



Miracle Mile Community Improvement District
Annual Meeting of the Board of Directors Agenda
Wednesday, December 11, 2024, 4:00 pm
Creperie Le Pompon
2319 Pacific Avenue, Stockton, CA 95204

AGENDA

1. Call to Order General Session – *Jeffrey Gamboni, President*
2. Public Comment (3-Minutes Max Per Person)
Please complete comment card and deliver to Board Secretary.
3. Approval of the November 13, 2024, BOD Meeting Minutes – *Juanita Pasley, Secretary* *Action Item*
4. Finance Committee – *John V. Precissi, Treasurer*
 - a. Approval of the MMCID November Financials *Action Item*
 - b. Approval of 2025 MMCID Budget *Action Item*
 - c. Approval of the dissolution of the MMID 501c6 *Action Item*
5. Approve 2024-2025 Slate of Nominees for MMCID Board of Directors *Action Item*

FIVE (5) Property Owner Director Seats

- a. Property Owner - Kim Byrd
- b. Property Owner - Kevin Dougherty
- c. Property Owner - Jeff Gamboni
- d. Property Owner - John Precissi
- e. Property Owner - Angela Rugani
- f. Property Owner - Yonie Young

TWO (2) Community Director Seats

- a. Toribio Cano - Business Owner: Majestic Barber
 - b. Carlos Garcia - Business Owner: Thai Me Up
 - c. Kenda Keo - Business Owner: Blush Bar
 - d. Jason Laurenti - Business Representative: Ave on the Mile
 - e. Clem Lee - Community Non-Resident
 - f. Tammy Nguyen - Business Owner: Cocoro, Ululani's & El Chilango Chido
6. Election of the 2024-2025 Term Directors *Action Item*
 7. Director Requests / Announcements
 - a. STAART Program – New Funds (Jeff)
 8. Next Meeting:
Joint Board of Directors General Meeting

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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January 11th, 2024, at 4:00 pm (Location – TBD, tentatively Dorris Place, pending approval).

9. Adjournment to Recognitions and Open House

Action Item

Brown Act: All MMCID Board meetings are held pursuant to the Brown Act as codified in Government Code Section 54957.5.

Public Comments: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, before or during the discussion of that item by the Board. For all items, including items not on the agenda, the public comment time is at the start of each meeting and is limited to three minutes per person unless additional time is granted by the meeting chairperson. State law does not allow action to be taken on an issue not listed on the agenda.

Accessibility: If you require special assistance to participate in the meeting, notify Kim Byrd at 209-481-1843 or via email at info@stocktonmiraclemile.com at least 48-hours prior to the meeting.

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**MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
GENERAL MEETING BOARD OF DIRECTORS**

MINUTES OF THE MEETING

Wednesday, November 13, 2024, at 4:00pm
250 Dorris Place, Stockton, CA 95204

PRESENT: Kim Byrd, Juanita Pasley, Jeff Gamboni, John Precissi, Tammy Nguyen, Lisa Whirlow, Jason Laurenti, Rex Dhatt (arrived 4:09pm), Jean Callahan (arrived 4:11pm), Yonie Young (arrived 4:13pm), Manuel Guizar (arrived 4:26pm)

ABSENT: Brian Wright, Jovie Lor,

GUESTS: Carrie Wright (COS), Angela Rugani, Kevin Hernandez, Mario Enriquez, Kevin Dougherty

1. **Call to Order General Session** – Meeting called to order at 4:07pm by Jeff Gamboni, Board President

2. **Public Comment (3-Minutes Max Per Person):** Kevin Dougherty provided an update on the purchase of the property asset. We have a pending escrow with contingencies, tentatively scheduled to close on 12/5/24. It may take additional time to close, pending approval of NOFA by City Council expected on 12/10/24, but possibly as soon as 12/3/24. Agreement by seller is necessary Also in the works is a “lease back” with current occupant, and with a secondary space. A proposal has been made for the lease back on suite 1, and we are awaiting a response. There was a meeting today with a prospective tenant, looking to expand their operations. We will soon be looking to the market for additional tenants. The solar panels have been cleaned and there is an engineer looking into what we can additionally do with solar, possibly more panels.
Mario Enriquez introduced himself. He stated that, as an advocate for the Miracle Mile, he is invested with the MMCID to do all that he can to help.
Kevin Hernandez spoke about, with the upcoming holidays, he has volunteers from UOP who are willing to do philanthropic work to help get the Mile ready. There is a Christmas Cruise scheduled for the 3rd Thursday of December. Kim will reach out to Justin to get more information.

