



**Miracle Mile
Community Improvement District
MMCID**

ACTION PACKET COVER SHEET

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, Cassandra Morales, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

Governing Board of Directors Meeting

Wednesday, October 14, 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, October 11, 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.

Contents of Action Packet are referenced by page number.

AGENDA (1-3)

- 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: September 9, 2026 – *Juanita Pasley, Secretary (minutes are provided in board action packet) (4-8)*
- 1.7 (A): Finance Committee Report: Approval of MMCID Financials for September, 2026 – *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report is provided in board action packet) (9-27)*

2 Reports/Discussions Part 1

- 2.1 (I): Stockton City Council – *Mario Enriquez, Councilmember, Area 4*
- 2.2 (I): Other Guest(s) at the Discretion of the President

3 Consent Items

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

- 3.1 (C/A): Acknowledgement of Board Terms Set to Expire and Subject to Election in December 2026 **(28)**
- 3.2 (C/A): Establish a Separate Bank Account for Property-Related Finances **(29)**
- 3.3 (C/A): Approve Recommendations from Civil Sidewalks Committee Related to the Placement of New Garbage Cans in the Business District **(30-33)**

4 Action Items

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

- 4.1 (A): Approve Costs for the Annex Renovation **(34-35)**
- 4.2 (A): Approve Expense for Decorative Lighting for District Identity, Placemaking, and Economic Development **(36)**
- 4.3 (A): Approve Budget for the Holiday Parade **(37-38)**

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
Discussion of the Miracle Mile Renovation Project as Currently Proposed in Preparation for Further Interaction with Siegfried Engineering – *Jean Callahan and Kevin Dougherty, Co-Chairs*
- 5.7 (I): Asset Management Committee – *Kevin Dougherty Chair*
- 5.8 (I): Kiwanis Club Update – *Clem Lee, Kiwanis Liaison*
- 5.9 (I): Placer AI – *Clem Lee and Kevin Dougherty, Co-Chairs*

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
November 11, 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, September 9, 2026 at 4:00pm
Conference Room, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kailani Haro, Jeff Gamboni, Juanita Pasley, Clem Lee, Lisa Whirlow, Rex Dhatt, John Precissi, Melissa Grizzle, Brian Wright, Kevin Hernandez, Kevin Dougherty, Manuel Guizar (arrived 4:12pm)

ABSENT: Jean Callahan

GUESTS: Cassandra Morales, Paris Allen

1 Call to Order and Organization –

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

1.2 Meeting Procedures - Posted at the End of the Agenda –

1.3 Roll Call and Establishment of a Quorum – Quorum was met.

1.4 Oral Suggestions and Comments from Members of the Community. Procedures for audience participation are posted at the end of the agenda. Speakers are limited to three (3) minutes. – Cassandra introduced herself and thanked the BOD for the opportunity. She spoke of the potential that she believes she has and is interested in what we can do together to generate more growth and to make the Miracle Mile a place where more people would like to come. She is excited at the chance to bring her energy to the BOD. Paris introduced herself and thanked the BOD for the nomination. She spoke of being invested in things that are going on and is looking forward to helping the community grow. She is excited to tie in her arts community to the MMCID and will continue to work regardless of today's election outcome.

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 September 2026 agenda:

Motion: Clem Lee **Second:** Brian Wright **Vote:** 10/0 **Abstentions:** 0

Motion Approved

1.6 (A): Election Via Secret Ballot to Fill Community Member Vacancy on the Board of Directors (*candidate questionnaires are provided in the board packet*).

MOTION to approve Election Results:

Motion: Melissa Grizzle **Second:** John Precissi **Vote:** 10/0 **Abstentions:** 0

Motion Approved

1.7 (A): Approval of Minutes of the Meeting: August 12, 2026 – Juanita Pasley, *Board Secretary (minutes provided in board packet)* –

MOTION to approve Minutes of August 12, 2026:

Motion: Melissa Grizzle **Second:** John Precissi **Vote:** 10/0 **Abstentions:** 0

Motion Approved

1.8 (A): Finance Committee Report: Approval of MMCID Financials for June/July 2026- *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report provided in board action packet)* – Placer Ai payment was made this month. Lisa asked about why the PG&E bill is so high this month. Clem asked about the property and how it looks like we are ahead on profits from the property (rent and CAM charges). John explained that we do have a reserve account that could help in case that something goes wrong with the property. Asset Management will revisit this at their next meeting.

MOTION to approve MMCID Financials for August 2026:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

2 Reports / Discussions Part 1

2.1 (I): Stockton City Council – *Mario Enriquez, Councilmember, Area 4* – Councilman Enriquez was not available.

2.2 (I): Other Guest(s) at the Discretion of the President – Angelina Abella, *Economic Development Manager, COS* – Angelina introduced herself and what her role is in the City of Stockton. She spoke about things that they are working on, including trying to draw more businesses to come to Stockton. The COS has just entered into an agreement to help with grants for new businesses. They are also looking to host more workshops and webinars in the city. Lisa asked about code enforcement. Angelina explained that, while she does not deal with them now, she is starting to build a relationship with that department and is always willing to help if needed.

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

3.1 (C/A): Approval of Recommendation to Purchase Garbage Cans for the District Subject to the Funding Source Outlined by the Executive Director (This action was previously authorized).

3.2 (C/A): Authorize the President and Executive Director to Adjust the Agreement with Eagle Eye Protective Services Subject within Currently Budgeted Funding.

MOTION to approve the Consent calendar:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

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

4.1 (A): Authorize the President and Executive Director to Determine the Viability of the Stoktoberfest Celebration and Car Show Based on Budget Considerations. – With the struggle for sponsorships, they will have to determine the viability of the event as to not lose money. Waiting to hear from Johnny Ford to confirm that the COS can cover the cost of the street closure for this event. Discussion with the board as to the success of the event and how to regenerate revenue.

MOTION to Authorize the President and ED to Determine the Viability of the Stoktoberfest Celebration and Car Show Based on Budget Considerations:

Motion: Juanita Pasley **Second:** Manuel Guizar **Vote:** 11/0 **Abstentions:** 0

Motion Approved

5 Reports / Discussions Part 2

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

5.1 (I): Executive Director's Report – *Kailani Haro, Executive Director* – Working on sponsorships. Created a high impact seasonal sponsorship packet to get businesses to want to sponsor the events for the remainder of the year (Stoktoberfest, Boo-tique, Parade, and Sip & Shop). Submitted the assessment fees to the County Assessors office.

5.2 (I): Events and Promotions Committee – *Juanita Pasley, Chair* – Been working on the rest of the years events (Stoktoberfest, Boo-tique, Parade). We are still looking for more volunteers to help with Stoktoberfest. Cumulus has been locked in for promotions and

Lucas is confirmed as our MC for the parade. Tigers Prowlin' The Mile was a successful event, Kailani had a meeting with Josh O'Connor and got a report from the university side.

5.3 (I): Governance and Bylaws Committee– *Clem Lee, Chair* – No meeting was held so that the committee could work on the tasks at hand. Still working on the toolkit and when to host next workshops. Next meeting will be September 23, 2026.

5.4 (I): Civil Sidewalk Committee – *Lisa Whirlow, Chair* – At the last meeting maintenance and security were invited to attend. Security had 56 calls last month, responded to 27. The committee is working on ways to get the word out to businesses as to when PD should be called versus security. With the new trash cans coming, they will be mapped with some being moved as needed. The hair salon has asked that we move the MMCID dumpster from behind their business to another parking lot. Upon looking at locations, there were no other locations that we can put the dumpster. The dumpster has been moved to the far corner in the same parking lot in order to appease the business.

