70	\$ 3,569
		Waste Management	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 71	\$ 73	\$ 73	\$ 73	\$ 73	\$ 858
		TOTAL	\$ 1,281	\$ 958	\$ 1,065	\$ 1,435	\$ 1,502	\$ 1,846	\$ 1,073	\$ 1,104	\$ 1,390	\$ 1,245	\$ 1,075	\$ 1,090	\$ 1,090	\$ 15,066
	ONE-TIME Expenses	A1 Exterminators	\$ 205													\$ 205
		Kleerview Professional Services	\$ 85								\$ 215					\$ 300
		Preszler Plumbing					\$ 199									\$ 199
		Aqua Steam (carpet cleaning)									\$ 642					\$ 642
		The Glass Shop												\$ 1,372		\$ 1,372
		Hardware Supplies									\$ 188					\$ 188
	TOTAL	\$ 290	\$ -	\$ -	\$ -	\$ 199	\$ -	\$ -	\$ 1,045	\$ -	\$ -	\$ 1,372	\$ -	\$ -	\$ 2,906	
	Grand Total			\$ 1,571	\$ 958	\$ 1,065	\$ 1,435	\$ 1,702	\$ 1,846	\$ 1,073	\$ 2,149	\$ 1,390	\$ 1,245	\$ 2,447	\$ 1,090	\$ 17,972

CAM Income	\$ 733	\$ 733	\$ 1,099	\$ 1,099	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 1,466	\$ 15,389
(GAP)	\$ (838)	\$ (226)	\$ 34	\$ (336)	\$ (236)	\$ (380)	\$ 392	\$ (684)	\$ 76	\$ 220	\$ (981)	\$ 375	\$ (2,583)		

MMCID - CASH REQUIREMENTS

Checking Account: \$ 236,622.96 5/1/2026

COMMITTED FUNDS:

Outstanding items

Katie	\$ (1,500.00)
Calidad	\$ (47,080.35)
Misc	\$ (873.63)
	<u>\$ (49,453.98)</u>

Restricted

Dougherty	\$ (12,283.15)
-----------	----------------

UPCOMING BILLS:

Monthly items	\$ (26,000.00)
PG&E True-up (est.)	\$ (3,400.00)
ED Performance Bonus	\$ (4,980.00)
TOTM - Fencing	\$ (3,743.00)
TOTM - Street closure	\$ (2,908.50)
TOTM - Restroom deposit	\$ (1,073.50)
	<u>\$ (42,105.00)</u>

TBD - Taste of the Mile	\$ (5,000.00)
-------------------------	---------------

RETURN TO MONEY MARKET: \$ (110,000.00)

Projected Ending Balance **\$ 17,780.83**

Looking ahead:

A/C final pmt	\$ (12,529.31) <i>Upon completion</i>
---------------	---------------------------------------

ADDITIONAL ACCOUNTS:

Money Market Balance:	\$ 96,009.37
CD Balance:	\$ 22,748.53

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 3.1
Consent Item**

Acknowledgment/Approval of Expenses for Real Property at 250 Dorris Place

This item was placed on the agenda in error. These expenses are now included in the monthly financial report.

Recommended Action

There is no required action.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
May 13, 2026

Agenda Item 3.2
Consent Item

**Approval of Initiative to Identify Blighted Properties and Provide Property Owners with
Assistance to Access the City's Façade Improvement Program**

The Economic Development Committee tasked one of its members to identify blighted properties the owners of which would then be assisted in applying for City of Stockton grant funding for façade improvements.

An initiative of this dimension requires Board authorization.

Recommended Action

It is recommended that the Board of Directors approve the initiative along with the request of the Economic Development to provide a complete plan: goals, tasks, timelines, etc.

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 4.1
Action Item**

Approval of Recommendation for Substation Project

The low bid for substation renovations (\$572,340) far exceeds currently budgeted funding.

Recommended Action

It is recommended that the Board

- approve contracting with the low bidder but only under the condition that the elements of the project be negotiated down to the \$280,000 - \$300,000 range

OR

- reissue a new RFP that restates the project with economic efficiencies and entertain a new round of bidding.



PRESIDENT

Jeff Gamboni

VICE PRESIDENT

Jean Callahan

SECRETARY

Juanita Pasley

TREASURER

John V. Precissi

ELECTED DIRECTORS

Rex Dhatt

Manuel Guizar

Jason Laurenti

Jovie Lor

Tammy Nguyen

Yonie Young

Lisa Whirlow

APPOINTED DIRECTORS

Brian Wright, SUSD

EXECUTIVE DIRECTOR

Kim Byrd

221 Tuxedo Court, Ste B
P.O. Box 4016
Stockton, CA 95204
info@stocktonmiraclemile.com

a 501(c)3 Non-Profit Organization
TAX ID 88-4363487

February 13, 2025

Dear Sir or Madam,

Stockton's Miracle Mile Community Improvement District (MMCID) is currently seeking proposals from qualified vendors with extensive experience in architectural design services. We invite you to submit a proposal for our consideration. Below, you will find an overview of our organization, the services required, and other relevant details:

BACKGROUND:

Stockton's Miracle Mile Community Improvement District (MMCID) is a California nonprofit community benefit corporation, recognized by the Internal Revenue Service as a charitable, tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code. Established in 2008, the MMCID is dedicated to ensuring the safety and security of district guests and members, maintaining and enhancing existing infrastructure, promoting a clean environment, supporting economic development, and advancing local businesses through advertising and events.

Funding to support these initiatives is derived from a tax assessment paid by property owners, which is overseen by the elected Board of Directors. The final recommendation for architectural design services will be made by the MMCID Asset Management Committee, consisting of five (5) members, and subsequently presented to the Board of Directors for approval.

SERVICES TO BE PROVIDED:

We are requesting Professional Services from your Architecture studio to design the Improvements to the MMCID Maintenance Substation and meeting space (orange area on plan) at 231 Bedford Road. A Conceptual Floor Plan has been prepared by LDA Partners. We are requesting help with design development, construction drawings, and construction administration. A general contractor and project delivery has not been selected. The project budget is approximately \$300,000. The Owner is the Miracle Mile Community-based Improvement District (MMCID). Funding is in place to accomplish this project and there is a requirement for competitive bidding for the design work. The Consultant will meet with the MMCID Asset Management Committee who will represent the needs of the MMCID. All improvements in this contract are for interior work and will exclude façade improvements which will be handled under a separate contract to be funded by a City of Stockton Façade Improvement Program.

PROPOSAL CONTENT:

In order to simplify the evaluation process and obtain maximum comparability, the MMCID requests that all responses to the RFP be organized in the manner and format described below:

Design Development: The Consultant will provide design development of the conceptual floor plan to achieve an approved layout with the following goals:

- a. Renovate restrooms to accommodate ADA requirements
- b. Renovate staircase to meet code
- c. New Mechanical systems
- d. New electrical lighting, data, and power
- e. New kitchenette with sink
- f. Open office area with workstations and collaboration area
- g. Storage room
- h. Mezzanine as a supplementary staff area and storage
- i. New interior finishes throughout

Architectural Services Shall Include:

- a. Design Development of approved Conceptual floor plan
- b. Interior design visioning, interior material board, and finish schedule.
- c. Include one (1) revision. Additional revisions will be provided on a time and material basis in accordance with the fee schedule.
- d. Plan for three (3) meetings during this phase

Construction Drawings: Consultant and design team will prepare Construction Drawings for Permit approval including the following:

- a. Architectural plans
- b. Structural Engineering and calculations
- c. Mechanical/Plumbing
- d. Electrical
- e. Title 24 energy calculations

Plan for three (3) meetings with MMCID during this phase

Permitting: Assist the Owner with their responsibility to submit documents for building permit with the City of Stockton and make any applicable corrections as required through plan check.

Construction Administration: Construction Administration Allowance.

- a. All construction administration services will be provided per your quoted allowance on an hourly basis billed per your Fee Schedule.
- b. Construction administration services shall be related to bidding, communication and document clarification (RFIs, shop drawing reviews, ASIs, etc.) with Owner and Contractor through site meetings, telephone, and electronic correspondence during construction as related to this project.

- c. Consultant to provide submittal review and processing on behalf of the Owner related to materials and systems to be installed in accordance with the Construction Documents.
- d. Provide revisions to the Construction Drawings as requested by Owner.
- e. Should Construction Administration services be required exceeding the allowance, Owner will require approval to continue with construction administration services.

Exclusions:

- a. This RFP does not anticipate the need for new tenant utility meters or an electrical service upgrade. Nor do we anticipate the need for an elevator or wheelchair lift design and engineering. If required, this will be treated as an amendment to the contract.
- b. Renderings other than those associated with your design process are not included in the scope of work.

FEES:

Please provide fee structure for services to be provided. Selected vendor will be paid Net 30, with an approved invoice. Any adjustments, additional expenditures, or other service outside of the scope of this proposal must be pre- approved, in writing.

EVALUATION:

While price is an important factor, the MMCID will evaluate proposals on price and the following criteria:

- Understanding of the work to be performed.
- Vendor experience.
- Completeness and timeliness of the proposal.

Questions and completed proposals to be submitted, via email, to director@stocktonmiraclemile.com.

Thank you, in advance, for your participation in this process.

Sincerely,

Kimberly Byrd
Executive Director
Miracle Mile Community Improvement District

Preliminary Bid Tabulation

MIRACLE MILE CID MAINTENANCE SUBSTATION TI
Public Bid Opening
04/30/2026 | 2:00PM

Contractor Name	Time Rec'd	Base Bid	Alt 1	Alt 2	Alt 3	Alt 4	Accl. Ackn	Sub/ Sup list	Refs	Non-Coll.
Creative Property Renewal	1:35	\$708,890	ADD \$22,290	ADD \$26,210	DEDUCT (\$30,000)	DEDUCT (\$10,000)	x	x	x	x
CMW Builders, Inc	1:51	\$572,340	\$0	ADD \$2600	DEDUCT (\$15,000)	DEDUCT (\$12,000)	x	x	x	X (not notarized)
Haggerty Construction, Inc	1:51	\$822,153	ADD \$6,830	ADD \$2,950	DEDUCT (34,849)	\$0	X	X	X	X
TJS Design Build	1:51	\$811,976.42	ADD \$10,910.79	ADD \$3,035.50	ADD (31,050)	NOT RECEIVED	1-3 ONLY	X	X	X
Swierstock Enterprise Inc	1:57	\$988,000	ADD \$9400	ADD \$5800	DEDUCT (28,000)	DEDUCT (4000)	X	X	X	X
Valley Construction Services	1:58	\$1,036,044	DEDUCT (20,271)	ADD \$9,362	DEDUCT (30,946.08)	DEDUCT (11,248.00)	X	X	X	X

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 4.2
Action Item**

Approval of Recommendation for Palm Tree Maintenance

The Executive Director is in possession of multiple bids for these services and will present them at the board meeting.

Recommended Action

It is recommended that the Board approve a bid for palm tree maintenance services.