3. **Approval of the October 9, 2024, BOD Meeting Minutes** – Juanita Pasley, Board Secretary

MOTION to approve Minutes of October 9, 2024:

Motion: Jason Laurenti **Second:** Jean Callahan **Vote:** 9/11 **Abstentions:** 2

Motion Approved with amendment – Name change “Rugani”

4. **Approval of the MMCID August Financials** – John Precissi, Treasurer
 - a. MMCID October Financials:

UPDATES:

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Review of MMCID Budget 2025 – Draft budget was distributed to the board. The “retained earnings” was money that has accumulated and has rolled over from previous years.
Bookkeeper Contract Cancellation & RFP – Kim Potts has submitted her contract cancellation as she is retiring. An RFP will be sent out for a replacement.
Taste of the Mile – Havana Nights Proceeds – Final income \$48,190.
Security Camera Program – Phase 3 – Project plan is ongoing. Recommended business/property owners will be contacted for agreement. A letter of agreement to be signed by property owners, prior to installation.
MMCID Investments – Kim has been working with bankers. There is a 6-month CD at 3.5% or a 12 month at 3%.

We have received the COS assessment funds and funds from SJC Supervisor Miguel Villapudua for Taste of the Mile. Phase 2 of the camera program is complete and standard monitoring rate is in effect. Phase 3 of the camera installation recommendations being finalized. Expect installations to begin in December and conclude in January.
Kim has talked with both the Stockton Ports and the Stockton Kings about help with new banner poles. They were both receptive to helping. More TBA soon.

MOTION to approve October 2024 Financials:

Motion: Jean Callahan **Second:** Jason Laurenti **Vote:** 11/11 **Abstentions:** 0

Motion Approved

5. **City of Stockton Report** – Carrie Wright, COS Economic Development

Carrie stated that COS is currently doing research on a Consolidated Plan (a 5-year plan). They will be going out to the community for community engagements. They are holding an event in every district and trying to get people to fill out the surveys, future plans will be based off of the answers received from the surveys. Some of the items on the survey are development for housing, neighborhood action plans, etc. Carrie asked that the board fill out the surveys. NOFA on the COS City Council agenda for a substation (12/10/24 meeting). Next week at council, the TBID (Visit Stockton) will be going for renewal. Also, the broken window grant and the façade grants will remain in place for now with the city.

6. **District Reports**

- a. **Capital Improvement Ad-Hoc Committee** – Jean Callahan- RFQ went out, six vendors submitted. RFP was sent out to those six vendors.
- b. **Civil Sidewalk** – Rex Dhatt – Next meeting will be Thursday, 12/5/24 at 1:00pm.
- c. **Economic Development** – Jeff Gamboni – Waiting for the COS to give them their codes so that the committee can respond. The focus has been on the property purchase.
- d. **Events & Promotions** – John Precissi – Sip & Shop 12/7/24 12-5pm. The lights will be installed on 11/24/24 on the tree. Elf on the Shelf will be available to merchants for the holiday season and a Miracle Mile window decorating contest for merchants. Tree lighting will be at the conclusion of the Sip & Shop. Puffy’s will be hosting Santa and Mr. Otto’s will be hosting cookie decorating.

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Merchants will be encouraged to participate in the Sip & Shop, and an email went out for them to submit their promotions.

7. Executive Director Report – Kim Byrd, Executive Director –

- a. 2025/2026 – Update on Board of Directors Nominations – Nominations have been coming in. Accepting nominations through 11/24/24.
- b. Old Empire Theatre – There was an email that went out about the plans which was a violation of the Brown Act. A discussion was encouraged to be had, in a public forum. Rex spoke of the email and how he did not appreciate the discussion and took it very personally. He said that, although there have been two conversations, there has not been any contracts with anyone at this point. As of right now, they are just waiting, and no decision has been made. Jean asked about the vision for the property and Rex stated that at this time he has nothing.
- c. District360 – <https://district-360.com/features> - Modules for districts like that of the MMCID. There are different packages available. There is a \$300 a month package that looks to be the best fit for the MMCID. District360 would serve as a CRM and central repository for district assets, merchants, property owner, assessments and documentation. If there is enough interest, Kim can set up a demo.

8. Director Requests / Announcements –

The next meeting will have a holiday celebration immediately afterward.

Jason spent 2-3 days fixing the lighting on their block and is willing to do it for any property owners who will allow him to do the work.

Next weekend (11/22/24) UOP will be hosting the WCC Water Polo tournament Fri-Sun. Jean invited everyone to attend.