5.5 (I): Economic Development Committee – *Jeff Gamboni, Chair* – Last meeting was skipped due to the \$20mil. Next meeting is September 22, 2026 @ 4pm.

5.6 (I): \$20 Million Capital Improvement Ad Hoc Committee, Discussion of the Miracle Mile Renovation Project as Currently Proposed in Preparation for Further Interaction with Siegfried Engineering – *Jean Callahan and Kevin Dougherty, Co-Chairs* – Meeting with Siegfried September 10, 2026 @ 4pm for a follow up from the last meeting.

5.7 (I): Asset Management Committee – *Kevin Dougherty, Chair* – Weekly meeting is being held with Haggerty (every Tuesday). Next week, the architect will be finalizing some plans and getting them to Haggerty.

5.8 (I): Kiwanis Club Update – *Clem Lee, Kiwanis Liaison* – They are onboard to help provide volunteers for Stoktoberfest. The incoming President would like to host a stakeholder's dinner for the MMCID for people who may have a vested interest to increase membership. If anyone has any ideas for people, Clem is asking that the names be forwarded to him.

6 Adjournment

6.1 (I): Governing Board Members' Comments –

6.2 (A): Adjournment of the Meeting – Meeting adjourned at 5:14pm

MOTION to Adjourn the Meeting:

Motion: Manuel Guizar **Second:** Rex Dhatt **Vote:** 12/0 **Abstentions:** 0

Motion Approved

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

October 14, November 11 (subject to change due to Veterans Day), December 9.

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Finance Committee Report

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



Prepared on
October 12, 2026

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Miracle Mile Community Improvement District

Accounts Receivable Aging

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
Chase Chevrolet	3,000.00					3,000.00
Dameron Hospital	1,000.00					1,000.00
Paul Canepa					2,500.00	2,500.00
Stockton Unified School District					23,163.92	23,163.92
TOTAL	4,000.00				25,663.92	\$29,663.92

ACCOUNTS PAYABLE AGING

As of September 30, 2026

	Current	1 - 30	31 - 60	61 and over	Total
Calidad Services, Inc.	4,580.00				4,580.00
CalWater	94.16				94.16
City of Stockton (Sewer)	125.49				125.49
Eagle Eye Protection Services	7,875.00				7,875.00
Emily Henderson	525.00				525.00
Federico Chavez	625.00				625.00
Katie Siegfried	1,500.00				1,500.00
MMK Group, Inc.	5,000.00				5,000.00
Ontiveros Lawn Care & Maintenance	5,200.00				5,200.00
TOTAL	\$25,524.65	\$0.00	\$0.00	\$0.00	\$25,524.65

STATEMENT OF FINANCIAL POSITION

As of September 30, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	23,030.55
F&M Checking x0801	14,195.24
F&M Money Market x0802	5,407.38
F&M Sweep x0800	278,178.66
Total Bank Accounts	320,811.83
Total Current Assets	320,811.83
Fixed Assets	
230-250 Doris Place	835,000.00
Accumulated Depreciation	-34,927.29
Doris Place Improvements	115,781.69
Dorris Place - Land Purchase	140,000.00
Security Equipment	165,591.65
Total Fixed Assets	1,221,446.05
TOTAL ASSETS	\$1,542,257.88
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Expenditures Payable	-500.00
Tenant Deposit	6,132.79
Total Other Current Liabilities	5,632.79
Total Current Liabilities	5,632.79
Total Liabilities	5,632.79
Equity	
Opening balance equity	0.01
Retained Earnings	1,298,019.02
Net Revenue	238,606.06
Total Equity	1,536,625.09
TOTAL LIABILITIES AND EQUITY	\$1,542,257.88

STATEMENT OF ACTIVITY

September 2026

	Total
REVENUE	
NON-ASSESSED INCOME	
Event Income	
BOO-tique Market	
Vendor Registration	-40.00
Total BOO-tique Market	-40.00
Stoktoberfest & Car Show	0.00
Alcohol Sales	4,209.00
Car Registration	1,705.00
Kids Zone	289.00
Sponsorship	8,000.00
T-shirt Sales	425.00
Vendor Registration	980.00
Total Stoktoberfest & Car Show	15,608.00
Taste of the Mile	
Sponsorship	2,000.00
Total Taste of the Mile	2,000.00
Total Event Income	17,568.00
Interest Income	1,204.52
Total NON-ASSESSED INCOME	18,772.52
Non-Event Sponsorship	390.00
Total Revenue	19,162.52
GROSS PROFIT	19,162.52
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	5,200.00
Safety Ambassador	7,875.00
Safety Service Calls	875.00
Security Camera Monitoring	4,580.00
Waste Management	887.23
Total Enhanced Service Programs	19,417.23
Total CIVIL SIDEWALK	19,417.23
DISTRICT IDENTITY	
Event Expenses	
BOO-tique Market Expense	
Square Processing Fee	3.00
Total BOO-tique Market Expense	3.00
Stoktoberfest & Car Show	
Advertising & Marketing	1,675.84
Food & Beer Purchases	534.00

	Total
Outside Services	2,603.03
Security, Street Closure & Insurance	5,949.95
Sellable Items	1,040.43
Square Processing Fee	139.39
Supplies	3,263.26
Total Stoktoberfest & Car Show	15,205.90
UOP Welcome Back Expense (WOW)	
Advertising & Marketing	329.01
Security, Street Closure & Insurance	136.00
Total UOP Welcome Back Expense (WOW)	465.01
Total Event Expenses	15,673.91
Social Media Contractor	1,500.00
Website & Email Services	23.19
Total DISTRICT IDENTITY	17,197.10
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	5,000.00
Office/General Administrative	
Bank fees & service charges	8.00
Dues, subscriptions & memberships	12,175.00
Google Workspace	16.80
QuickBooks	340.00
Total Office/General Administrative	12,539.80
Professional Fees	
Bookkeeping	525.00
Total Professional Fees	525.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	18,064.80
Total Expenditures	54,679.13
NET OPERATING REVENUE	-35,516.61
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	5,400.00
Total DORRIS PLACE INCOME	6,865.58
Total Other Revenue	6,865.58
OTHER EXPENDITURES	
DORRIS PLACE	
Improvements (Funded)	2,388.00
Utilities & Monthly Services	1,022.02
Total DORRIS PLACE	3,410.02
Total Other Expenditures	3,410.02
NET OTHER REVENUE	3,455.56
NET REVENUE	\$ -32,061.05