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 4.3
Action Item**

**Approval of Resolution Supporting the City's Efforts to Rezone the Miracle Mile and Encouraging the
City to Complete the Process Expeditiously**

RESOLUTION OF THE MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

Whereas, at the request of the City of Stockton, a committee of the then-MMID provided recommendations in 2023 for a zoning overlay for the Miracle Mile footprint;

whereas, the matter of zoning is currently being addressed by the City which recommends a change from Commercial, General to Commercial, Neighborhood;

whereas, the MMCID has a compelling interest in the matter of zoning and its effect on the character, fabric, and environment of the commercial district; and

whereas, Commercial, Neighborhood is a better match for the district but may still not be a perfect match to the overlay committee's recommendations;

Therefore, be it resolved by the MMCID as follows:

- the MMCID supports the City's renewed attention to the matter of zoning for the Miracle Mile;
- the MMCID supports the change to Commercial, Neighborhood zoning;
- additionally, the MMCID requests that the City entertain an overlay to account for discrepancies between Commercial, Neighborhood and the MMID's overlay committee recommendations (2023); and
- the MMCID encourages the City to proceed with all due speed in completing this process.

Yes:

No:

Absent:

Abstain:

Passed on May 13, 2026

Juanita Pasley, Secretary

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 4.4
Action Item**

Approval of a Date and Name for the Holiday Parade

The Board approved the addition of a holiday parade to its events calendar for 2026. To facilitate community buy-in and marketing of the parade it is necessary that the event have a name and a date certain.

Recommended Action

It is recommended that the Board approve a date and name for the holiday parade.

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
May 13, 2026**

**Agenda Item 4.5
Action Item**

Approval of Maintenance and Security Vendors

The MMCID issued RFP's, separately, for maintenance and security services. The Civil Sidewalks Committee reviewed and evaluated the bids, interacted with prospective vendors, and now forwards its recommendations to the Board.

Recommended Action

It is recommended that the Board approve the following vendors:

- Eagle Eye Protection Services – for security services
- Ontiveros Lawn Care – for maintenance services

It is further recommended that the Board authorize the Executive Director and President to enter into a contract with each vendor reflecting approved services and rates.



REQUEST FOR PROPOSAL (RFP)

District Security

Issued by:
Miracle Mile Community Improvement District (MMCID)

Issue Date: March 18, 2026

Proposal Deadline: April 1, 2026

Contact:
Kailani Haro
Executive Director
Miracle Mile Community Improvement District
kailani@stocktonmiraclemile.com

1. Overview

The Miracle Mile Community Improvement District (MMCID) is seeking proposals from qualified **licensed security service providers** to provide **district security patrol services** within the Miracle Mile corridor in Stockton, California.

The objective of this contract is to provide a **visible security presence that deters crime, enhances safety, and assists businesses, property owners, and visitors** within the district.

Security personnel will patrol the district, monitor conditions, respond to incidents, and coordinate with Calidad Services (remote guards) and law enforcement and emergency services when necessary.

2. Service Area

Security services will be provided within the boundaries of the Miracle Mile Community Improvement District.

A district boundary map is attached.

3. Service Schedule

Overnight Service

The contractor shall provide:

One (1) licensed security officer

Coverage:

Monday through Sunday

Shift:

12:00 AM – 7:30 AM

(includes 30-minute break)

Daytime Service

One (1) licensed security officer

Coverage:

Monday through Sunday

Shift: on call and as needed

4. Overnight Scope of Work

Security officers will perform the following services.

A. Security Patrol

- Conduct regular patrols of the district by foot, bicycle, or vehicle
- Maintain a visible presence to deter criminal activity
- Monitor businesses, sidewalks, parking areas, and public spaces
- Identify suspicious activity and respond appropriately

B. Incident Response

Security personnel shall:

- Respond to disturbances or suspicious activity
- Contact law enforcement or emergency services when required

- Assist individuals experiencing emergencies until responders arrive
- De-escalate conflicts when safe and appropriate

C. Crime Prevention and Deterrence

Security officers will:

- Provide a visible security presence throughout the district
- Monitor areas known for recurring issues
- Assist with reducing loitering, vandalism, and other nuisance activities

D. Issue Reporting

Security personnel shall report issues including:

- Graffiti
- Illegal dumping
- Dangerous conditions
- Property damage
- Suspicious activity

Reports should be submitted through the **City of Stockton ASK Stockton system** when appropriate. Notification of submission are to be sent to the Executive Director.

E. Incident Documentation

Security personnel must document incidents including:

- Time
- Location
- Description of incident
- Actions taken
- Agencies contacted

Incident reports shall be submitted to MMCID as part of regular reporting.

F. Escort Services

Security personnel may provide **escort services upon request** for merchants, employees, and patrons within the district when feasible.

4. Additional Security Services

Remote Monitoring and Dispatch Support

The contractor shall provide the capability for coordination and communication with Calidad Services (**remote guards monitoring and dispatch support**) during overnight patrol hours.

Remote guards will monitor cameras or incoming alerts and may dispatch the assigned patrol officer when suspicious activity or crimes in progress are observed.

The remote monitoring service is intended to enhance situational awareness and improve response times to incidents occurring within the district.

Overnight Security Response

The assigned overnight patrol officer shall respond to incidents within the district when dispatched by remote monitoring staff or when incidents are observed during patrol.

Responses may include:

- Investigating suspicious activity
- Observing and documenting crimes in progress
- Contacting law enforcement when appropriate
- Securing areas until emergency responders arrive
- Providing incident documentation to MMCID

Security officers are not expected to intervene in situations that may place them in physical danger but should prioritize observation, reporting, and coordination with law enforcement.

Daytime On-Call Security Response

The contractor shall provide **daytime on-call response services** for merchants and property owners within the Miracle Mile district.

Daytime response services may include:

- Responding to merchant requests for assistance
- Investigating suspicious activity reported by businesses
- Addressing safety concerns within the district
- Responding to security incidents when available
- Providing safety escorts when requested

Contractors should specify:

- Availability hours for daytime response
- Estimated response time
- Hourly rate daytime for on-call service

Dispatch and Communication

The contractor shall maintain a **dispatch contact method** for district stakeholders.

This may include:

- Phone line for service requests
- Email contact
- Dispatch coordination with remote monitoring staff

MMCID merchants and property owners will be provided with contact information to request assistance.

Incident Reporting

All incidents responded to by patrol officers or remote monitoring staff must be documented and included in the contractor's regular reporting to MMCID.

Reports should include:

- Date and time
- Location
- Description of incident
- Actions taken
- Agencies contacted

6. Licensing Requirements

All security personnel must:

- Hold valid **California Guard Cards** issued by the Bureau of Security and Investigative Services (BSIS)
- Be trained in conflict de-escalation and public interaction
- Comply with all applicable state and local regulations governing security services

7. Reporting Requirements

Contractor shall provide the following reporting.

Daily Activity Logs

Including:

- Patrol routes
- Incidents observed
- Calls for service
- Interactions with the public

Monthly Reports

Monthly reports must summarize:

- Patrol hours
- Incident trends
- Safety concerns within the district
- Actions taken to address issues

8. Contractor Responsibilities

The contractor will be responsible for:

- Hiring, training, and supervising security personnel
- Providing uniforms and identification
- Providing patrol vehicles or equipment if applicable
- Maintaining insurance coverage
- Ensuring compliance with security regulations

9. Equipment Requirements

Security personnel must be equipped with:

- Communication devices
- Flashlights
- Incident reporting tools
- Appropriate safety equipment

10. Proposal Requirements

Proposals must include the following.

Company Overview

- Company name and contact information
- Years in operation
- Experience providing security patrol services

Staffing Plan

- Number of officers assigned
- Supervisor oversight
- Training procedures

Security Approach

Describe:

- Patrol methods
 - Incident response procedures
 - Coordination with law enforcement
-

Cost Proposal

Provide:

- Monthly cost for overnight services
- Hourly cost for daytime on call services (per occurrence)
- Hourly rate for additional services

References

Provide **three references** from similar contracts such as:

- Business Improvement Districts
- Commercial security contracts
- Municipal patrol programs

11. Evaluation Criteria

Proposals will be evaluated based on:

- Experience and qualifications
- Security plan and patrol approach

- Cost effectiveness
- References and past performance

12. Contract Term

The anticipated contract term will be:

One (1) year, with optional renewal based on performance.

13. Proposal Submission

Proposals must be submitted electronically in **PDF format**.

Subject Line:

“Miracle Mile Security Services Proposal”

Submit proposals to:

Kailani Haro
Executive Director
Miracle Mile Community Improvement District
kailani@stocktonmiraclemile.com

14. MMCID Rights

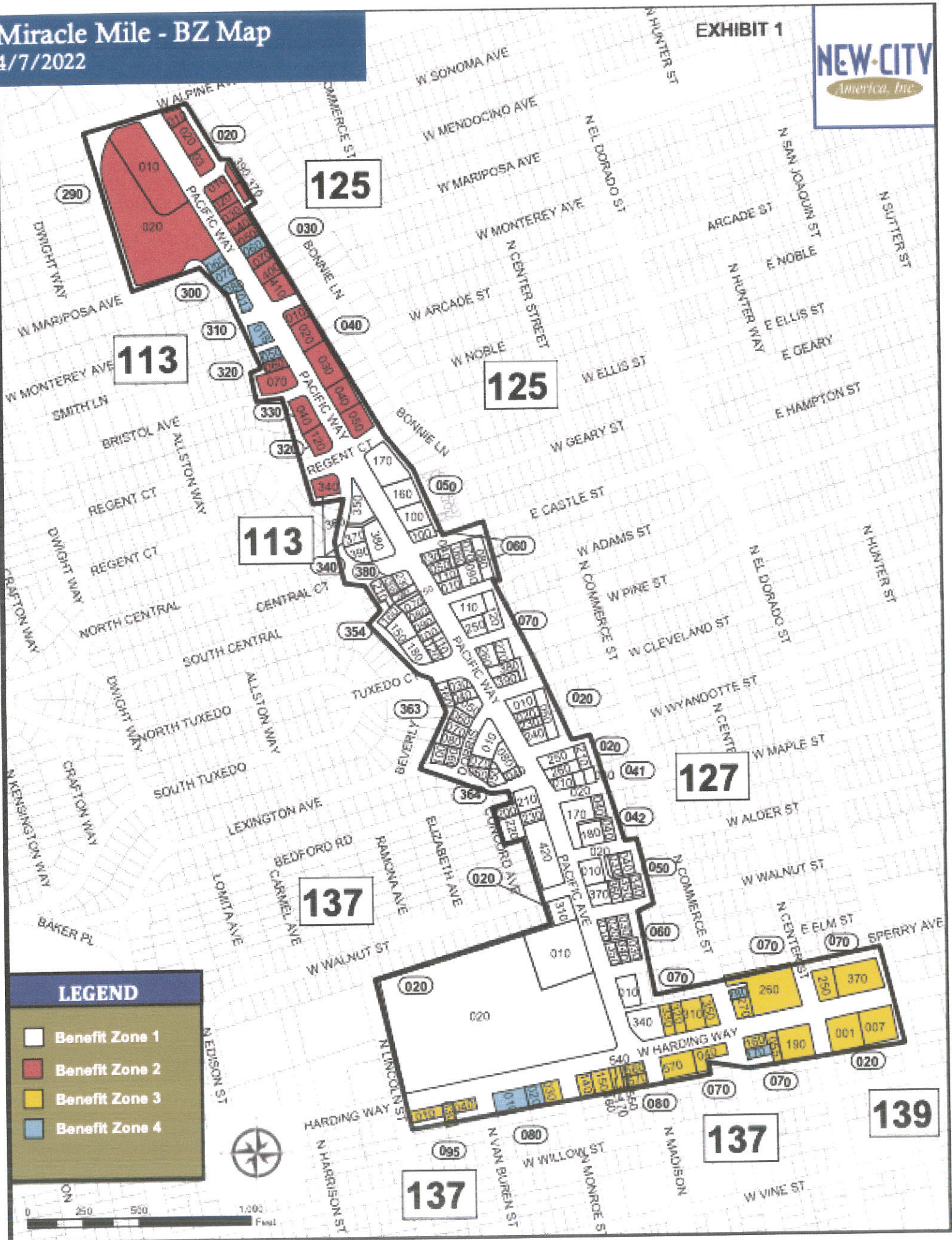
MMCID reserves the right to:

- Reject any or all proposals
- Request additional information
- Negotiate contract terms with selected contractor

Miracle Mile - BZ Map

4/7/2022

EXHIBIT 1





EAGLE EYE PROTECTION SERVICES

Your Protection is our Profession!

MIRACLE MILE SECURITY SERVICES PROPOSAL

Prepared For:

Miracle Mile community improvement district

Prepared By:

Eagle Eye Protection Services

829 Rosemarie Lane Suite C. Stockton, CA 95207

Crystal- (209)406-9795

Kayonna-(209)635-1168

Info@eagleeyeprotection.com

Date: March 19, 202

Executive Summary

Eagle Eye Protection Services was founded in 2021 by Crystal Vivero, whose 27 years of experience in security and law enforcement shape the company's expertise. Her background includes 15 years as an armed security guard, 10 years managing a security company, and 5 years as a California state correctional officer. This combination of hands-on experience, leadership, and public safety work allows her to lead the company with strong knowledge, strategic vision, and a commitment to high-quality security services. Eagle Eye Protection Services is a seasoned provider of comprehensive security solutions, boasting a significant track record across multiple specialized areas within the security industry.

Contact Information

Eagle Eye Protection Services is committed to providing a highly responsive and professional client experience, with 24/7 access to a live dispatch agent.

Phone Contacts:

- **Dispatch (24/7):** 209-406-9795
- **Office (Monday–Friday, 9:00 AM – 5:00 PM):** 209-276-1750
- **Human Resources, Invoicing & General Information:** 209-635-1168

Email Contacts (Monitored 24/7):

- Info@eagleeyeprotection.com
- Cvivero@eagleeyeprotection.com
- Kcruz@eagleeyeprotection.com

Our team ensures continuous monitoring of all communication channels to provide timely and efficient support at all times.

Relevant Experience

We provide Licensed and trained Armed and Unarmed security guard services.

Patrol and Alarm Response Services

Eagle Eye Protection Services has established a strong track record in core security operations, consistently delivering reliable and effective property protection services.

- **Dedicated Patrol Services:**
For over five years, we have provided consistent and professional patrol services to a diverse client base, including Homeowners Associations (HOAs) and commercial properties. Our patrol operations are designed to serve as a visible deterrent while delivering proactive monitoring to safeguard communities and assets, particularly during non-business hours.
- **24/7 Alarm Response:**
With two years of specialized experience supporting alarm companies, we provide rapid, around-the-clock response services. Our trained personnel are immediately dispatched to investigate alarm activations, ensuring timely verification and resolution. This service offers a professional and efficient alternative to law enforcement response for non-emergency incidents.

Specialized Event Security and Management

Eagle Eye Protection Services is a trusted provider of comprehensive event security solutions, with demonstrated experience managing events of varying size and complexity.

- **Municipal Security Partnership:**
Over the past five years, we have maintained a strong working relationship with the City of Stockton, supporting the planning and execution of security operations for numerous public events.
- **Large-Scale Event Security:**
Our team has successfully managed security for major city festivals, overseeing crowd control, access point management, vendor protection, and coordination with local emergency services to ensure safe and orderly events.
- **Private and Small-Scale Events:**
We also provide tailored security services for smaller municipal functions, private events, and corporate gatherings, maintaining a professional presence while ensuring the safety and comfort of all attendees.

Specialized and Industry-Focused Patrol Services

In addition to traditional security services, we offer customized patrol solutions designed to address the unique risks associated with specific industries and facilities.

- **Religious Institutions:**
We provide ongoing patrol services for local churches, enhancing safety for congregations and protecting facilities that may be vulnerable during off-hours or due to their open, public nature.

- **Industrial and Material Storage Facilities:**

Our services extend to high-risk environments such as lumber yards and similar operations. Through consistent patrol and surveillance, we help mitigate risks including theft, vandalism, and fire hazards associated with large, open storage areas containing valuable and combustible materials.

Eagle Eye Protection Services remains committed to delivering dependable, professional, and client-focused security solutions across all sectors we serve.

Uniforms and Equipment

Eagle Eye Protection Services maintains strict standards for professional appearance, safety, and operational readiness across all personnel.

- **Unarmed Officers:**

Unarmed security personnel are equipped with highly visible uniforms to ensure a strong deterrent presence. Standard equipment includes a duty belt with essential tools such as pepper spray and a flashlight, and radios

- **Armed Officers:**

Armed personnel are outfitted with full duty belts and protective vests clearly marked "Armed Officer," ensuring both visibility and compliance with safety protocols.

- **Vehicles:**

Our patrol vehicles are clearly marked with "SECURITY" identification and the Eagle Eye Protection Services logo on all sides to maximize visibility and deterrence. Each vehicle is equipped with emergency lighting to support rapid response and increased on-site presence. Vehicle photographs and specifications are available upon request.

Licensing and Training

- All officers possess valid BSIS certification, which can be provided upon request.
- Each officer is assigned site-specific post orders and receives comprehensive training to ensure complete understanding of duties, responsibilities, and client expectations.

Security Approach

Eagle Eye Protection Services employs a comprehensive security strategy built on prevention, visibility, accountability, and rapid response. Our approach is tailored to the specific needs and risks of each site, ensuring a proactive and professional security presence at all times.

Incident Response Protocol:

In the event of an incident, the assigned patrol officer is immediately notified and dispatched to the location. Upon arrival, the officer will assess the situation and take appropriate action, including de-escalation when possible. If the situation requires law enforcement involvement, the officer will promptly request police assistance while maintaining control of the scene. Simultaneously, the officer will notify our operations team. A field supervisor will be dispatched to provide additional support whenever necessary, ensuring incidents are managed efficiently and safely.

Supervision and Oversight:

All client sites receive regular supervisory oversight. At a minimum, a supervisor conducts routine patrol visits, which include site inspections and officer check-ins. Supervisors address any site-specific concerns, ensure officers are properly equipped and performing to standards, and provide immediate support when needed. This layer of oversight ensures consistent service quality and accountability.

Technology and Reporting (THERMS):

We utilize an advanced reporting system designed to provide full transparency and real-time insight into security operations. Clients are granted access to a dedicated portal featuring live GPS tracking of patrol activities, allowing for real-time monitoring of officer presence and movement.

Additionally, detailed Daily Activity Reports are automatically generated and delivered each morning. These reports include incident documentation, patrol summaries, and activity logs, providing a clear and comprehensive record of all security operations conducted on-site.

Proactive Security Operations:

Our officers are trained to focus on prevention through high-visibility patrols, routine inspections, and active monitoring of access points. By identifying and addressing potential risks early, we reduce the likelihood of incidents before they occur.

Communication and Coordination:

We maintain clear and consistent communication with our clients through detailed reporting and direct access to management. In an emergency situation, our team follows established protocols and coordinates closely with local law enforcement and emergency services to ensure a swift and effective response.

Through structured supervision, advanced technology, and a commitment to professionalism, Eagle Eye Protection Services delivers dependable, responsive, and client-focused security solutions.

Cost Proposal

All pricing and service hours are negotiable and can be adjusted to meet client needs.

Overnight Patrol Services (30-Day Estimate): \$35

Overnight patrol coverage is based on the following schedule:

- **Hours:** 12:00 AM – 7:30 AM (7.5 hours per shift)
- **Frequency:** 7 days per week
- **Total Monthly Hours:** 225 hours

Estimated Monthly Cost: \$7,875

Alarm Response / On-Call Services

- **Flat Response Fee:** \$30.00 per call (includes initial response and first hour on-site)
- **Additional Time:** \$28.00 per hour after the initial one-hour response period

Additional Services / Events / Standing Guard Services

- **Standard Rate Unarmed:** \$28.00 per hour, per officer
- **Standard Rate Armed:** \$32.00 per hour, per officer

Eagle Eye Protection Services is committed to providing flexible, cost-effective security solutions while maintaining the highest standards of professionalism and service delivery.

References

Cutter Lumber Products

Contact: Nick Palma
Phone: 925-324-2279

Services Provided:

- Standing officer services
- Mobile patrol (patrol hits)
- Alarm response

Operational Approach:

When officers encounter trespassers, they first attempt a professional, non-confrontational resolution to achieve voluntary compliance. If the situation cannot be resolved peacefully, local law enforcement is contacted. Once the situation is secured, a supervisor is notified, and the property manager is contacted via phone or text with incident details. All information is documented in the official report.

Client Since: 1999

NJB Protection Services / ADT (Stockton Area)

Contact: Ray Reza
Phone: 210-293-6098

Services Provided:

- Alarm response services for ADT customers (commercial and residential)

Operational Approach:

Upon receipt of an alarm ticket, officers are dispatched within 10 minutes. Officers are required to arrive on-site, assess, secure, and report the situation within a 50-minute timeframe.

In cases involving trespassers, officers prioritize a professional and non-confrontational approach, first attempting peaceful removal. If unsuccessful, local law enforcement is contacted. After the situation is secured, a supervisor is notified, and the property manager is contacted via phone or text with full incident details. All actions are documented in the official report.

Client Since: 2024

Temple of Israel

Contact: Karma Linder
Phone: 209-477-9306

Services Provided:

- Standing officer services
- Mobile patrol (patrol hits)
- Event security staffing

Operational Approach:

Officers handle trespassers with a professional and measured approach, initially attempting peaceful resolution. If necessary, law enforcement is contacted. Following incident resolution, a supervisor is notified, and the property manager is informed via phone or text. All incident details are included in the official report.