9. Next Meeting:

Annual Meeting & Board Elections

December 11, 2024, at 4:00 pm at Creperie Le Pompon

10. Adjournment – Motion to adjourn made by Juanita Pasley @ 5:32pm, seconded by Jason Laurenti.

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Financial Report

Miracle Mile Community Improvement District
For the period ended December 31, 2024



Prepared by
Finance Committee

Prepared on
December 6, 2024

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MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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Statement of Financial Position

As of November 30, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M - CD Account	22,000.00
F&M Checking x0801	74,385.01
F&M Reserve x5901	15,402.01
Total Bank Accounts	111,787.02
Total Current Assets	111,787.02
Fixed Assets	
Dorris Place - Land Purchase	10,000.00
Total Fixed Assets	10,000.00
TOTAL ASSETS	\$121,787.02
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening balance equity	1,844.96
Retained Earnings	158,666.31
Net Revenue	-38,724.25
Total Equity	121,787.02
TOTAL LIABILITIES AND EQUITY	\$121,787.02

Statement of Activity by Month

November 2024

	Total
REVENUE	
NON-ASSESSED INCOME	
Event Income	
Event - Havana Nights	
Event - Havana Nights - Silent Auction Sales	-225.00
Total Event - Havana Nights	-225.00
Total Event Income	-225.00
Interest Income	56.00
Total NON-ASSESSED INCOME	-169.00
Total Revenue	-169.00
GROSS PROFIT	-169.00
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,041.00
Repair & maintenance supplies	500.00
Safety Ambassador	6,431.25
Safety Service Calls	507.50
Security Camera Monitoring	3,565.00
Waste Management	887.00
Total Enhanced Service Programs	17,931.75
Total CIVIL SIDEWALK	17,931.75
District Identity	
Banner Program	776.42
Event Expenses	
Car Show & Concert Expense	5,706.71
Event Insurance	108.18
Total Car Show & Concert Expense	5,814.89
Stockton Cruise Night Expense	6,698.74
UOP Welcome Back Expense (WOW)	1,774.90
Total Event Expenses	14,288.53
Social Media Contractor	1,500.00
Total District Identity	16,564.95
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	5,585.40
Office/General Administrative	
Dues, subscriptions & memberships	50.00
Google Workspace	28.80
Phone & Internet Service	29.13

	Total
Postage & PO Box	42.34
QuickBooks	235.00
Total Office/General Administrative	385.27
Professional Fees	
Bookkeeping	500.00
Total Professional Fees	500.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	6,470.67
Dorris Place Acquisition	
Dorris Place Expense	1,450.00
Total Dorris Place Acquisition	1,450.00
Total Expenditures	42,417.37
NET OPERATING REVENUE	-42,586.37
NET REVENUE	\$ -42,586.37

Statement of Activity Y-T-D

January - November 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Total
REVENUE												
ASSESSMENT INCOME												
ACS Assessment					91,598.32					22,504.56		0.00
SIC Assessment	102,412.40	489.00								184,489.72		22,504.56
SIBD Assessment												184,489.72
Total ASSESSED INCOME	102,412.40	489.00			91,598.32					22,504.56		22,504.56
NON-ASSESSED INCOME												
Event Income			198.90						1,200.00			0.00
Car Show & Concert										3,740.00		1,688.80
Car registration										1,250.00		1,250.00
Drink ticket sales										500.00		500.00
Sponsorship										500.00		500.00
Vendor pop-ups										1,465.00		1,465.00
Total Car Show & Concert			198.90						1,200.00	6,955.00		6,955.00
Event - Hawaii Nights						0.00				0.00		0.00
Event - Hawaii Nights - Street Auction Sales						6,347.00				130.00		6,252.00
Event - Hawaii Nights - Sponsorship						20,700.00				6,400.00		27,100.00
Event - Hawaii Nights - Ticket Sales						11,800.00				500.00		12,300.00
Event - Hawaii Nights Beverage Sales						16,754.86				16,754.86		33,509.72
Event - Hawaii Nights Door Donation						400.00						400.00
Total Event - Hawaii Nights						66,001.86			7,200.00	10,000.00		83,201.86
Stockton Cruise Night			198.90			64,001.86			8,200.00	16,955.00		90,155.76
Total Event Income			198.90			64,001.86			8,200.00	16,955.00		90,155.76
Interest Income						8,000.00						8,000.00
Light Pole Barter Contribution						0.00						0.00
Net Realization			-160.00			0.00						-160.00
Non-Assessed Income - SAC Camera Program												28,000.00
Non-Assessed Income - SAC Property Tax - Interest Earned												450.00
Total NON-ASSESSED INCOME			198.90		0.00	64,001.86			8,200.00	16,955.00		45,654.76
Total Revenue	102,272.40	280.00	198.90		91,598.32	64,001.86			8,200.00	39,459.56		217,000.24
EXPENDITURES												
CIVILSIDEWALK												
Enhanced Service Programs												0.00
Enhanced Safety (Humper Head)	8,592.25	7,209.88			5,455.00	5,455.00	5,455.00	5,455.00	5,455.00	6,041.00	6,041.00	16,002.13
Maintenance Ambassador	5,435.04	5,485.04			5,435.00	165.36	6,431.25	6,431.25	6,431.25	5,725.25	500.00	11,172.96
Repair & maintenance supplies			4,592.50		6,431.25	770.50	988.00	520.00	4,722.50	4,450.00	507.50	56,146.25
Safety Ambassador					1,160.00	777.50	2,915.00	2,815.00	2,915.00	3,665.00	3,365.00	20,670.00
Safety Service Calls					1,315.00	2,315.00	2,915.00	2,815.00	2,915.00	1,167.89	887.00	7,005.14
Security Camera Monitoring	422.30	422.30	422.30		422.30	422.30	575.33	1,115.59	580.50	1,167.89	887.00	7,005.14
Vehicle Management												167,000.00
Total Enhanced Service Programs	14,450.29	13,827.22	10,819.80		14,454.88	13,827.22	16,741.28	16,287.14	16,944.25	18,668.74	17,981.75	167,000.00
Security Camera Hardware	25,565.78				25,889.26	1,598.50	16,387.00			4,519.00		73,668.57
Total CIVIL SIDEWALK	39,856.87	13,827.22	10,819.80		40,694.34	16,461.28	32,128.81	16,287.14	16,944.25	23,088.74	17,981.75	240,678.89
Dance Tents						220.00	50.00	9,483.07	2,800.00		776.42	13,544.49
Barter Program												0.00
Event Expenses									58.00	4,380.14	5,706.71	10,144.85
Car Show & Concert Expenses												108.18
Event Insurance												600.07
Square Processing Fee - Car Show												600.07
Total Car Show & Concert Expenses									60.00	4,960.21	6,376.89	10,665.10
Hawaii Nights Expense					1,922.10	20,220.84	13,260.29	201.97				35,615.30
Square Merchant Processing - Hawaii Nights					175.15	946.73	4.70					1,126.58
Total Hawaii Nights Expense					2,097.25	21,177.67	13,265.00	206.67				36,741.88
Stockton Cruise Night Expense					141.00		141.00	358.00	288.00		6,886.74	7,623.74
UOP Wisconsin Back Expense (WOW)							2,088.13	297.47				4,184.50
Total Event Expenses	1,500.00	1,500.00	1,500.00		2,239.25	21,177.67	13,406.00	2,685.60	643.47	4,980.21	14,588.23	59,877.22
Social Media Contractor										1,500.00		1,500.00
Website & Email Services	311.64				89.00		131.76		22.17			554.57