2026 BUDGET v ACTUALS

January - September, 2026

				Total
	Actual	Budget	over Budget	% of Budget
REVENUE				
ASSESSMENT INCOME				
COS Assessment	24,812.12	24,812.12	0.00	100.00 %
SJC Assessments	216,186.30	216,186.30	0.00	100.00 %
SJC Admin fee	-425.65		-425.65	
Total SJC Assessments	215,760.65	216,186.30	-425.65	99.80 %
SUSD Assessment	23,163.92	23,163.92	0.00	100.00 %
Total ASSESSMENT INCOME	263,736.69	264,162.34	-425.65	99.84 %
NON-ASSESSED INCOME				
Event Income				
ArtLit				
Event Registration	1,000.00	1,500.00	-500.00	66.67 %
Sponsorship	850.00	400.00	450.00	212.50 %
Total ArtLit	1,850.00	1,900.00	-50.00	97.37 %
BOO-tique Market				
Sponsorship	500.00	0.00	500.00	
Total BOO-tique Market	500.00	0.00	500.00	
Holiday Sip & Shop				
Sponsorship	1,000.00		1,000.00	
Total Holiday Sip & Shop	1,000.00		1,000.00	
LitWalk				
Sponsorship	500.00	1,000.00	-500.00	50.00 %
Total LitWalk	500.00	1,000.00	-500.00	50.00 %
Stoktoberfest & Car Show				
	0.00		0.00	
Alcohol Sales	4,209.00	0.00	4,209.00	
Car Registration	2,195.00	0.00	2,195.00	
Kids Zone	289.00	0.00	289.00	
Sponsorship	10,000.00	0.00	10,000.00	
T-shirt Sales	425.00	0.00	425.00	
Vendor Registration	1,160.00	0.00	1,160.00	
Total Stoktoberfest & Car Show	18,278.00	0.00	18,278.00	
Taste of the Mile				
Beverage Sales	7,130.00	4,500.00	2,630.00	158.44 %
Donor Donation	320.01		320.01	
Silent Auction Sales	10,792.00	7,000.00	3,792.00	154.17 %
Sponsorship	75,471.64	82,184.00	-6,712.36	91.83 %
Ticket Sales	15,925.00	12,000.00	3,925.00	132.71 %
Total Taste of the Mile	109,638.65	105,684.00	3,954.65	103.74 %
UOP Welcome Back (WOW)				
Sponsorship	1,500.00	1,000.00	500.00	150.00 %

				Total
	Actual	Budget	over Budget	% of Budget
Total UOP Welcome Back (WOW)	1,500.00	1,000.00	500.00	150.00 %
Total Event Income	133,266.65	109,584.00	23,682.65	121.61 %
Interest Income	5,454.29	5,400.00	54.29	101.01 %
Sponsorship (to be allocated)	3,000.00		3,000.00	
Total NON-ASSESSED INCOME	141,720.94	114,984.00	26,736.94	123.25 %
Non-Event Sponsorship	3,510.00	3,510.00	0.00	100.00 %
Total Revenue	408,967.63	382,656.34	26,311.29	106.88 %
GROSS PROFIT	408,967.63	382,656.34	26,311.29	106.88 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	53,267.06	58,693.02	-5,425.96	90.76 %
Repair & maintenance supplies	630.53		630.53	
Safety Ambassador	65,460.95	59,948.92	5,512.03	109.19 %
Safety Service Calls	3,310.00	2,520.00	790.00	131.35 %
Security Camera Monitoring	41,220.00	41,220.00	0.00	100.00 %
Waste Management	8,351.74	8,643.51	-291.77	96.62 %
Total Enhanced Service Programs	172,240.28	171,025.45	1,214.83	100.71 %
Total CIVIL SIDEWALK	172,240.28	171,025.45	1,214.83	100.71 %
DISTRICT IDENTITY				
Event Expenses				
ArtLit				
Advertising & Marketing	274.41	1,100.00	-825.59	24.95 %
Square Processing Fee	41.50	40.00	1.50	103.75 %
Total ArtLit	315.91	1,140.00	-824.09	27.71 %
BOO-tique Market Expense				
Square Processing Fee	4.48	0.00	4.48	
Total BOO-tique Market Expense	4.48	0.00	4.48	
Holiday Sip & Shop Expense				
Outside Services	474.18	0.00	474.18	
Total Holiday Sip & Shop Expense	474.58	0.00	474.58	
LitWalk				
Advertising & Marketing	278.89	1,100.00	-821.11	25.35 %
Square Processing Fee		40.00	-40.00	
Total LitWalk	278.89	1,140.00	-861.11	24.46 %
Stoktoberfest & Car Show				
Advertising & Marketing	2,548.53	3,000.00	-451.47	84.95 %
Food & Beer Purchases	534.00	500.00	34.00	106.80 %
Outside Services	2,603.03	2,200.00	403.03	118.32 %
Security, Street Closure & Insurance	5,949.95	10,000.00	-4,050.05	59.50 %
Sellable Items	1,040.43	1,400.00	-359.57	74.32 %
Square Processing Fee	163.36	300.00	-136.64	54.45 %

				Total
	Actual	Budget	over Budget	% of Budget
Supplies	3,263.26	3,100.00	163.26	105.27 %
Total Stoktoberfest & Car Show	16,102.56	20,500.00	-4,397.44	78.55 %
Taste of the Mile Expense	0.00		0.00	
Advertising & Marketing	1,999.76	3,300.00	-1,300.24	60.60 %
Alcohol & Bar Supplies	2,867.67	1,500.00	1,367.67	191.18 %
Event Supplies	2,240.91	1,700.00	540.91	131.82 %
Food	3,654.98	4,000.00	-345.02	91.37 %
Outside Services	3,135.00	3,000.00	135.00	104.50 %
Rentals	16,245.58	16,500.00	-254.42	98.46 %
Security, Street Closure & Insurance	4,606.20	4,200.00	406.20	109.67 %
Square Processing Fee	956.52	700.00	256.52	136.65 %
Total Taste of the Mile Expense	35,706.62	34,900.00	806.62	102.31 %
UOP Welcome Back Expense (WOW)				
Advertising & Marketing	184.32	250.00	-65.68	73.73 %
Security, Street Closure & Insurance	1,444.00	2,300.00	-856.00	62.78 %
Square Processing Fee	33.30	40.00	-6.70	83.25 %
Total UOP Welcome Back Expense (WOW)	1,661.62	2,590.00	-928.38	64.16 %
Total Event Expenses	54,544.66	60,270.00	-5,725.34	90.50 %
Marketing & Advertising	1,501.33	5,250.00	-3,748.67	28.60 %
Social Media Contractor	13,500.00	13,500.00	0.00	100.00 %
Website & Email Services	803.80	4,002.65	-3,198.85	20.08 %
Total DISTRICT IDENTITY	70,349.79	83,022.65	-12,672.86	84.74 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	49,980.00	48,000.00	1,980.00	104.13 %
Insurance	6,817.91	6,817.91	0.00	100.00 %
License and Permits	128.00	828.00	-700.00	15.46 %
Office/General Administrative				
Bank fees & service charges	28.00	0.00	28.00	
Dues, subscriptions & memberships	16,488.59	4,969.49	11,519.10	331.80 %
Google Workspace	163.20	151.20	12.00	107.94 %
Meeting Expense		5,500.70	-5,500.70	
Office Printing	220.26	0.00	220.26	
Office Supplies	368.23		368.23	
Phone & Internet Service	32.68	289.44	-256.76	11.29 %
Postage & PO Box		244.00	-244.00	
QuickBooks	2,605.00	235.00	2,370.00	1,108.51 %
Total Office/General Administrative	19,905.96	11,389.83	8,516.13	174.77 %
Professional Fees		0.00	0.00	
Bookkeeping	4,725.00	4,725.00	0.00	100.00 %
CPA	2,500.00	2,500.00	0.00	100.00 %
Total Professional Fees	7,225.00	7,225.00	0.00	100.00 %
Storage Lease	800.00	600.00	200.00	133.33 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	84,856.87	74,860.74	9,996.13	113.35 %