Client Since: 2024

We appreciate the opportunity to provide security services and look forward to working with you.

Thursday, May 7, 2026 at 1:35:17 AM Pacific Daylight Time

Subject: RE: Miracle Mile CID – Security Services RFP
Date: Tuesday, April 14, 2026 at 4:18:36 PM Pacific Daylight Time
From: Harris, Susan <Susan.Harris@aus.com>
To: Miracle Mile <kailani@stocktonmiraclemile.com>, Miracle Mile <info@stocktonmiraclemile.com>
Attachments: image001.jpg, image002.png

Hi Kailani,
Thank you for inviting us to participate in your RFP process. We truly appreciate the opportunity and would welcome the chance to provide exceptional security services.

However, based on the current scope of work, we do not provide response services during the day at this time and therefore are unable to participate.

Please keep us in mind should your needs change in the future. We would be happy to revisit the opportunity and explore how we can support your security program.

Thank you again, and we hope to connect down the road.

Susan Harris
Business Development Manager

Allied Universal
1341 W. Robinhood | Suite B7 | Stockton | CA | 95207
C: 209-300-4773 | susan.harris@aus.com
www.AUS.com
PPO 14417



From: Miracle Mile <kailani@stocktonmiraclemile.com>
Sent: Wednesday, April 1, 2026 8:23 AM
To: Harris, Susan <Susan.Harris@aus.com>; Miracle Mile <info@stocktonmiraclemile.com>
Subject: Re: Miracle Mile CID – Security Services RFP

Hello,

1. For the overnight services you have 12am to 7:30am. Are all other hours 7:30am to 12am considered daytime hours and fall under the On Call services hours? yes
2. How often are you currently getting On Call requests? We typically have on call requests that average about 5-7 per week.
3. What type of On Call requests are you getting? Most on-call requests are for loitering
4. For On Call – how much notice will be given? We would like someone to respond as soon as possible. Right now response time is 10-30 mins.
5. For On Call – what is the expected response time? 10-30 mins.

56



CALIDAD
SERVICES, INC.
SECURITY AND TECHNOLOGY

MMCID - On Site Security Program

A PROPOSAL FOR

239 Miracle Mile Community Improvement District

Kalani

director@stocktonmiraclemile.com

1810 Pacific Avenue
Stockton, CA 95204

PREPARED BY BLAKE SMALLIE • EXPIRES MAY 23, 2026

Calidad Services, Inc.



57

About Us

About Us – Calidad Services, Inc.

At **Calidad Services, Inc.**, we don't just provide security, we redefine it. Founded by Blake and Dennis Smallie, our mission is to **make security simple, innovative, and unstoppable**. By fusing traditional protection with advanced technologies, we deliver peace of mind that evolves with your business.

We are a **one-stop shop for all security needs**, offering **armed and unarmed executive protection, physical security officers, mobile patrols, advanced surveillance, remote guarding, and low-voltage technology installation and integration**. Whether it's safeguarding a construction site, securing a high-rise, or protecting executives and their families, Calidad has the expertise, technology, and relentless execution to keep people and assets safe.

58

What We Offer

- ◆ **Video Surveillance & AI Analytics** – Advanced CCTV systems with cloud integration, remote monitoring, and AI-driven threat detection.
- ◆ **Access Control Systems** – From keyless entry to biometric security, we design solutions that keep your sites secure while streamlining access.
- ◆ **Remote Guarding – SOC Command Center** – Our **24/7 Stockton-based Security Operations Center** delivers real-time remote guarding, verbal deterrence, and rapid escalation to law enforcement when needed.
- ◆ **Intrusion Detection & Alarms** – State-of-the-art detection systems that trigger immediate response and intervention.
- ◆ **Mobile Solar Surveillance Units (MSUs)** – Rapid-deployment, solar-powered or plug-in towers that secure remote projects where power and internet are limited.
- ◆ **Low Voltage & Structured Cabling** – Full-service integration for security networks, structured cabling, audio/video, and building automation.
- ◆ **Physical Security & Patrols** – Professional on-site officers and mobile patrols that deter threats, enforce safety, and respond with precision.
- ◆ **Executive Protection (Armed & Unarmed)** – Discreet, professional, and mission-ready protection for executives, high-net-worth individuals, and families.

Why Calidad?

- ✔ **Complete Security Ecosystem** – From physical guards to AI-driven tech, we cover every layer of security in-house.
 - ✔ **Tailored Solutions** – Every project is unique; our systems and teams are designed around your specific needs.
 - ✔ **Relentless Execution** – We don't cut corners. Every officer, patrol, and system is trained, tested, and held accountable.
 - ✔ **Innovation at the Core** – We continuously adopt the latest advancements in AI, automation, and cloud-based security.
 - ✔ **Trusted by Top Clients** – From construction giants to high-net-worth clients, we are the silent force that protects projects, people, and reputations.
-

59

Our Promise

At Calidad, we believe **security should never be a burden**. Our philosophy is **Excellence Through Simplicity**: delivering powerful, reliable protection without the complexity. When you partner with us, you're not just hiring a vendor, you're gaining a **dedicated security partner** that operates as part of your team.

Because when it comes to protecting what matters most—**we make it simple, we make it scalable, and we make it secure.**

60

Project Description

Physical Security Services — Miracle Mile / MMCID

Calidad Services, Inc. is pleased to present this security services proposal for the Miracle Mile Improvement District (MMCID). We've structured three standalone options for overnight coverage so MMCID can select the approach that best fits the district's needs and budget. Daytime on-call dispatch is available as an add-on to any option.

Option 1: Overnight Standing Post — Dedicated unarmed officer on-site, 8 hours per night, 7 nights per week with a patrol vehicle.

Option 2: Overnight Patrol Stops + SOC-Dispatched Response — Scheduled vehicle patrol visits plus real-time dispatch when Calidad's SOC detects activity on camera. Flexible stop count.

Option 3 (Recommended): Calidad Dedicated Patrol Vehicle - Shared Cost once Calidad gets more Central Stockton Clients — Branded Calidad patrol car with 6 patrol runs per night, 7 nights per week. Consistent officer, consistent presence.

Add-On: Daytime On-Call Dispatch — Available with any option. MMCID calls, Calidad responds.

Select one overnight option. Add daytime dispatch if needed. All officers are BSIS-licensed, background checked, and trained in Calidad procedures.

Areas & Items

Overnight Dedicated Post with Vehicle

Dedicated Officer | 8 Hours | 7 Nights | Patrol Vehicle

A dedicated, uniformed, unarmed security officer stationed on-site overnight with a patrol vehicle. The officer provides visible presence, monitors activity, conducts patrol rounds of the immediate area, responds to incidents, and documents all observations in nightly reports.

- Licensed, uniformed, unarmed officer (BSIS)
- 8-hour overnight shift, 7 nights per week
- Patrol vehicle included (\$40.50/hr all-in rate)
- Visible deterrence and incident response
- Nightly activity reports
- Law enforcement coordination as needed

Item	Cost
Unarmed Officer + Vehicle — \$40.50/hr x 8 hrs x 7 nights/wk	\$9,450/mo
Option 1 Monthly Total	\$9,450/mo

Best for: MMCID wants a single officer physically on-site all night with mobile coverage capability. Overtime and holiday rates apply per CA labor law.

Items

Qty

Overnight Dedicated Post with Vehicle Total : \$0.00

62

Overnight Patrol Stops + SOC-Dispatched Response

Scheduled Visits | SOC-Triggered Response | Per-Stop Billing

Scheduled vehicle patrol stops across the Miracle Mile district during overnight hours, plus real-time dispatch when Calidad's Security Operations Center detects suspicious activity on camera. This isn't just a drive-by — it's patrols backed by live monitoring that triggers an officer to respond when something is actually happening.

- Scheduled overnight patrol stops at designated MMCID locations
- SOC-dispatched response — when Calidad's SOC detects suspicious activity on camera, a patrol officer is dispatched to investigate in real time
- Physical presence check and condition documentation at each stop
- Suspicious activity reporting and incident documentation
- Flexible — increase or decrease scheduled stop count monthly based on need
- Combines the reach of vehicle patrols with the intelligence of live camera monitoring

Item	Cost
Patrol Stop — Scheduled Visit or SOC-Dispatched Response	\$45/stop
Example: 4 scheduled + SOC dispatches/night x 30 nights	~\$5,500/mo
Example: 6 scheduled + SOC dispatches/night x 30 nights	~\$8,000/mo

Best for: MMCID wants flexible overnight coverage with the added benefit of real-time SOC dispatch when cameras detect activity. Billed on total stops conducted (scheduled + SOC-dispatched). SOC dispatch requires compatible camera system with remote guarding service active.

Items

Qty

Overnight Patrol Stops + SOC-Dispatched Response Total : \$0.00

63

Primarily Dedicated Patrol (cost discounted in future once nearby clients attained)

Branded Vehicle | 6+ Patrols/Night | 7 Nights | Miracle Mile Home Base

A Calidad-branded patrol vehicle based out of the Miracle Mile district. Minimum 6 patrol runs per night, 7 nights per week. The vehicle is parked on Miracle Mile between runs — visible, present, and part of the neighborhood. Not a car that drives in from somewhere else. This is your patrol car, on your street.

MMCID is the primary client and home base for this unit. The officer builds familiarity with the area, tenants, and patterns of activity. **As Calidad expands to additional clients in Central Stockton, this vehicle takes on shared coverage — same protection for MMCID, lower cost as the economics improve.**

- Calidad-branded patrol vehicle — parked on Miracle Mile between patrol runs
- Minimum 6 patrol runs per night, 7 nights/week — more runs as capacity allows
- MMCID is the home base and primary coverage area
- Consistent officer who builds district familiarity and tenant trust
- Incident response capability during patrol hours
- Patrol activity documentation and nightly reporting
- Visible branded deterrence living in the district

Item	Cost
Calidad Dedicated Patrol Vehicle — 6+ patrols/night, 7 nights/wk, Miracle Mile home base	STARTING at \$8,000/mo
Option 3 Monthly Total	\$8,000/mo

We want to be transparent about how this works. At \$8,000/mo, MMCID is the anchor client that puts a dedicated patrol vehicle on Miracle Mile. As Calidad signs additional security clients in the Central Stockton area, those clients share the cost of this vehicle — and MMCID's rate comes down. Our target is \$5,000/mo for MMCID once shared coverage is established. Same vehicle. Same coverage. Same home base. Lower cost.

MMCID gets first-mover advantage: you launch the patrol car, you set the standard, and you benefit most as the area grows.