Miracle Mile Community Improvement District

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	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	TOTAL
Total District Revenue	2,011.84	1,600.00	1,600.00	1,600.00	3,827.26	22,897.87	16,082.76	18,608.17	4,862.84	6,460.21	16,664.86	86,978.28
DISTRICT MANAGEMENT & ADMINISTRATION												
Contract Management Services	3,687.87	6,248.80	4,787.90	3,386.00	3,891.56	5,974.00	5,500.00	4,372.04	3,858.74	4,280.28	5,585.40	51,564.57
Insurance												0.00
Directors & Officers Insurance										9,218.30		9,218.30
Liability Insurance										4,168.32		4,168.32
Total Insurance										13,386.62		13,386.62
License and Permits												126.00
Other/General Administrative			742.50			50.00	215.59					958.09
Dues, subscriptions & memberships				160.00				364.00	198.34	25.00	50.00	791.34
Google Workspace		36.00	24.00	25.39	28.80	28.80	28.80	28.80	28.80	28.80	28.80	288.99
Marketing Expense		300.90					381.81					682.71
Other Printing				209.24				212.20				421.44
Office Supplies	33.88		145.53			80.08		282.42				631.91
Phone & Internet Service	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	29.13	320.43
Postage & FO Box	68.30					12.04		232.00	73.00		42.34	427.68
Outbooks	65.31	90.00	90.00	90.00	108.33	100.00	186.65	238.00	235.00	235.00	235.00	1,664.29
Total Other/General Administrative	1,081.72	468.03	1,091.16	613.78	168.28	474.64	620.39	1,389.05	694.27	817.29	388.27	6,088.88
Professional Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	5,000.00
Bookkeeping	625.00	850.00										1,475.00
GPA												388.00
Legal		388.00										388.00
Total Professional Fees	1,125.00	1,698.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	7,968.00
Storage Lease					1,200.00							1,200.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,979.89	8,770.83	6,318.08	4,584.78	6,587.82	6,998.84	6,620.39	6,288.39	4,823.01	18,444.81	6,470.87	78,671.17
Donor Pledge Acquisition										1,277.55		1,277.55
Donor Pledge Expense											1,450.00	2,827.55
Total Donor Pledge Acquisition										1,277.55	1,450.00	2,827.55
RESERVE & SPECIAL FUNDING												0.00
Other Special Projects												0.00
AB 173 Improvement Project	83.93	50.00	45.00									178.93
Total Other Special Projects	83.93	50.00	45.00									178.93
Total RESERVE & SPECIAL FUNDING	83.93	50.00	45.00									178.93
NET OPERATING REVENUE	46,800.28	23,284.05	18,880.98	46,350.00	25,118.40	45,985.72	53,841.75	36,188.80	26,772.90	49,482.31	42,417.97	418,784.85
NET REVENUE	86,671.87	\$ -22,881.05	\$ -18,644.08	\$ -46,350.00	78,461.82	\$16,816.14	\$ -53,111.75	\$19,397.80	\$ -17,272.90	\$ -4,979.75	\$ -42,838.87	\$ -38,734.25