	Total			
	Actual	Budget	over Budget	% of Budget
Total Expenditures	327,446.94	328,908.84	-1,461.90	99.56 %
NET OPERATING REVENUE	81,520.69	53,747.50	27,773.19	151.67 %
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	13,190.22	13,190.22	0.00	100.00 %
Lease Income	48,600.00	48,600.00	0.00	100.00 %
Total DORRIS PLACE INCOME	61,790.22	61,790.22	0.00	100.00 %
GRANT INCOME (\$3.1M)	181,705.54		181,705.54	
Total Other Revenue	243,495.76	61,790.22	181,705.54	394.07 %
OTHER EXPENDITURES				
DORRIS PLACE				
Improvements (Funded)	23,030.26	0.00	23,030.26	
Improvements (OOP)		1,000.00	-1,000.00	
Outside Services	1,325.00	0.00	1,325.00	
Property Taxes	8,401.84	8,000.00	401.84	105.02 %
Repairs & Maintenance	1,982.00	3,602.40	-1,620.40	55.02 %
Repairs & Maintenance (non reimb.)	2,159.20		2,159.20	
Utilities & Monthly Services	10,129.93	10,243.11	-113.18	98.90 %
Total DORRIS PLACE	47,028.23	22,845.51	24,182.72	205.85 %
Total Other Expenditures	47,028.23	22,845.51	24,182.72	205.85 %
NET OTHER REVENUE	196,467.53	38,944.71	157,522.82	504.48 %
NET REVENUE	\$277,988.22	\$92,692.21	\$185,296.01	299.90 %

Miracle Mile Community Improvement District

Monthly Bank Account Activity

September 2026

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
F&M Certificate of Deposit x0823							
Beginning Balance							23,030.55
Total for F&M Certificate of Deposit x0823							
F&M Checking x0801							
Beginning Balance							43,900.81
09/01/2026	Expense		Placer AI		Dues, subscriptions & memberships	-12,000.00	31,900.81
09/01/2026	Deposit		Square - Sales	SQ260901 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	250.64	32,151.45
09/01/2026	Deposit		Waste Management Sponsor	DOMTBOA074 WASTE MANAGEMENT MIRACLE MILE COM	Non-Event Sponsorship	390.00	32,541.45
09/02/2026	Bill Payment (Check)		CalWater		Accounts Payable (A/P)	-65.45	32,476.00
09/02/2026	Deposit		Square - Sales	SQ260902 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	101.04	32,577.04
09/02/2026	Expense		F.J. Dietrich & Co Insurance Services	ANDDONE, LLC MIRACLE MILE IMPROVEME TRN1MP3GX6HSJJ8FGKH64VXM77 6C79JMB0P\ RMRIKINSURANCE PMT IN FULL PURCHASE ANDDONE, LLC MIRACLE MILE IMPROVEME TRN*1*MP3GX6HSJJ8FGKH6**4VXM77 6C79JMB0P\ RMR*IK*INSURANCE PMT IN FULL\	Security, Street Closure & Insurance	-136.00	32,441.04
09/02/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-5.63	32,435.41
09/03/2026	Deposit		Square - Sales	SQ260903 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	57.96	32,493.37
09/03/2026	Expense		Eagle Eye Protection Services	Security	Security, Street Closure & Insurance	-1,344.00	31,149.37
09/04/2026	Bill Payment (Check)	200227	Ontiveros Lawn Care & Maintenance		Accounts Payable (A/P)	-5,200.00	25,949.37
09/04/2026	Expense		4 All Promos	Steins	Sellable Items	-609.87	25,339.50
09/08/2026	Bill Payment (Check)	200228	Eagle Eye Protection Services		Accounts Payable (A/P)	-7,875.00	17,464.50
09/08/2026	Bill Payment (Check)	200224	Katie Siegfried		Accounts Payable (A/P)	-1,500.00	15,964.50
09/08/2026	Deposit		Square - Sales	SQ260908 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	15,998.18
09/08/2026	Deposit		Square - Sales	SQ260908 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	16,031.86
09/08/2026	Deposit		Square - Sales	SQ260908 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	16,065.54
09/08/2026	Expense		Google	GOOGLE MIRACLE MILE COMMUNITY PURCHASE GOOGLE MIRACLE MILE COMMUNITY	Google Workspace	-16.80	16,048.74
09/09/2026	Bill Payment (Check)	200223	Calidad Services, Inc.		Accounts Payable (A/P)	-4,580.00	11,468.74
09/09/2026	Bill Payment (Check)	200225	Federico Chavez		Accounts Payable (A/P)	-625.00	10,843.74
09/09/2026	Expense		Department of Alcoholic Beverage Control	WITHDRAWAL		-83.00	10,760.74
09/10/2026	Deposit		Square - Sales	SQ260910 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	115.92	10,876.66
09/10/2026	Payment		Calidad Services Inc.		Accounts Receivable (A/R)	2,000.00	12,876.66
09/10/2026	Bill Payment (Check)	200222	Emily Henderson		Accounts Payable (A/P)	-525.00	12,351.66
09/10/2026	Expense		GoDaddy	DDA B/P 0953 33670294 DNH*GODADDY.COM 480-505-8855 AZ C# 6344 DDA B/P 0953 01/06/25 33670294 DNH*GODADDY.COM 480-505-8855 AZ C# 6344	Website & Email Services	-23.19	12,328.47
09/11/2026	Bill Payment (Check)	200226	MMK Group, Inc.		Accounts Payable (A/P)	-5,000.00	7,328.47
09/11/2026	Expense		City of Stockton - Community Services	Inspection	Security, Street Closure & Insurance	-370.00	6,958.47
09/11/2026	Expense		Eagle Eye Protection Services	DBT CRD 1715 11 SQ EAGLE EYE PR GOSQ.COMCA CARD# 4987 DBT CRD 1715 09/10/26 11 SQ *EAGLE EYE PR GOSQ.COMCA CARD# 4987	Safety Service Calls	-875.00	6,083.47
09/11/2026	Expense		Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 2107 43 ON-LINE PRINTING 209-334-1440CA CARD# 4987 DBT CRD 2107 09/10/26 43 ON-LINE PRINTING 209-334-1440CA CARD# 4987	Advertising & Marketing	-532.57	5,550.90
09/11/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-62.04	5,488.86
09/11/2026	Bill Payment (Check)		City of Stockton (Sewer)		Accounts Payable (A/P)	-62.04	5,426.82
09/14/2026	Deposit		Square - Sales	SQ260914 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	5,460.50
09/14/2026	Deposit		Square - Sales	SQ260914 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	5,494.18
09/14/2026	Expense		Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 2159 24 ON-LINE PRINTING 209-334-1440CA CARD# 4987 DBT CRD 2159 09/11/26 24 ON-LINE PRINTING 209-334-1440CA CARD# 4987	Advertising & Marketing	-172.22	5,321.96
09/15/2026	Deposit		Square - Sales	SQ260915 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	33.68	5,355.64