Why Calidad recommends Option 3: More coverage than a standing post. Lower cost than per-stop patrols at 6 runs per night. A branded vehicle that lives on Miracle Mile. **And a path to \$5,000/mo as the district grows. This is how you build a security footprint.**

64

Items

Qty

Primarily Dedicated Patrol (cost discounted in future once nearby clients attained) Total : \$0.00

69

Financial Summary

Subtotal	\$0.00
Proposal Total	\$0.00

66

Payment Schedule

PAYMENT SCHEDULE

Payment 1 100% of Parts Total • Due Upon Proposal Acceptance

Payment 2 Outstanding Proposal Balance • Due Upon Job Completion

Project Terms

PROJECT TERMS & CONDITIONS

Calidad Services, Inc. - Physical Security Services Agreement

67

1. Scope of Services

Calidad Services, Inc. ("Calidad") will provide physical security services as outlined in the selected proposal option, which may include:

- on-site security personnel
- vehicle patrol services
- scheduled patrol routes or stops
- incident response and reporting
- optional SOC dispatch coordination (if applicable)

All services are **deterrence and response-based** and will be performed in accordance with agreed post orders and operational guidelines.

Calidad does not guarantee prevention of criminal activity.

68

2. Licensing & Compliance

Calidad operates in compliance with the **California Bureau of Security and Investigative Services (BSIS)** and all applicable laws.

All personnel will maintain:

- valid guard cards
- required certifications and training
- background clearance as required by law

Personnel assignments may change at Calidad's discretion to maintain service continuity.

69

3. Security Personnel & Operations

Security personnel are responsible for:

- patrol and observation
- visible deterrence
- incident response
- reporting and documentation
- coordination with client and emergency services

Security personnel:

- are not law enforcement
 - do not possess arrest authority beyond citizen's arrest laws
 - will not perform duties outside scope or unsafe conditions
-

4. Patrol Services & Limitations

For patrol-based services:

- patrol timing and routes may vary based on operational conditions
- response times are not guaranteed
- coverage is intermittent unless otherwise specified

For shared or dedicated patrol models:

- patrol availability may be impacted by simultaneous calls or incidents
 - service is based on best-effort response, not exclusive continuous coverage
-

5. Client Responsibilities

Client agrees to:

- provide safe access to all service areas
- identify key contacts and escalation procedures
- communicate events, risks, or changes impacting operations
- maintain a safe working environment

Client remains responsible for:

- overall site safety
 - tenant and public behavior
 - compliance with laws and regulations
-

72

6. Reporting & Documentation

Security activity may be documented through:

- daily activity reports
- incident reports
- patrol logs
- operational summaries

Reports are intended for documentation and transparency and do not constitute guarantees of coverage or incident prevention.

7. Billing & Payment Terms

Billing Structure

Billing is based on:

- scheduled hours
- patrol frequency
- selected service model

Services are billable regardless of:

- incident volume
 - usage
 - client satisfaction
-

Payment Terms

- Net 15 days unless otherwise stated
- Late payments subject to 1.5% monthly fee

Failure to pay may result in:

- suspension of services
- removal of personnel
- termination of agreement

Client remains responsible for all unpaid balances.

75

8. Minimum Service Term & Termination

Unless otherwise stated:

- minimum service term: **30 days**
- cancellation requires **30 days written notice**

Early termination may result in:

- billing through notice period
 - recovery of committed labor or scheduling costs
-

9. Pricing Adjustments

Pricing may be adjusted due to:

- California minimum wage increases
- labor law changes
- payroll tax increases
- insurance premium increases
- fuel and vehicle cost increases

Adjustments will be provided with written notice.

10. Equipment & Vehicle Use

If patrol vehicles or equipment are provided:

- remain property of Calidad
- may only be used by authorized personnel
- are subject to operational availability

Client is not responsible for normal wear and tear but may be liable for damage caused by site conditions.

78

11. Independent Security Services

Client acknowledges:

- security personnel cannot be present at all times or locations
- criminal activity cannot be fully prevented
- outcomes are influenced by factors beyond Calidad's control

Services are intended to **reduce risk, not eliminate it.**

79

12. Law Enforcement & Emergency Response

Calidad personnel may contact emergency services when appropriate.

However:

- response times are not guaranteed
- outcomes are outside Calidad's control

Calidad is not liable for actions or inactions of third-party responders.

80

13. Indemnification

To the fullest extent permitted by California law, Client agrees to indemnify and hold harmless Calidad from claims arising from:

- criminal acts by third parties
- property damage or loss
- injuries on the premises

except in cases of Calidad's gross negligence or willful misconduct.

31

14. Limitation of Liability

Calidad's total liability is limited to:

fees paid in the previous 30 days

Calidad is not liable for:

- theft or vandalism
 - property damage
 - personal injury
 - business interruption
 - loss of revenue
 - third-party criminal acts
-

15. Service Interruptions

Calidad is not responsible for service interruptions caused by:

- unsafe conditions
 - site access restrictions
 - client direction
 - force majeure events
-

83

16. Force Majeure

Neither party is liable for delays due to:

- weather
 - civil unrest
 - power outages
 - labor shortages
 - government actions
-

17. Change Management

Any changes to:

- service scope
- patrol frequency
- schedules
- locations

must be approved in writing and may result in pricing adjustments.

95

18. Governing Law

This agreement is governed by the laws of the **State of California**.

Disputes shall be resolved through **binding arbitration in San Joaquin County, CA**.

86

19. Partnership & Acceptance

Calidad Services appreciates the opportunity to support the Miracle Mile Community Improvement District.

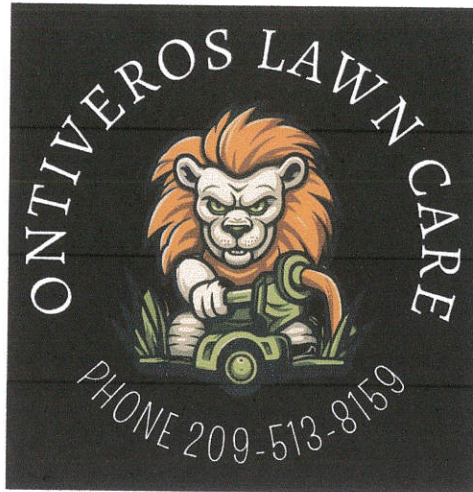
Our team is committed to delivering **professional, responsive, and accountable security services** that support the safety and success of the district.

To proceed, please accept this proposal. Upon acceptance, our team will coordinate onboarding, scheduling, and service deployment.

We look forward to building a strong and long-term partnership.

87

88



ONTIVEROS LAWN CARE
District Maintenance and Beautification Services Proposal

Submitted To:
Miracle Mile Community Improvement District (MMCID)
Attn: Kailani Haro, Executive Director
kailani@stocktonmiraclemile.com

Submitted By:
Ontiveros Lawn Care
2269 Peralta Ave
Stockton, CA 95206
Phone: 209-513-8159
Email: jaontiveros2021@gmail.com

Date of Submission:
March 28, 2026

EXECUTIVE SUMMARY

Dear Ms. Haro,

Thank you for the opportunity to submit a proposal for the Miracle Mile Community Improvement District's maintenance and beautification services contract. After a thorough review of the RFP requirements and the Miracle Mile district service zones, Ontiveros Lawn Care is pleased to present a comprehensive maintenance solution designed to meet—and exceed—the standards outlined in your solicitation.

Our Understanding of the Project

The Miracle Mile serves as a vital commercial corridor for Stockton. Maintaining a clean, safe, and welcoming environment is essential to supporting local businesses, property owners, and the broader community. As a Stockton-based business with six years of experience serving our community, we have a personal stake in keeping our neighborhood looking its best.

This contract requires daily maintenance in Zone 1, weekly services in Zones 2–4, monthly landscaping across all zones, quarterly pressure washing, bi-annual weed abatement, annual Crepe Myrtle treatment, issue reporting through the ASK Stockton system, and photo documentation of all completed work.

Our Approach

Ontiveros Lawn Care will dedicate five days per week (Sunday, Tuesday, Thursday, Friday, Saturday) for approximately five hours per day. Our plan ensures reliability through a designated supervisor, accountability through weekly photo submissions, proactive issue management through ASK Stockton reporting, and quality assurance by maintaining all public spaces free of visible litter and debris.

Why Ontiveros Lawn Care

With 6 years of experience serving the Stockton area, we bring local expertise, proven experience, all necessary equipment, professional presentation, and full compliance readiness.

Proposed Investment

Our proposed monthly service cost is \$5,000. This fixed-rate model provides predictable budgeting while ensuring uninterrupted, high-quality service delivery across all four zones.

We are proud to be a Stockton-based business and look forward to serving our community through this partnership.

Respectfully,
JoseAlfredo Ontiveros García
Owner, Ontiveros Lawn Care

COMPANY OVERVIEW

Field Information

Company Name: Ontiveros Lawn Care
Address: 2269 Peralta Ave, Stockton, CA 95206
Phone: 209-513-8159
Years in Operation: 6 Years
Business Structure [Sole Proprietorship]
License Number [Insert if applicable]

Relevant Experience

Ontiveros Lawn Care has served Stockton and the surrounding areas for six years, specializing in commercial and municipal landscape maintenance, daily litter control, public space cleaning, pressure washing, weed abatement, tree care, and sidewalk sweeping. We understand the demands of high-traffic urban environments and the importance of consistent, reliable service.

STAFFING PLAN

Role Responsibilities

Project Supervisor: Quality control, client communication, issue reporting, photo submission, and schedule management

Maintenance Technicians: Litter pickup, sweeping, trash servicing, sanitation, pressure washing, landscaping, weed abatement

Work Schedule (5 days per week, approximately 5 hours per day)

Day Status

Sunday Active

Tuesday Active

Thursday Active

Friday Active

Saturday Active

Monday No service

Wednesday No service

Supervisor Contact:

Name: Jose Alfredo Ontiveros Garcia

Title Owner / Project Supervisor

Phone 209-513-8159

Email: jaontiveros2021@gmail.com

SERVICE APPROACH & METHODOLOGY

A(1). **Daily Services – Zone 1**

Task Methodology

Trash Management: Hotspot trash receptacles will be serviced daily.
All other district trash receptacles will be serviced at a minimum of two (2) times per week and additionally as needed to ensure no receptacle exceeds 75% capacity.

Sidewalk & Gutter Sweeping: Use commercial blowers and brooms. Bag and dispose of debris.
Litter Pickup: Visual sweep of all public spaces. Remove litter by hand.

Public Sanitation: Remove human waste using safety protocols. Sanitize affected areas.
Illegal Posting Removal: Remove flyers, stickers, posters from public infrastructure.

A(2). **Daily Services - All zones:**

During all active service hours, we shall address and remediate the following conditions in real time:

- Removal of human feces and sanitation of affected areas using appropriate safety protocols
- Removal of trash, debris, and materials associated with encampments, illegal dumping or concentrated litter activity
- Removal of broken glass from sidewalks, curb lines, and roadway edges resulting from accidents, break-ins, or other incidents
- Immediate attention to high-visibility cleanliness and safety issues that negatively impact public perception or pose a risk to pedestrians

B. **Weekly Services – Zones 2, 3, and 4**

- Sidewalk sweeping
- Gutter cleaning
- Litter pickup
- Graffiti and illegal dumping inspection (report via ASK Stockton)
- Illegal posting removal

C. **Monthly Landscaping Services (All Zones)**

- Weed removal from sidewalks, tree wells, and flower pots
- General landscape cleanup and trimming

D. **Pressure Washing**

- Quarterly: Sidewalks within Zone 1
- As scheduled: All district trash receptacles

E. Weed Abatement & Tree Treatment

- Bi-annual pre-emergent weed control (district-wide)
- Annual soil-applied imidacloprid treatment to Crepe Myrtle trees (March)

F. Issue Reporting

All graffiti, illegal dumping, dangerous conditions, and broken infrastructure will be reported promptly through the City of Stockton ASK Stockton system.