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Budget vs. Actuals FY 2024

January - December 2024

	Actual	Budget	over Budget	% of Budget
Total				
REVENUE				
ASSESSMENT INCOME				
COS Assessment	22,504.56	22,505.00	-0.44	100.00 %
SJC Assessments	194,499.72	194,034.00	465.72	100.24 %
SUSD Assessment	20,622.20	20,622.00	0.20	100.00 %
Total ASSESSMENT INCOME	237,626.48	237,161.00	465.48	100.20 %
NON-ASSESSED INCOME				
Event Income		22,602.00	-22,602.00	
Car Show & Concert	1,698.90		1,698.90	
Car registration	3,740.00		3,740.00	
Drink ticket sales	1,250.00		1,250.00	
Sponsorship	500.00		500.00	
Vendor pop-ups	1,465.00		1,465.00	
Total Car Show & Concert	8,653.90		8,653.90	
Event - Havana Nights	0.00		0.00	
Event - Havana Nights - Silent Auction Sales	6,252.00		6,252.00	
Event - Havana Nights - Sponsorship	48,600.00		48,600.00	
Event - Havana Nights - Ticket Sales	12,300.00		12,300.00	
Event - Havana Nights Beverage Sales	16,754.86		16,754.86	
Event - Havana Nights Donor Donation	900.00		900.00	
Total Event - Havana Nights	84,806.86		84,806.86	
Stockton Cruise Night	7,000.00		7,000.00	
Total Event Income	100,460.76	22,602.00	77,858.76	444.48 %
Interest Income	56.00	8.00	48.00	700.00 %
Light Pole Banner Contribution	8,000.00		8,000.00	

	Actual	Budget	over Budget	% of Budget
Total				
Non-Accessed Income - SJC Camera Program	28,000.00		28,000.00	
Non-Accessed Income - SJC Property Tax - Interest Earned	463.00		463.00	
Total NON-ASSESSED INCOME	136,979.76	22,610.00	114,369.76	605.84 %
Total Revenue	374,606.24	259,771.00	114,835.24	144.21 %
GROSS PROFIT	374,606.24	259,771.00	114,835.24	144.21 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs		143,520.00	-143,520.00	
Enhanced Safety (Hammer Head)	16,002.13		16,002.13	
Maintenance Ambassador	67,772.83		67,772.83	
Repair & maintenance supplies	1,409.87		1,409.87	
Safety Ambassador	62,576.50		62,576.50	
Safety Service Calls	5,330.50		5,330.50	
Security Camera Monitoring	24,335.00	42,000.00	-17,665.00	57.94 %
Waste Management	7,994.97	6,634.00	1,360.97	120.52 %
Total Enhanced Service Programs	185,421.80	48,634.00	136,787.80	381.26 %
Security Camera Hardware	85,496.44	80,000.00	5,496.44	106.87 %
Total CIVIL SIDEWALK	270,918.24	272,154.00	-1,235.76	99.55 %
District Identity				
Advertising		2,800.00	-2,800.00	
Banner Program	13,544.49	10,000.00	3,544.49	135.44 %
Event Expenses				
Car Show & Concert Expense	10,144.85		10,144.85	
Event Insurance	108.18		108.18	
Square Processing Fee - Car Show	600.07		600.07	
Total Car Show & Concert Expense	10,853.10		10,853.10	
Havana Nights Expense	35,615.30		35,615.30	

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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	Actual	Budget	over Budget	% of Budget
Total				
Square Merchant Processing - Havana Nites	1,126.58		1,126.58	
Total Havana Nights Expense	36,741.88		36,741.88	
Holiday Sip & Shop Expense	104.20		104.20	
Stockton Cruise Night Expense	7,623.74		7,623.74	
UOP Welcome Back Expense (WOW)	4,158.50		4,158.50	
Total Event Expenses	59,481.42		59,481.42	
Social Media Contractor	16,500.00	18,000.00	-1,500.00	91.67 %
Website & Email Services	554.57	832.00	-277.43	66.66 %
Total District Identity	90,080.48	31,632.00	58,448.48	284.78 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	51,564.57	54,140.00	-2,575.43	95.24 %
Insurance		12,333.00	-12,333.00	
Directors & officers insurance	9,218.30		9,218.30	
Liability insurance	4,168.32		4,168.32	
Total Insurance	13,386.62	12,333.00	1,053.62	108.54 %
License and Permits	125.00		125.00	
Office/General Administrative	958.09	2,500.00	-1,541.91	38.32 %
Dues, subscriptions & memberships	797.34		797.34	
Google Workspace	286.99		286.99	
Meeting Expense	682.71		682.71	
Office printing	421.44		421.44	
Office Supplies	531.01		531.01	
Phone & Internet Service	349.56		349.56	
Postage & PO Box	427.68		427.68	
QuickBooks	1,664.29		1,664.29	
Total Office/General Administrative	6,119.11	2,500.00	3,619.11	244.76 %
Professional Fees				