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
09/15/2026	Expense		F.J. Dietrich & Co Insurance Services	ANDDONE, LLC MIRACLE MILE IMPROVEME TRN1TZG5G5KL9HDF6KD34VXM6M 6CCGI0CV0T\RMRIKINSURANCE PMT IN FULL PURCHASE ANDDONE, LLC MIRACLE MILE IMPROVEME TRN*1TZG5G5KL9HDF6KD3**4VXM6M 6CCGI0CV0T\RMRIK*INSURANCE PMT IN FULL\	Security, Street Closure & Insurance	-1,335.82	4,019.82
09/16/2026	Deposit		Square - Sales	SQ260916 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	115.92	4,135.74
09/16/2026	Expense		Amazon	DBT CRD 0316 31 AMAZON MKTPL5R1 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0316 09/16/26 31 AMAZON MKTPL*5R1 AMZN.COM/BILLWA CARD# 4987	Supplies	-103.34	4,032.40
09/18/2026	Deposit		Square - Sales	SQ260918 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	91.64	4,124.04
09/21/2026	Deposit		Square - Sales	SQ260921 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	492.38	4,616.42
09/21/2026	Deposit		Square - Sales	SQ260921 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	134.72	4,751.14
09/21/2026	Expense		Big Frog Custom T-Shirts & More	DBT CRD 2108 55 BIG FROG CUSTOM 209-929-9390CA CARD# 4987 DBT CRD 2108 09/18/26 55 BIG FROG CUSTOM 209-929-9390CA CARD# 4987	Sellable Items	-430.56	4,320.58
09/21/2026	Expense		Amazon	DBT CRD 2052 05 AMAZON MKTPL5X5 AMZN.COM/BILLWA CARD# 4987 DBT CRD 2052 09/20/26 05 AMAZON MKTPL*5X5 AMZN.COM/BILLWA CARD# 4987	Supplies	-192.27	4,128.31
09/22/2026	Transfer			DEPOSIT	F&M Money Market x0802	20,000.00	24,128.31
09/22/2026	Deposit		Square - Sales	SQ260922 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	149.60	24,277.91
09/22/2026	Expense		Pacific Gas & Electric (PG&E)	WEB ONLINE PGANDE WEB XXXXXXXXX090426	Utilities & Monthly Services	-9.17	24,268.74
09/22/2026	Expense		Amazon	DBT CRD 0407 15 AMAZON.COM5R000 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0407 09/22/26 15 AMAZON.COM*5R000 AMZN.COM/BILLWA CARD# 4987	Supplies	-188.96	24,079.78
09/22/2026	Expense		Charlie's Day & Nite	DBT CRD 1908 94 CHARLIE S DAY & 209-465-2667CA CARD# 4987 DBT CRD 1908 09/21/26 94 CHARLIE S DAY & 209-465-2667CA CARD# 4987	Utilities & Monthly Services	-120.00	23,959.78
09/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Utilities & Monthly Services	-72.69	23,887.09
09/24/2026	Expense		Waste Management	PAYMENT WASTE MANAGEMENT MIRACLE MILE COMMUNITY	Waste Management	-887.23	22,999.86
09/25/2026	Bill Payment (Check)	12795	El Tio Jumpers		Accounts Payable (A/P)	-330.00	22,669.86
09/25/2026	Bill Payment (Check)	12794	Sean Nieto		Accounts Payable (A/P)	-100.00	22,569.86
09/25/2026	Bill Payment (Check)	12759	Michael Whirlow		Accounts Payable (A/P)	-500.00	22,069.86
09/25/2026	Deposit		Square - Sales	SQ260925 SQUARE INC MIRACLE MILE COMMUNITY	Stoktoberfest & Car Show	134.75	22,204.61
09/25/2026	Expense		Walmart	1305 00 WAL-MART #3352 10355 TRINITY PKWY STOCKTONCA C# 4987 POS DEB 1305 09/25/26 00 WAL-MART #3352 10355 TRINITY PKWY STOCKTONCA C# 4987	Supplies	-54.93	22,149.68
09/25/2026	Expense			Petty cash	Stoktoberfest & Car Show	-600.00	21,549.68
09/25/2026	Expense		Amazon	DBT CRD 0947 95 AMAZON MKTPL5X9 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0947 09/25/26 95 AMAZON MKTPL*5X9 AMZN.COM/BILLWA CARD# 4987	Supplies	-20.66	21,529.02
09/25/2026	Expense		Amazon	DBT CRD 0728 80 AMAZON MKTPL5X1 AMZN.COM/BILLWA CARD# 4987 DBT CRD 0728 09/25/26 80 AMAZON MKTPL*5X1 AMZN.COM/BILLWA CARD# 4987	Supplies	-48.75	21,480.27
09/25/2026	Expense		Costco Wholesale	ice	Supplies	-70.23	21,410.04
09/27/2026	Deposit		Square - Sales		Stoktoberfest & Car Show	344.27	21,754.31
09/27/2026	Deposit		Square - Sales		Stoktoberfest & Car Show	1,623.65	23,377.96
09/27/2026	Deposit		Square - Sales		Stoktoberfest & Car Show	101.04	23,479.00
09/28/2026	Expense		Gary Fonseca, Jr. DBA Online Printing and Graphics	DBT CRD 2159 24 ON-LINE PRINTING 209-334-1440CA CARD# 4987 DBT CRD 2159 09/11/26 24 ON-LINE PRINTING 209-334-1440CA CARD# 4987	Advertising & Marketing	-705.36	22,773.64
09/28/2026	Deposit		Jeff Gamboni		Sponsorship	2,000.00	24,773.64
09/28/2026	Deposit		Mataga		Sponsorship	2,000.00	26,773.64
09/28/2026	Deposit		Chase Chevrolet		Sponsorship	2,000.00	28,773.64
09/28/2026	Deposit		Big Valley Ford		Sponsorship	1,000.00	29,773.64
09/28/2026	Deposit			2 additional donors per Rex Dhatt	Sponsorship	1,000.00	30,773.64
09/28/2026	Check		Security Contractor Services (v)		Security, Street Closure & Insurance	-672.50	30,101.14

Transaction date	Transaction type	Num	Name	Description	Item split account	Amount	Balance
09/28/2026	Expense		Costco Wholesale	DBT CRD 1607 37 COSTCO BY INSTAC INSTACART.COMCA CARD# 4987 DBT CRD 1607 09/25/26 37 COSTCO BY INSTAC INSTACART.COMCA CARD# 4987	Supplies	-89.61	30,011.53
09/28/2026	Expense		QuickBooks Payments	DBT CRD 0846 34 INTUIT QBOOKS O CL.INTUIT.COMCA CARD# 4987 DBT CRD 0846 09/26/26 34 INTUIT *QBOOKS O CL.INTUIT.COMCA CARD# 4987	QuickBooks	-340.00	29,671.53
09/29/2026	Deposit			DEPOSIT		6,865.58	36,537.11
09/29/2026	Check	200229	Calidad Services, Inc.	CHECK (DIGITAL) 200229	Security Equipment	-16,440.00	20,097.11
09/30/2026	Check	12762	L&L Entertainment	Kailani	Food & Beer Purchases	-484.00	19,613.11
09/30/2026	Check		Costco Wholesale		Supplies	-95.37	19,517.74
09/30/2026	Bill Payment (Check)		City of Stockton - Community Services		Accounts Payable (A/P)	-2,152.63	17,365.11
09/30/2026	Deposit					3,860.00	21,225.11
09/30/2026	Check		Katie Siegfried	online		-944.70	20,280.41
09/30/2026	Check	12760	Ontiveros Lawn Care & Maintenance	Kailani	Outside Services	-590.00	19,690.41
09/30/2026	Check	12763	Stockton Supplies	Invoice #43969-11	Supplies	-2,082.99	17,607.42
09/30/2026	Check		Rat Inc.	paid	Outside Services	-533.03	17,074.39
09/30/2026	Check	12761	Kiwanis Club of Stockton		Dues, subscriptions & memberships	-175.00	16,899.39
09/30/2026	Check		WMB		Improvements (Funded)	-2,388.00	14,511.39
09/30/2026	Check	12764	Delta Awards		Supplies	-316.15	14,195.24
Total for F&M Checking x0801						-\$29,705.57	
F&M Money Market x0802							
Beginning Balance							5,004.76
09/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Sweep x0800	-4.76	5,000.00
09/22/2026	Transfer			DEPOSIT	F&M Checking x0801	-20,000.00	-15,000.00
09/22/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Sweep x0800	20,000.00	5,000.00
09/30/2026	Deposit		Stockton Unified School District	Interest on assessment payment	Interest Income	402.44	5,402.44
09/30/2026	Deposit		F&M Bank	INTEREST DEPOSIT	Interest Income	4.94	5,407.38
Total for F&M Money Market x0802						\$402.62	
F&M Reserve x5901							
Beginning Balance							0.00
Total for F&M Reserve x5901							
F&M Sweep x0800							
Beginning Balance							297,376.76
09/01/2026	Expense			3RD PARTY SWEEPS DDA DR	F&M Money Market x0802	4.76	297,381.52
09/01/2026	Deposit		F&M Bank		Interest Income	797.14	298,178.66
09/22/2026	Deposit			3RD PARTY SWEEPS DDA CR	F&M Money Market x0802	-20,000.00	278,178.66
Total for F&M Sweep x0800						-\$19,198.10	
TOTAL						-\$48,501.05	