EQUIPMENT LIST

Equipment Purpose

Commercial blowers: Sidewalk and gutter debris clearing
 Push brooms and hand brooms: Detailed sweeping
 Pressure washing equipment: Sidewalk and trash receptacle washing
 Trash can liners: Replacement liners
 Litter grabbers and trash bags Litter pickup
 Sanitation supplies: Waste removal and sanitization
 Safety equipment: Reflective vests, gloves, cones
 Uniforms / branded apparel: Professional presentation
 Work vehicles, Transport
 Weed abatement products: Pre-emergent control
 Imidacloprid treatment product for Crepe Myrtle tree care
 Smartphone with acamera, photo documentation

All equipment owned and operated by Ontiveros Lawn Care.

QUALITY ASSURANCE & PERFORMANCE STANDARDS

Work Verification – Photo Documentation

Weekly photo submissions will include:

- Trash servicing
- Sidewalk cleaning
- Graffiti removal

- Pressure washing
- Landscaping maintenance

Each submission will include the location and description of the work.

Service Quality Standard

Sidewalks, gutters, and public spaces shall be maintained free of visible litter and debris. Trash receptacles shall not exceed 75% capacity at any time.

90-Day Performance Review Compliance

We accept the quarterly performance review process and commit to full cooperation, prompt implementation of corrective action, and open communication.

COST PROPOSAL

Total Monthly Investment: \$5,000

Included Services

Daily services – Zone 1
Weekly services – Zones 2, 3, 4
Monthly landscaping (all zones)
Quarterly pressure washing
Bi-annual weed abatement
Annual Crepe Myrtle treatment
ASK Stockton issue reporting
Weekly photo documentation
All labor, equipment, and materials
Uniforms and safety gear

On-Call / After-Hours Service (Additional Services)

These services may include, but are not limited to:

- Emergency cleanup (e.g., broken glass, biohazard, illegal dumping)
- Special event support
- Additional maintenance requests directed by MMCID

Hourly Rate: \$ 30 hour for manager / \$25 hour per worker

Minimum Call-Out: 2 hours

Standard Response Time: 1 hour

Payment Terms

Billing	Monthly, in arrears
Payment Due	Net 15 days from invoice date
Proposal Validity	30 days from submission date

REFERENCES

Ontiveros Lawn Care maintains strong relationships with our clients. The following references can speak to the quality, reliability, and professionalism of our work.

Steven Gonzales - Prime Roofing- (209) 390-6326

Lisa Whirlow (209) 479-9983

Jose Manuel Garcia (209) 898-4667

TERMS & CONDITIONS

Contract Term: One (1) year, with possibility of renewal based on performance.

Insurance: Ontiveros Lawn Care maintains appropriate general liability insurance. Certificates available upon request.

Change Orders: Additional work beyond this scope requires a separate change order agreement.

Termination: Either party may terminate with 30 days written notice. MMCID reserves the right to terminate immediately for unsatisfactory performance per the 90-day review process.

ACCEPTANCE

By signing below, the Miracle Mile Community Improvement District acknowledges acceptance of this proposal and authorizes Ontiveros Lawn Care to proceed with the work as described.

Accepted by MMCID:

Signature:

Printed Name:

Title:

Date:

Accepted by Ontiveros Lawn Care:

Signature:

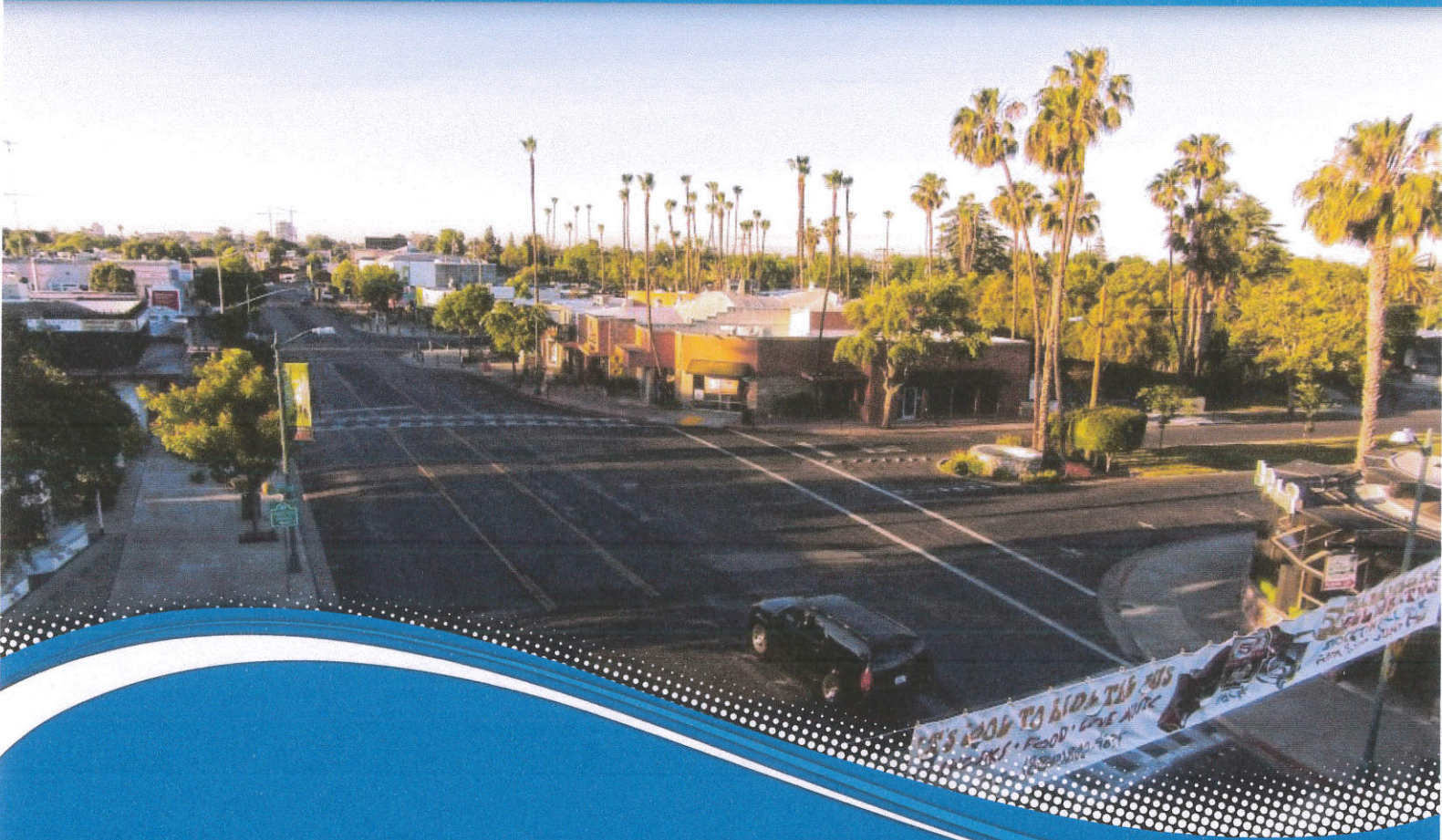
Printed Name:

Jose Alfredo Ontiveros García

Title:

Owner / Project Supervisor

Date:



**Miracle Mile
Community
Improvement
District**

**DISTRICT MAINTENANCE &
BEAUTIFICATION SERVICES**

ATTN: Kailani Haro
Executive Director



**A Partnership Working
Together for a Save, and
Thriving District**

97



Ms. Haro
Executive Director
Miracle Mile Community Improvement District (MMCID)

Dear Ms. Haro,

On behalf of City Wide Property Services, I am pleased to submit our proposal in response to the Miracle Mile Community Improvement District (MMCID) Request for Proposal for District Maintenance and Beautification Services.

With more than 26 years of experience providing comprehensive exterior maintenance, cleaning, and beautification services, City Wide has built a strong reputation for delivering reliable, high-quality solutions across commercial corridors, public districts, and community environments. Our extensive background includes working with Business Improvement Districts (PBIDs), municipalities, HOA communities, and commercial property portfolios—many of which require the same level of detail, responsiveness, and consistency outlined in your RFP.

We understand that the Miracle Mile District serves as a vital commercial and community hub within Stockton, and we share MMCID's commitment to maintaining a clean, safe, and welcoming environment for businesses, residents, and visitors. Our team is well-equipped to meet and exceed the expectations described, including:

- Daily and weekly cleaning operations tailored to multi-zone service areas
- Proactive trash management and litter abatement programs
- Sidewalk, gutter, and public space maintenance using best-in-class equipment
- Safe and compliant public sanitation (biohazard) response
- Sticker and illegal posting removal programs
- Detailed issue reporting through municipal systems such as ASK Stockton
- Scheduled pressure washing, landscaping, and weed abatement services
- Annual specialty treatments, including tree care applications

City Wide's service model emphasizes accountability, communication, and transparency. We provide consistent photo documentation, routine reporting, and dedicated local management oversight to ensure all performance standards are met. Our teams are trained, uniformed, and equipped with the tools necessary to deliver efficient, high-quality service every day.

We are particularly proud of our long-standing partnerships with organizations similar to MMCID, where we have successfully supported district-wide maintenance programs that require both structure and flexibility. Our ability to scale services, respond quickly to issues, and maintain strong communication with stakeholders has made us a trusted partner in the communities we serve.

We appreciate the opportunity to submit our proposal and would welcome the chance to further discuss how City Wide Property Services can support the continued success and appearance of the Miracle Mile District.

Thank you for your time and consideration.

Jacob Rodriguez
Corporate Relations Manager
Jacob.Rodriguez@CitywidePS.com
1 (916) 895-4778

99

COMPANY OVERVIEW



OUR COMPANY HISTORY & PHILOSOPHY

Founded in 2000, City Wide Property Services, Inc. has developed a strong industry reputation for the past twenty-six years for providing professional oversight and management of our vast menu of services. We recognize that we are a valuable extension of our clients, and our professional team of account managers and technicians are always ready to provide you with first-class service from start to finish.

As a leader in professional commercial property maintenance services serving the Western United States, and Texas, we, at City Wide, are committed to a successful partnership with each of our clients. We pride ourselves not only on the quality of work and high-level of communication, but also on the trust each of our clients have in our organization.