	Actual	Budget	over Budget	% of Budget
Total				
Bookkeeping	6,000.00	6,000.00	0.00	100.00 %
CPA	1,475.00		1,475.00	
Legal	330.00	1,500.00	-1,170.00	22.00 %
Total Professional Fees	7,805.00	7,500.00	305.00	104.07 %
Storage Lease	1,200.00	1,200.00	0.00	100.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	80,200.30	77,673.00	2,527.30	103.25 %
Dorris Place Acquisition				
Dorris Place Expense	3,827.55		3,827.55	
Total Dorris Place Acquisition	3,827.55		3,827.55	
RESERVE & SPECIAL FUNDING				
Other Special Projects				
AB 179 Improvement Project	178.93		178.93	
Total Other Special Projects	178.93		178.93	
Total RESERVE & SPECIAL FUNDING	178.93		178.93	
Total Expenditures	445,205.50	381,459.00	63,746.50	116.71 %
NET OPERATING REVENUE	-70,599.26	-121,688.00	51,088.74	58.02 %
NET REVENUE	\$ -70,599.26	\$ -121,688.00	\$51,088.74	58.02 %

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Notes

CIVIL SIDEWALK (Clean & Safe)

Enhanced Maintenance & Ambassador Services provided by Downtown Stockton Alliance (DSA)

Camera Monitoring Services provided by Calidad Security

Waste Management Service provided by Republic Services

DISTRICT IDENTITY (Marketing & Events)

Social Media Services provided by Katie Siegfried, 19 Colors Marketing

DISTRICT MANAGEMENT & ADMINISTRATION

District Management Services provided by Kim Byrd

Bookkeeping Services provided by Kim Potts

Insurance Provider is F.J. Dietrich & Co. Insurance Services

INCOME	MMCID 2024 Budget	MMCID 2025 Budget	Notes
TOTAL ASSESSMENT INCOME	\$237,161	\$249,019	
SJC Assessment Income	\$194,034	\$203,736	
City of Stockton	\$22,505	\$23,630	
Stockton Unified School District	\$20,622	\$21,653	
NON-ASSESSMENT INCOME			
Event Income	\$22,692	\$57,000	Camera Monitoring
Retained Earnings	\$129,450	\$55,402	Carry Over
Interest Income	\$8	\$800	Sources: SJC, CD & MM
TOTAL NON-ASSESSMENT INCOME	\$152,150	\$113,202	
TOTAL INCOME	\$389,311	\$362,221	
EXPENSE	2024 Budget	2025 Budget	Notes
CIVIL SIDEWALKS			
Maintenance & Security Service Contractor	\$143,520	\$154,871	DSA
Waste Management	\$6,634	\$10,584	Republic/DSA
Camera Monitoring	\$42,000	\$56,980	Callidad
Camera Hardware & Installation	\$80,000	\$16,000	Callidad
Contract Service Mgmt	\$11,040	\$0	Moved to Mgmt
TOTAL CIVIL SIDEWALKS	\$283,194 60%	\$238,435	\$149,411
TOTAL DISTRICT IDENTITY-PLACEMAKING			
Events	\$0	\$5,721	
Banner	\$10,000	\$0	
Marketing & Advertising	\$20,800	\$30,800	
Website & Hosting	\$832	\$832	
Contract Service Mgmt	\$3,500	\$0	Moved to Mgmt
TOTAL DISTRICT IDENTITY-PLACEMAKING	\$35,132 15%	\$37,353	\$37,353
ADMINISTRATION & DISTRICT MANAGEMENT			
Legal & Consulting Fees	\$1,500	\$1,500	
Accounting Services	\$6,000	\$6,300	+25/mo
Liability - D&O Insurance	\$12,333	\$13,922	2024 + 4%
Storage Lease	\$1,200	\$600	
Contract Service Management	\$39,600	\$54,140	added \$14,540
General Administrative	\$2,500	\$2,500	
ADMINISTRATION & DISTRICT MANAGEMENT	\$63,133 22%	\$78,962	\$54,784
CONTINGENCY & RESERVE			
CONTINGENCY & RESERVE	\$7,852 3%	\$7,471	\$7,471
TOTAL EXPENSE	\$389,311	\$362,221	\$0

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EXECUTIVE DIRECTOR REPORTS

November 2024

CITY OF STOCKTON PUBLIC WORKS PROJECTS

City Council approved an additional \$500,000 on May 24, 2022, for continued traffic and safety improvement projects within the Miracle Mile Improvement District. The project scope is pending additional outreach with the MMID Board.