CAM

RECOVER WITH CAM		Name	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	TOTAL
YES	MONTHLY Costs	CalWater	\$ 58	\$ 47	\$ 46	\$ 34	\$ 59	\$ 48	\$ 48	\$ 47	\$ 48	\$ 35	\$ 207	\$ 65	\$ 742
		Charlie's Day & Nite (pd. quarterly)	\$ 360		\$ 120	\$ 17		\$ 120	\$ 48	\$ 120	\$ 182	\$ -	\$ 120	\$ 1,088	
		City of Stockton (Sewer)	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125		\$ 274	\$ 125	\$ 125	\$ 125	\$ 130	\$ 130	\$ 1,534
		Federico Chavez	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 7,500
		Pacific Gas & Electric (PG&E)	\$ 607	\$ 206	\$ 118	\$ 516	\$ 364	\$ 209	\$ 70	\$ 19	\$ 13	\$ 8	\$ 8	\$ 9	\$ 2,146
		Waste Management	\$ 71	\$ 71	\$ 71	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 867
		TOTAL	\$1,846	\$1,073	\$1,104	\$1,390	\$1,245	\$1,075	\$1,090	\$ 937	\$1,004	\$1,049	\$1,043	\$1,022	\$13,878
	ONE-TIME Expenses	A1 Exterminators											\$ 205		\$ 205
		Kleerview Professional Services			\$ 215							\$ 215			\$ 430
		Preszler Plumbing													\$ -
		Aqua Steam (carpet cleaning)			\$ 642										\$ 642
		The Glass Shop						\$1,372							\$ 1,372
		Hardware Supplies			\$ 188										\$ 188
		TOTAL	\$ -	\$ -	\$1,045	\$ -	\$ -	\$1,372				\$ 215	\$ 205	\$ -	\$ 2,837
Grand Total			\$1,846	\$1,073	\$2,149	\$1,390	\$1,245	\$2,447	\$1,090	\$ 937	\$1,004	\$1,264	\$1,248	\$1,022	\$16,715

CAM Income	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$1,466	\$17,587
(GAP)	\$ (380)	\$ 392	\$ (684)	\$ 76	\$ 220	\$ (981)	\$ 375	\$ 528	\$ 462	\$ 202	\$ 218	\$ 444	\$ 872		

MMCID - CASH REQUIREMENTS

Checking Account: \$ 34,191.11 9/30/2026

FORECASTED INCOME:

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

COMMITTED FUNDS:

Outstanding items

Taste of the Mile - Food	\$	(300.00)
Misc.	\$	(69.13)
Placer AI	\$	(12,000.00)
Stoktoberfest	\$	(7,600.00)
	\$	<u>(19,969.13)</u>

UPCOMING BILLS:

Monthly items	\$	(26,000.00)
Calidad	\$	(47,080.35)
Insurance	\$	(13,847.84)
PG&E True-up (est.)	\$	(3,400.00)
WMB	\$	(2,388.00)
Boo-tique Market	\$	(1,900.00)
	\$	<u>(94,616.19)</u>

TRANSFER FROM MONEY MARKET

Monthly items	\$	26,000.00
Additional transfer	\$	65,000.00

Projected Ending Balance **\$ 10,605.79**

ADDITIONAL ACCOUNTS:

Money Market Balance: \$ 278,178.66 Interest rate: 2.4%

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

Maturity date: Nov 15 2026

GRANT FUNDS ALREADY REQUESTED

Building Purchase

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

Grant Request #1

LDA Partners	Prelim design Bedford & Doris	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00
Calidad	Security camera signage	\$ 1,618.00	\$ -	\$ 1,618.00
District 360	Salesforce	\$ 9,990.00	\$ 9,990.00	\$ -
Haggerty	Dumpster enclosure	\$ 48,025.00	\$ 48,025.00	\$ -
WMB Architects	Bedford	\$ 47,991.00	\$ 35,417.01	\$ 12,573.99
TJS Design	Construction at Dorris	\$ 44,450.00	\$ 45,281.00	\$ (831.00)
	TOTAL	\$ 156,074.00	\$ 141,713.01	\$ 14,360.99

Grant Request #2

		SUBMITTED	PAID	REMAINING
Calidad Services	Security Camera Expansion	\$ 159,920.70	\$ 110,600.70	\$ 49,320.00
Lovotti Inc.	Maintenance Substation AC	\$ 17,899.01	\$ 17,899.01	\$ -
Marco Pries Masonry	Planter repair & painting	\$ 2,050.00	\$ 2,050.00	\$ -
City of Stockton	Overage on building permit	\$ 1,004.83	\$ 1,004.83	\$ -
TJS Design	Remodel overage	\$ 831.00	\$ 831.00	\$ -
	Excess from building purchase	\$ (653.35)	\$ -	\$ (653.35)
		\$ 181,052.19	\$ 132,385.54	\$ 48,666.65

GRANT FUNDS USED \$ 1,330,465.54

REMAINING \$ 1,769,534.46

Vendors Actively Paying:

WMB	DATE	AMOUNT
	8/8/2025	\$ 1,331.46
	8/15/2025	\$ 1,628.07
	10/1/2025	\$ 4,331.96
	10/24/2025	\$ 7,814.50
	12/1/2025	\$ 3,770.84
	12/4/2025	\$ 2,627.98
	12/31/2025	\$ 4,296.25
	1/27/2026	\$ 1,480.00
	2/28/2026	\$ 370.00
	3/31/2026	\$ 1,161.25
	4/30/2026	\$ 2,916.51
	8/4/2026	\$ 1,300.19
	10/2/2026	\$ 2,388.00
		\$35,417.01

Calidad Security	DATE	AMOUNT
	4/30/2026	\$ 47,080.35
	9/29/2026	\$ 16,440.00
	10/10/2026	\$ 47,080.35
		\$ 110,600.70

GRANT BUDGET ALLOCATIONS:

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

MAINTENANCE	
	\$ 1,665,000.00
ACQUISITION OF MAINTENANCE SUBSTATION	\$ 1,500,000.00
Building purchase	\$ (992,686.00)
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)
Remaining	\$ 381,148.16