City Wide's foundation is built on Trust, Honesty, Communication, Fairness, & Quality. Through these qualities and philosophies, we continue to raise the bar in the maintenance industry while producing the results you come to expect. Customer service is taken to the next level at City Wide.

COMPANY NAME:

City Wide Property Services, Inc.

COMPANY ADDRESS:

Corporate Headquarters
3054 Gold Canal Drive,
Rancho Cordova, CA 95670

COMPANY CONTACT INFORMATION:

Email: Info@CityWidePS.com
Phone: 916.714.5929
Toll Free: 866.219.1399

QUALIFIED MINORITY OWNED: Yes

QUALIFIED WOMAN OWNED: Yes

We become the link between our clients and the common goal of reliable, and quality service. As an additional set of eyes and ears on your property, project, or program, we stand next to our clients clearly understanding their vision, goal, and results of each request.

We take service a step further by taking a proactive approach on items before they become issues. When obstacles arise, we not only communicate the information to our clients but provide a solution. This is part of our daily operations here at City Wide, and key to our service delivery.

City Wide is Quick to Response When Emergencies Happen

EMERGENCY CALLS ARE RECEIVED BY THE SERVICE TEAM AND AS WELL AS ANY OF THE ADDITIONAL SUPPORTIVE STAFF LISTED WITHIN THE CLIENT'S ACCOUNT. RESPONSE TIME ON EMERGENCY CALLS IS EXPEDITIOUS. IF AFTER HOURS AND OR ON THE WEEKENDS, THE REQUESTS WILL BE DIRECTED TO THE FIELD SERVICE STAFF CELL PHONE THEN ADDRESSED ACCORDINGLY. WE DISCUSS THIS DURING A 'START-UP' MEETING AND ORGANIZE A RESPONSE BASED ON THEIR EXACT NEEDS.

THIS STEP IS KEY TO A TRUE PARTNERSHIP, AS BUILDINGS/PROPERTIES ARE NOT IMMUNE TO ISSUES JUST BECAUSE IT'S THE WEEKEND.

OUR MAINTENANCE & REPAIRS EXPERIENCE

City Wide is a comprehensive commercial property maintenance and repair company that provides a wide range of site services tailored to meet the unique needs of our clients who oversee PBID's and districts.

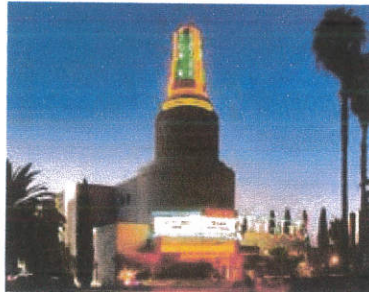
We have established long-standing partnerships with these districts, which demand high levels of communication, dedicated maintenance and management teams, customized staff training and development, and regular feedback through detailed reports.

City Wide has extensive experience in delivering these essential services with excellence.

OUR CORE SERVICES:

- Pressure Washing & Steam Cleaning
- Parking Lot, Garage, & Road Sweeping
- Day Porter & Janitorial Services
- Landscape & Irrigation Maintenance
- Landscape Enhancement
- Illegal Dump Hauling & Graffiti Removal

**GENERAL CONTRACTOR'S LIC:
CSLB 1003290**



RELEVANT EXPERIENCE

**City of Fairfield PBID
1250 Texas Street
Fairfield, CA 94533**

Providing day porter services from curb walk ways twice a week and pressure washing for this 6-block, busy downtown district.

RELEVANT EXPERIENCE

**The Fountains at Roseville
1013 Galleria Boulevard
Roseville, CA 95678**

City Wide provides day porter and janitorial services, pressure washing, sweeping six days a week as well as a variety of technician services as needed basis.

RELEVANT EXPERIENCE

**The Greater Broadway District PBID
Broadway (5th Street-29th Street)
Sacramento, CA 95818**

City Wide compliments existing city maintenance with 2 day porters/5 days a week providing litter and illegal dump clean ups, blow and remove debris, and trash from all sidewalks, gutters, parking strips, curbs, and alleys.

ACKNOWLEDGMENT & ACCEPTANCE OF SCOPE OF WORK

City Wide Property Services acknowledges receipt and review of the Scope of Work outlined in the Miracle Mile Community Improvement District (MMCID) RFP for District Maintenance and Beautification Services.

We understand and accept the full scope of services, including:

DAILY SERVICES – ZONE 1

Trash management: empty designated "hot spot" trash receptacles, additional receptacles as needed, and replace liners.

Sidewalk and public space cleaning: sweeping sidewalks and gutters, blowing debris from sidewalks and curb lines, litter pickup, and cleaning public parking lots.

Public sanitation: removal of human waste and urine and sanitization of affected areas.

Illegal posting removal: flyers, stickers, posters, and unauthorized advertisements.

Issue reporting via ASK Stockton: graffiti, illegal dumping, dangerous conditions, and broken infrastructure.

WEEKLY SERVICES – ZONES 2, 3, AND 4

Sidewalk sweeping, gutter cleaning, litter pickup, graffiti inspection and reporting, illegal dumping inspection and reporting, and illegal posting removal.

Landscaping Services (Monthly)

Weed removal from sidewalks, tree wells, and flower pots.

General landscape cleanup and trimming in tree wells.

Pressure Washing (Quarterly)

Spot wash sidewalks within Zone 1 and all district trash receptacles.

Weed Abatement

Application of pre-emergent weed control twice per year throughout the district.

Tree Treatment

Annual soil-applied imidacloprid treatment to Crepe Myrtle trees in March.

Performance Standards and Reporting

Maintain sidewalks, gutters, and public spaces free of visible litter and debris.

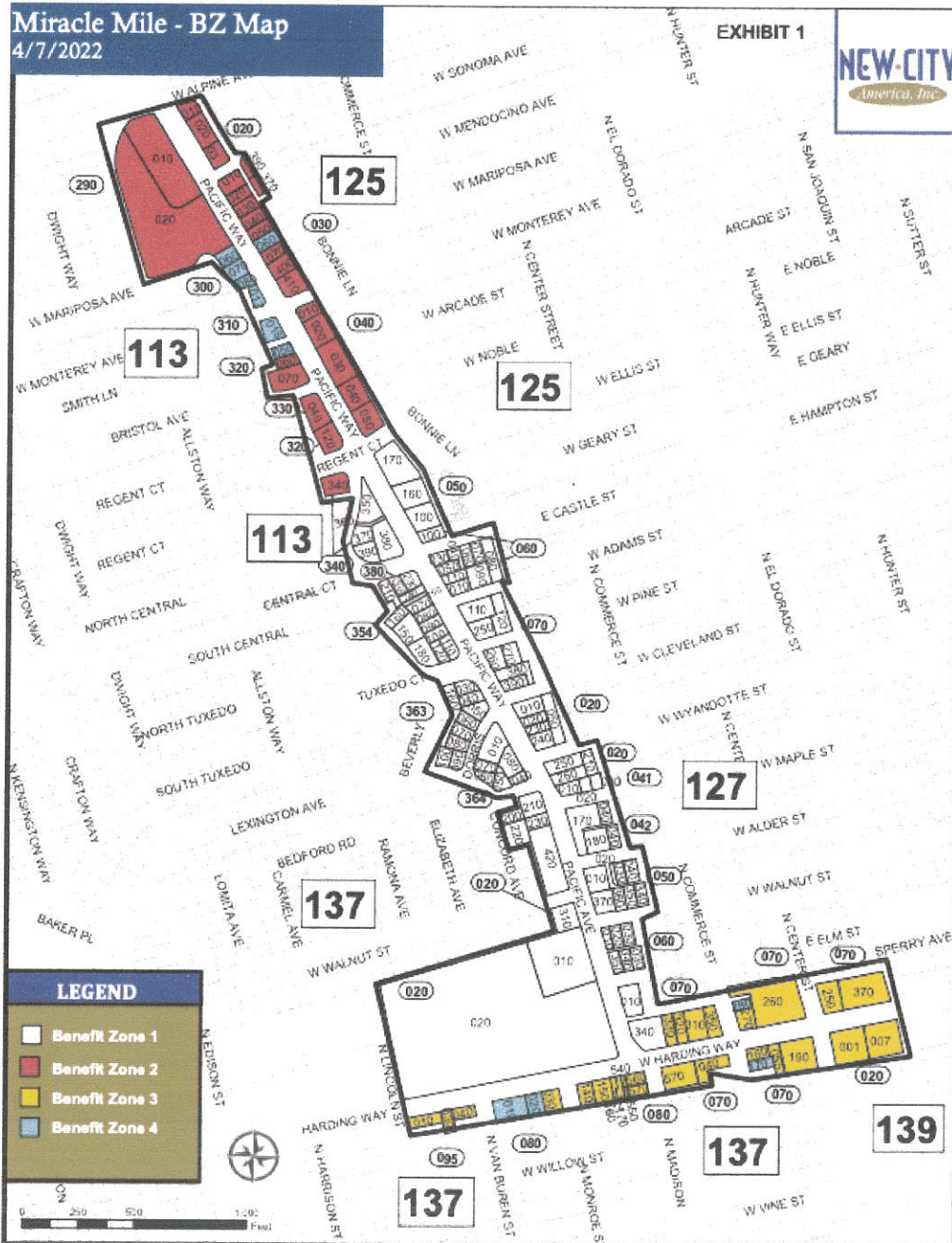
Maintain trash receptacles at no more than 75% capacity.

Provide weekly photo documentation with location and description of work performed.

City Wide Property Services confirms that we are fully capable and committed to providing all personnel, equipment, materials, and supervision required to meet or exceed the standards outlined in the Scope of Work. We accept all responsibilities and will perform services in accordance with MMCID requirements, schedules, and performance expectations.

ACKNOWLEDGMENT & ACCEPTANCE DISTRICT MAP & ZONES

City Wide Property Services acknowledges receipt of the District map and the delineation of Zones 1 through 4 as provided in the RFP. We have reviewed the service areas and fully understand the distinctions between daily services for Zone 1 and weekly services for Zones 2, 3, and 4. We accept the defined zones and will provide all maintenance, cleaning, landscaping, and beautification services in accordance with the specifications for each zone.



102

KEY STAFF QUALIFICATIONS & CERTIFICATIONS

PRIMARY DAY-TO-DAY CONTACT

City Wide Servic Coordinators

Coordinators@CityWidePS.com

1 (866) 219-1399

Our team of Service Coordinators will serve as your primary point of contact for all day-to-day needs. They are dedicated to ensuring your service requests are handled promptly, efficiently, and with clear communication every step of the way.

Whether you need to submit a new work order, request updates, address concerns, or coordinate ongoing services, our Coordinators are here to help.

With a strong focus on responsiveness and customer care, our Service Coordinators help keep your district running smoothly so you can focus on your business.

Marcello Montagnino

Vice President of Operations

Marcello@CityWidePS.com

1 (916) 744-3179

As a member of City Wide's executive team, Marcello will be responsible for the day-to-day operations including staff scheduling ensuring the scope of this PBID is met while providing an extra level of quality control. He has over a decade of operational expertise in similar PBIDs.