UPDATE: Chad to confirm purpose/status of Council approved Funding. (None at this time)

MMID Traffic Engineering Evaluation – Traffic Engineering staff have been observing and collecting traffic signal and traffic flow data from the corridor since March 2022. The purpose is garner information for strategizing use of alternative stop controls at intersections and/or other measures to positively affect traffic flow. Traffic signals that are temporarily impacted during this evaluation, operating in red flash mode, include any combination of the following intersections along the Miracle Mile: Central Ct/Castle St, Doris Pl/Cleveland St, and Maple St. The observations run approximately from 11:00 p.m. to 5:00 a.m. daily. The duration of this study will continue until enough data has been collected.

UPDATE: Traffic Engineering, Dodgie Vidad and SPD Traffic, Sgt James Farthling will be attending January meeting to provide and update and discuss preventative and enforcement.

Public Litter Receptacles – City of Stockton has committed to provide trash receptacles and inserts. Once installed on-going responsibility will be the MMCIDs.

UPDATE: With inventory of existing trash receptacles complete, two design options under consideration. Both units are side locking. Once in receipt of receptacles, MMCID will be responsible for the maintenance, repair and replacement of units.



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(46) \$3,100,000 to the City of Stockton, for the City of Stockton – Redevelopment on the Miracle Mile: Public Safety/Maintenance Substation/Parking

UPDATE: City Council approved grant awarded to the MMCID, on Tuesday, December 3, 2024. Signature, City Account establishment and EFT set required prior to transfer of funds.

CIVIL SIDEWAL (CLEAN & SAFE)

Update Phase 3 Camera Installation: Hardware purchased and pending installation. Save Mart corporate needs to provide approval prior to installation. 3600 Pacific Avenue block and Domino’s have provided verbal approval. Letter of Understanding to be finalized following walk-through on Thursday, December 12.

Update STAART – SJC Small Business Camera Program: Additional Camera Surveillance Signage (Pricing & Installation)

Phase 3 of the Security Camera Installation and Monitoring program is underway. Contract is being finalized and rollout plans developed.



Additional sign options:

https://www.stopsignsandmore.com/c-28-camera-video-security-signs.aspx?srsltid=AfmBOor9ObRZeM9ourwFZdUl7lvz_5T-U5Qqpmi6hv8X7oH9rlDXA1TU

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

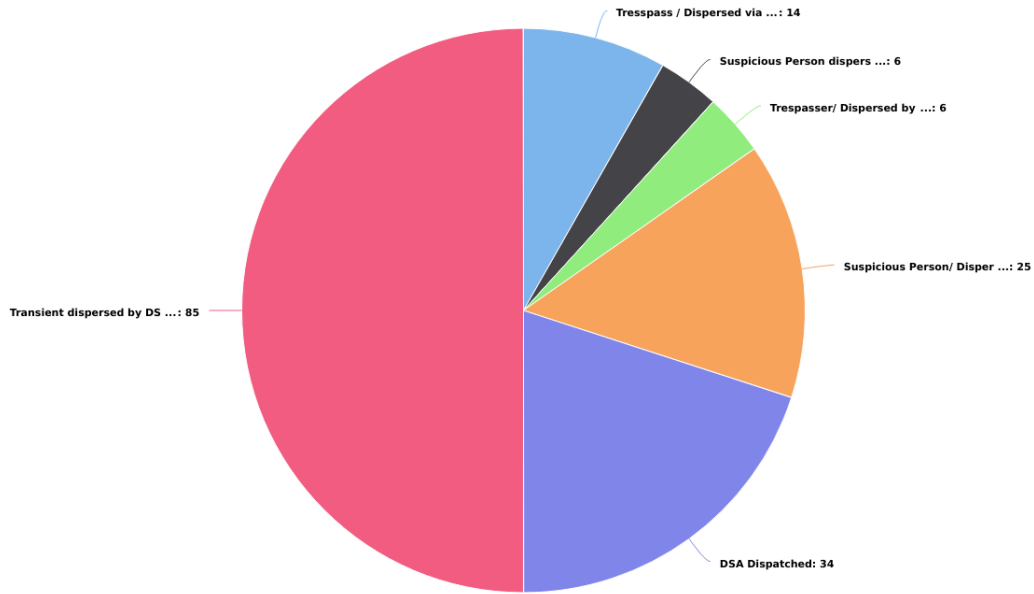
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Miracle Mile Incident Analysis