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

TRASH RECEPTACLES \$ 30,000.00

ENCLOSED GARBAGE CORRALS \$ 135,000.00
 Haggerty \$ (48,025.00)
 Remaining \$ 86,975.00

GENERAL MAINTENANCE
 Ostlund Environmental Services, Inc.* \$ 1,325.00

* Will be included in Grant Request #3

Dougherty Door Project Funding

FUNDS RECEIVED

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

05/19/2025		Central Valley Hardware	Dougherty Funds	Doors - See attached invoice for detail	\$ 3,558.85
06/12/2025	905	No Limits Painting	Dougherty Funds	Prep, primer and paint three exterior doors including the door frame	\$ 900.00
06/16/2025	5518	Chris Macias	Dougherty Funds	Remove old door & trim, install new door & trim, install new lock set	\$ 600.00
06/16/2025	5518	Chris Macias	Dougherty Funds	Lock set, trim, screws, adhesive caulk	\$ 99.00
07/08/2025	5571	Chris Macias	Dougherty Funds	Remove old door & trim, install new door & trim, install new lock set	\$ 680.00
07/08/2025	5571	Chris Macias	Dougherty Funds	Lock set, trim, screws, adhesive caulk	\$ 122.00
11/22/2025	5916	Chris Macias	Dougherty Funds	Remove old door & trim, install new door & trim, install new lock set	\$ 1,257.00
09/01/2025	ACH	Placer A I	Dougherty Funds	12 month contract	\$ 12,000.00

REMAINING

\$ 283.15

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
October 14, 2026**

**Agenda Item 3.1
Action Item**

Acknowledgement of Board Seats Set to Expire and Subject to Election in December 2026

The MMCID bylaws require the Executive Director to inform the Board of Directors in October of the Board seats subject to election in the upcoming December organizational meeting. They are:

Board Seats Expiring in 2026 and Subject to Election in December for Term 2027 - 2028

- seat held by Kevin Dougherty – property owner
- seat held by Jeff Gamboni – property owner
- seat held by Melissa Grizzle – property owner
- seat held by Clem Lee – community member
- seat held by Cassandra Morales – community member
- seat held by John Precissi – property owner

Recommended Action

It is recommended that the board acknowledge the board seats set to expire in December 2026 and, by so doing, direct the Executive Director to prepare for and execute the required elections as set forth in the bylaws including providing appropriate public notification and outreach.

For Information:

Board Seats Expiring in 2027 and Subject to Election in December for Term 2028-2029

- seat held by Jean Callahan – ex officio community member representing UOP
- seat held by Rex Dhatt – property owner
- seat held by Manuel Guizar – property owner
- seat held by Kevin Hernandez – property owner
- seat held by Juanita Pasley – community member
- seat held by Lisa Whirlow – property owner
- seat held by Brian Wright – ex officio property owner representing SUSD

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
October 14, 2026**

**Agenda Item 3.2
Consent Item**

**Approval of Recommendation to Establish a Separate Bank Account
for Property-Related Transactions**

The MMCID is awaiting confirmation from the bank regarding the ability to open an additional money-market savings account allowing profits generated by the real property at 250 Dorris Place to continue earning interest as they currently do.

If an additional money-market account is not available, the Finance Committee request authorization to establish a separate bank account for these funds.

In either case, the financial activity related to the real property will be maintained separately from the rest of the district's budget as a matter of clarity. Any movement of funds between the two budgets is strictly subject to the pre-approval of the Board of Directors.

Recommended Action

It is recommended that the Board authorize the establishment of a separate bank account for funds related solely to the management of the district's real property.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
October 14, 2026

Agenda Item 3.3
Consent Item

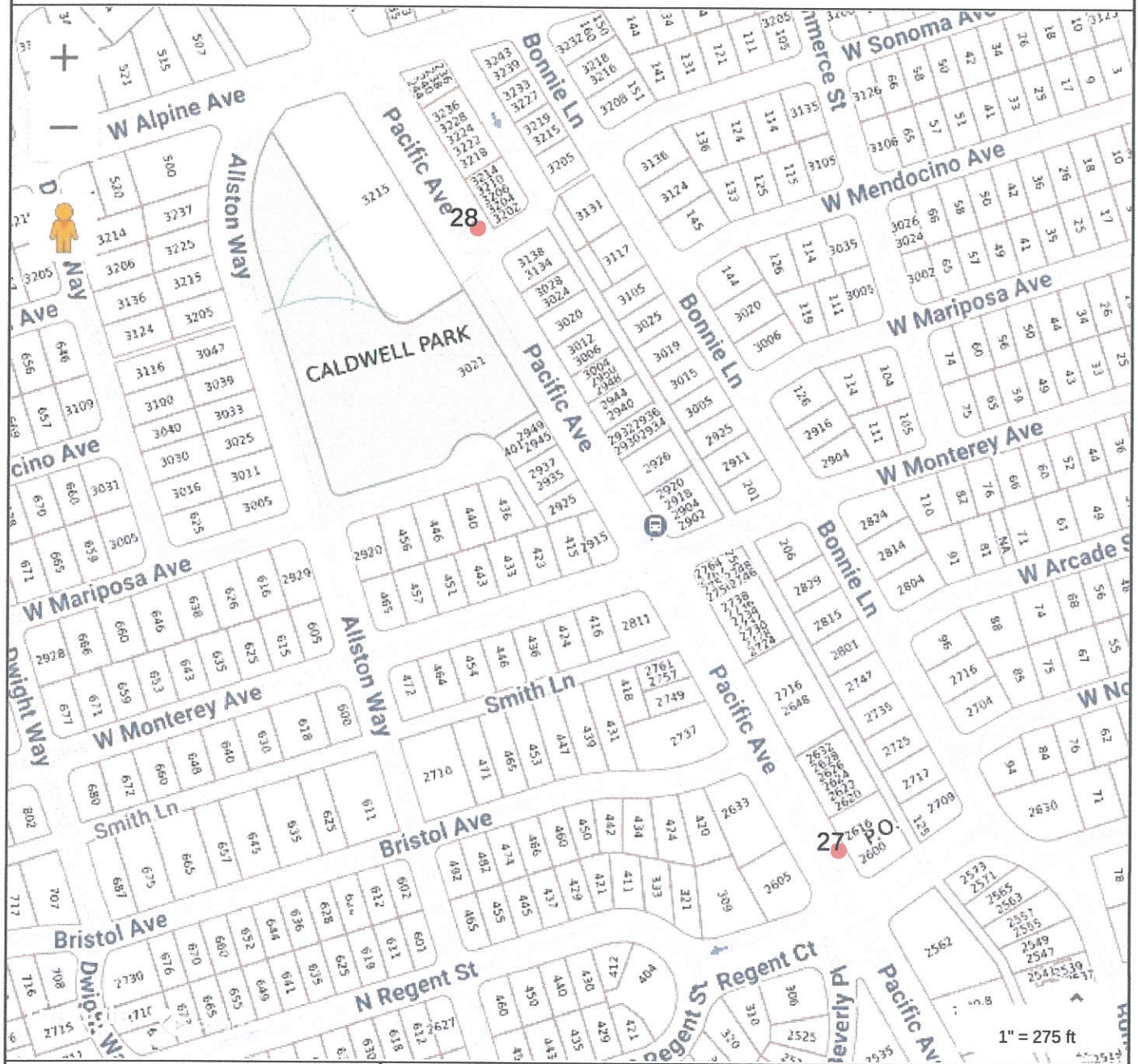
**Approval of Recommendations of the Civil Sidewalks Committee
Related to the Placement of New Garbage Cans**

The Civil Sidewalks Committee forwards its recommendations for the placement of new garbage cans in the business district. Recommendations are attached.