Robert Jackman

Landscape Operations Manager

Robert.Jackman@CityWidePS.com

1 (916) 744-3150

Robert will oversee landscape maintenance and enhancements. With 30+ years in the industry, he's a triple-certified CLCA Landscape Technician and has judged for the California Landscape Contractors Association. He holds a degree in Ornamental Horticulture with studies in Landscape Architecture and Construction Management.

Jacob Rodriguez

Corporate Relations Manager

Jacob.Rodriguez@CitywidePS.com

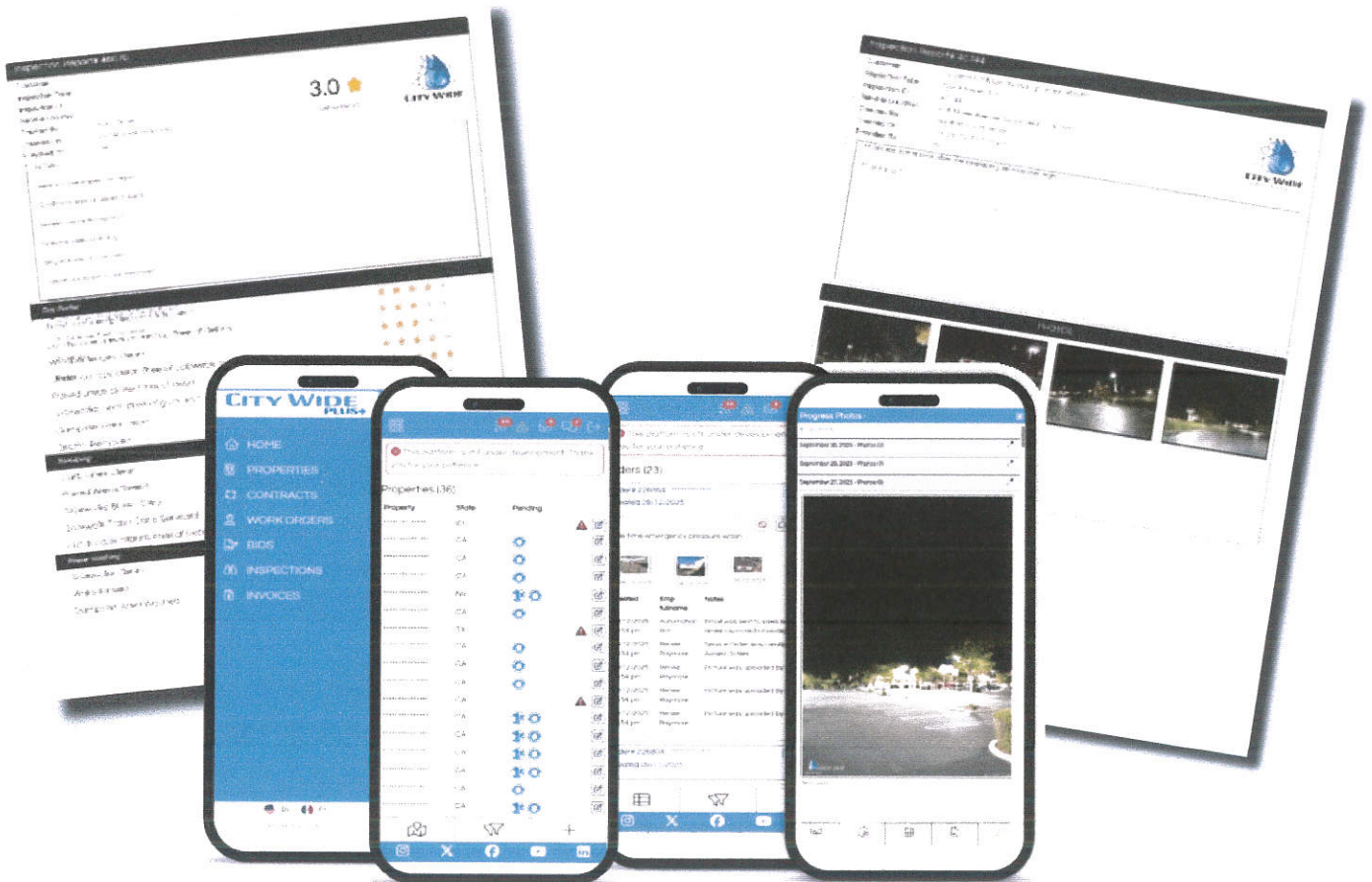
1 (916) 895-4778

Jacob is your contact on the account level. As the respondent of this PBID response, Jacob has deep knowledge of the scope of work for a successful partnership with Del Paso. He will be a point of contact for key staff to report to regarding the execution of the scope of work throughout the lifespan of the contract. He will provide an additional layer of quality assurance. Jacob has extensive experience with the unique complexities of PBID challenges and the solutions to resolve them.

WE SET THE BAR IN COMMUNICATION, TRANSPARENCY, & ACCOUNTABILITY

At City Wide Property Services, we pride ourselves on delivering exceptional communication and accountability through regular property inspections, each followed by a detailed condition report to keep our clients fully informed. We have taken transparency even further with our proprietary Client Portal, and City Wide Plus+ app, providing real-time access to service updates, issue reporting, and before-and-after photos, ensuring the District always has a clear and complete view of maintenance activities.

As an additional level of communication and oversight, the District may choose to add a monthly recap with before-and-after photos—a preferred method for many clients who report to a board, this report is delivered as a printable PDF—or request that a City Wide representative be present in person or remotely to review services and address any questions. Both of these optional services would be offered as an additional line item, billed only if requested outside the standard contract.



EVERY CLIENT HAS UNIQUE NEEDS, AND SERVICE FREQUENCIES CAN BE ADJUSTED AND CUSTOMIZED ACCORDINGLY. THE PRICING PROVIDED IS AN INITIAL ESTIMATE FOR A TOP-TIER LEVEL OF SERVICE AND MAY CHANGE BASED ON THE FINALIZED SCOPE OF WORK.

DAILY DAY PORTER TASK COST PER MONTH:

4.5 hours, 5 days a week @ \$58 an hour \$5629 per month
 *Includes materials, City Wide truck, uniform, PPE, cold water pressure washing unit.

MONTHLY LANDSCAPE MAINTENANCE TASK LANDSCAPE COST:

Landscape Maintenance: 1x per month, per zone\$1193.00 per month

Subtotal.....\$6822 PER MONTH

SPOT PRESSURE WASHING:

x1 per quarter:\$1572 PER QUARTER

PER OCCURRENCE COSTS:

Sanitization/ Pressure Washing disclaimer: When instructed, Day Porter will clean feces/urine (biohazard) utilizing cold water unit on company vehicle. Day Porter will be equipped with unit daily, allowing personnel to perform biohazard cleaning after being notified..... \$75 per hour

Pre-emergent weed control twice a year (spring & fall) throughout Distict \$1,100 per occurrence

Tree Treatment: annual soil-applied imidacloprid treatment to 54
 Crepe Myrtle trees annually in March (10 tree minimum per occurrence) \$70.37 per tree

Event assistance, 4 hour minimum\$45 per hour

Holiday set up (excluding rental equipment, additional supplies)\$98 per hour

City Wide representative to appear in person for board meeting.....\$250

City Wide representative to appear remotely for board meeting\$200



REFERENCE #1

Joan Borucki

Title: Executive Director

Property: The Greater Broadway District PBID

Email: Joan@sactowerdistrict.com

Phone: 1 (916) 439-5910

REFERENCE #2

Candice Brooks

Title: Executive Director

Property: Del Paso Boulevard Partnership PBID

Email: ED@delpasoblvd.com

Phone: (916) 923-6200

NOTE:

City Wide is happy to provide additional references upon request.

AS A PROPERTY MANAGER, IT IS VITAL TO HAVE A TEAM OF VENDORS WHO EQUALLY VALUE A PROPERTY AND ITS TENANTS. THE BIGGEST QUALITIES WE LOOK FOR IN OUR VENDORS IS GREAT COMMUNICATION, COST-EFFECTIVENESS, AND THE ABILITY TO COMPLETE THEIR JOB WITHOUT MICROMANAGEMENT. CITY WIDE HAS BEEN DOING JUST THAT AT OUR PROPERTIES.

THEY ALSO GO ABOVE AND BEYOND BY CONDUCTING THEIR OWN PROPERTY INSPECTIONS AND OFFERING SOLUTIONS TO ITEMS THAT ARE ABOVE AND BEYOND THEIR NORMAL SCOPE OF WORK. NEEDLESS TO SAY, THEY MAKE MY JOB MUCH EASIER, AND I AM VERY GRATEFUL FOR MY (CITY WIDE) TEAM.

—INVERNESS MANAGEMENT

106

PARTIAL LIST OF SERVICES AVAILABLE

Steam Cleaning & Power Washing	Property Disinfecting	Vacancy Cleaning
Streets, Parking Lots, & Garage Sweeping	Gutter Cleaning	Storefront Washing
Day Porter & Janitorial Services	Graffiti & Illegal Dumps Removal	Sign Installation & Repairs
Landscape Maintenance & Irrigation Systems/Maintenance	Masonry Work	Carpet Cleaning
Landscape Enhancements	Exterior Painting (Building Exterior, Rails, Bollards, Fire Lanes, etc.) & Interior Painting	Debris Removal
Property Inspections & Reports	Locksmith Services	Parking Lot Re-striping
Seasonal Floral Plantings	Pothole Repair	Wheel Stop Installs/Repairs
Window Cleaning	ADA Compliance Reviews	Field Support
Vanilla Shell/Vacancy Service	Sidewalk & High Traffic Paths of Travel Washing	Customize Technician Services
Awning Cleaning	Exterior Building Washing	General Contractor's License #1003290
Maintain Trash Receptacles	Dumpster Pad Washing	& MUCH MORE!

Why Clients Choose City Wide?

- High level of communication
- Dedicated maintenance staff and management
- Professionally uniformed
- Setting and understanding of performance expectations
- Consistent quality service delivery
- Customized job descriptions and duties
- Job specific training + ongoing training and development
- Multiple site-specific trained individuals for back-up purposes (sick calls/vacation)
- Service feedback and analysis daily
- Detailed monthly inspection reports

ADDED BENEFIT OF PARTNERING WITH CITY WIDE

EXCLUSIVE PROPERTY MAINTENANCE PRICING FOR PROPERTY OWNERS AND TENANTS

City Wide Property Services is able to provide services to support individual property owners and tenants within the MMID, should we be selected as the maintenance partner. As an added benefit of the collaboration, they would have access to exclusive pricing on a range of property maintenance and repair services.

Whether they need recurring maintenance or a one-time cleanup, a building repair, or an urgent board up service due to vandalism, City Wide is available to assist with MMID properties to insure they clean, safe, and professionally maintained.

This special pricing is available directly through City Wide and includes a variety of services designed to enhance the appearance and functionality of your their properties or emergency 24/7 services.