Recommended Action

It is recommended that the Board approve the Civil Sidewalk Committee's recommendations.

North Pacific



Upper Pacific



Move #23 infront of True You Yoga closer to La Palma

★ Star Indicates new trash location

Move #15 infront of Slim and Seoul Soon Dubu closer to benches infront of Attraction Beauty Salon

Lower Pacific at Harding



#2 no longer exists

#10 remove

Bus stops have their own trash cans (MMCID does not maintain them)

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
October 14, 2026

Agenda Item 4.1
Action Item

Approval of Costs for Annex Renovations

The Asset Management forwards its latest revised budget for the annex renovations on the Bedford Road side of its real property at 250 Dorris Place. Revised budget is attached.

Recommended Action

It is recommended that the Board approve the Asset Management Committee's revised renovation budget.



Budget Summary-Revision #05
Miracle Mile CID Maint. Substation

Date: 10/13/26

Project Number: 26080
 Building SF: 775
 Site SF: 1
 Estimator: NR

Division	Trade	Total	Description
01 General	Division 01 Total	\$ 6,237.00	
	General Requirements	\$5,152.00	Dumpster, safety supplies, temp services, first aid,
	Final Clean	\$1,085.00	Final wipe down of surfaces, vacuum and mop, clean wind
02 Existing Conditions	Division 02 Total	\$ 7,165.00	
	Demolition	\$7,165.00	Remove interior walls, sheet rock, water closet, restroom
03 Concrete	Division 03 Total	\$ 8,780.00	
	Concrete	\$8,780.00	Pour back plumbing trench & Electrical Floor Box, Exterior
06 Woods, Plastics, &	Division 06 Total	\$ 34,991.00	
	Wood Framing	\$28,563.00	**Includes selective Rough Carp Demo, Mezz floor joists
	Casework, Tops, & Millwork	\$6,428.00	Kitchenette- P-Lam upper/lower w/solid surface top and
07 Thermal & Moisture	Division 07 Total	\$ 1,285.00	
	Insulation	\$1,285.00	Insulate new Interior Walls w/R-13 and R-19 UNF
08 Openings	Division 08 Total	\$ 9,865.00	
	Doors and Frames	\$9,865.00	New 3ox7o door/frame into Storage Room & Restroom,
09 Finishes	Division 09 Total	\$ 31,679.00	
	Drywall & Metal Studs	\$16,000.00	New drywall on wood framed walls and soffits per plan,
	Painting	\$5,579.00	One coat of primer and two coats of finish paint on all
	Grind & Polish Concrete Floor	\$10,100.00	Grind and seal exposed conc floors SC-1, Clean/Fill
10 Specialties	Division 10 Total	\$ 3,015.00	
	Interior Signage	\$275.00	ADA Code Complaint Signage as required
	Toilet Accessories	\$2,255.00	Bathroom Accessories by Bobrick or equal, (1) 36" Grab
	Fire Extinguishers	\$485.00	5 lb extinguisher in recessed cabinet with signage
22 Plumbing	Division 22 Total	\$ 26,336.00	
	Plumbing	\$26,336.00	Safe off for demo, Layout for concrete cutting, by others.
23 HVAC	Division 23 Total	\$ 18,000.00	
	Heating, Ventilation, & Air Cond	\$18,000.00	Remove existing 3-ton split system and line set, Provide
26 Electrical	Division 26 Total	\$ 38,482.00	
	Electrical	\$38,482.00	T-24 certifications, P&I all switches and receptacles, safe
00 Procurement	Division 00 Total	\$ 46,139.00	
	General Conditions	\$46,139.00	Project Management, Supervision, Safety Officer, Field
	Insurance Requirements	\$3,334.63	
	Profit & Overhead	\$34,796.10	
	CONSTRUCTION TOTAL	\$ 270,104.73	

	MEP Design	\$15,274.30
	GRAND TOTAL	\$ 285,379.03

Alternates		
1	\$ 8,622.00	Provide Power box under Conference Table, includes saw cut, electrical, pour back
2	\$ 7,633.00	Shelving for Maintenance Manual/Book storage, ladder to access high shelves
3	\$ 12,583.00	Fire Resistive Curtain and Track System
4	\$ 4,025.00	Concrete Seat Wall-no Integral color
5	\$ 7,932.00	Replace 2nd Story Windows, supplemental framing, patching, paint
6	\$ 7,046.00	Flooring LVP, Sheet Vinyl and Rubber Base
7	\$ 16,277.00	Replace Storefront and Storefront Door
8	\$ 1,841.00	**LED Downlight x2 over Library Curtain
9	\$ 5,296.00	Integral color for "Seat Wall", minimum of 3 yards, short load and separate mobilization
10		

**Miracle Mile Community Improvement District
MMCID**

**ACTION PACKET
October 14, 2026**

**Agenda Item 4.2
Action Item**

**Approval of Extraordinary Costs for District-Wide Decorative Lighting to
Enhance District Identity, Placemaking, and Economic Development**

Purpose: Enhance district identity, support evening economic activity, and create a more inviting atmosphere along Pacific Avenue. The lighting will complement the district's holiday decorations, encourage holiday shopping and dining, and serve as a year-round placemaking enhancement for businesses, residents, and visitors.

Immediate Benefits: Enhance the Miracle Mile's holiday atmosphere, encourage seasonal shopping and dining, and provide festive lighting for the inaugural Miracle Mile Holiday Parade.

Ongoing Benefits: Strengthen district identity, encourage evening and nighttime visitation, support local businesses, and enhance the overall appearance and appeal of the Miracle Mile for up to 12 months.

Long-Term Vision: The temporary lighting installation will serve as an interim improvement while MMCID awaits \$20 million grant-funded capital improvements.

Financial Overview:

Anticipated Cost: approximately \$30,000

Secured Lighting Sponsorship: \$10,000

Proposed MMCID Investment: approximately \$20,000

It should be noted that if the holiday parade gains traction as a signature city-wide Stockton event, sponsorships could exceed expectations and the deficit for lighting funds could disappear. In the event it does not, however, the Board of Directors must be willing to assume the risk in anticipation of the enhancements discussed previously.

Recommendation

It is recommended that the Board of Directors approve the investment in lighting as presented.

**Miracle Mile Community Improvement District
MMCID**

ACTION PACKET
October 14, 2026

Agenda Item 4.3
Action Item

Approval of Budget for the 2026 Inaugural Miracle Mile Holiday Parade

The Executive Director will be present a budget (attached) for the upcoming Miracle Mile Holiday Parade.

Recommendation

It is recommended that the Board of Directors approve the budget for the Miracle Mile Holiday Parade.

Miracle Mile Holiday Parade

Revenue

Sponsorships (20K Committed)	\$35,000.00
Parade Entries	\$15,000.00
Total Revenue	\$50,000.00

City Permits & Insurance	\$0.00
Stage rental	\$1,200.00
DJ	\$300.00
Décor & Lighting	\$13,000.00
Marketing & Promotion & Event Signage	\$15,000.00
Bathroom Rental	\$1,000.00
golf cart rentals	\$1,500.00
VIP section rentals	\$3,000.00
Total Expenses	\$35,000.00
Net Profit	\$15,000.00