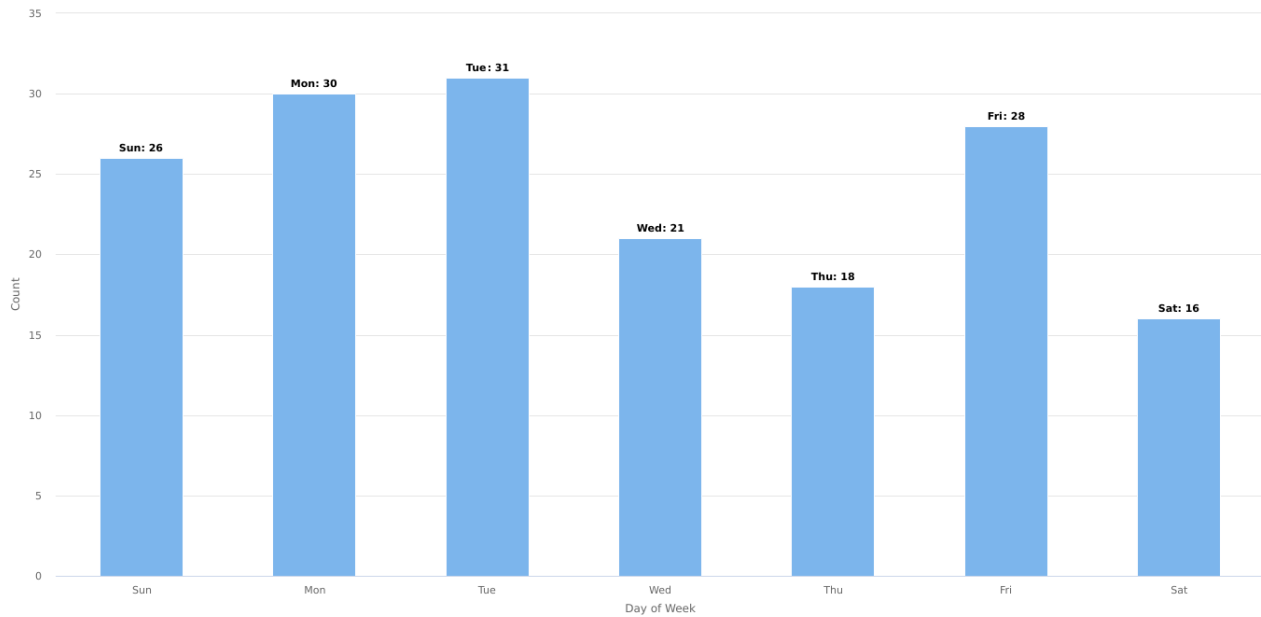
11/01/2024 - 11/30/2024



Incident Category



Day of Week



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Incident Category vs Day of Week

11/01/2024 - 11/30/2024



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Tresspass / Dispersed via Loudspeaker	2	4	2	1	1	3	1	14
Suspicious Person dispersed by Loudspeaker	1	1	1	1	1		1	6
Trespasser/ Dispersed by DSA	1	1	2	1	1			6
Suspicious Person/ Dispersed by DSA	8	1	5	1		5	5	25
DSA Dispatched	8		1	5		11	9	34
Transient dispersed by DSA	6	23	20	12	15	9		85
Total	26	30	31	21	18	28	16	170

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On-Premise Site Location vs Hours of Day

11/01/2024 - 11/30/2024



On-Premise Site Location	0	1	2	3	4	5	6	21	22	23	Total
Starbucks/Calidad SOC Parking (1810 Pacific)	3	8	7	2	5			1	3	2	31
Sophia's Laundromat (145 W Alder St)	1					1				1	3
Whirlows East parking lot		1	1							2	4
West Wyandotte St							1				1
Pacific Ave (Thai Me Up/La Palma/Tuxedo Ct.)	1	2	1	1	2					1	8
West Adams St.		1	1								2
Baskin-Robbins (2300 Pacific Ave)			1	2	3				1	3	10
Thai Me Up (2125 Pacific Ave)		3	5	1	2					1	12
Cocoro Bistro Sushi Bar (2105 Pacific Ave)		1									1
Whirlows (1926 Pacific Ave)		1	5		2						8
TAP Plastics (1859 Pacific Ave)	1	2			1					1	5
Fat City Brew & BBQ (1740 Pacific Ave)		2	1	1	2					2	8
Luu's Chicken Bowl (1632 Pacific Ave)		1			3					2	6
Jack in the Box (1504 Pacific Ave)	6	5	7	6	4	3			1	5	37
Vintage N9ne (2018 Pacific Ave)			1		3					1	5
AVE on the mile (2333 Pacific Ave)	1		1		1						3
The Black Rabbit (2353 Pacific Ave)		1									1
Delta Awards (2314 Pacific Ave)										1	1
Puffy's Thrift (2210 Pacific Ave)			1		1						2
Ululani's Hawaiian Shaved Ice (2130 Pacific Ave)			2			1				2	5
True You Yoga	1									1	2
LA PALMA	1	3	2		3	2			1	2	14
Studio Six		1									1
Total	15	32	36	13	32	7	1	1	6	27	170

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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Stockton Police Department Business Watch

STATISTIC COMPARISON

CRIME TYPE	
HOMICIDE	0
SEXUAL ASSAULT	0
ROBBERY	1
AGGRAVATED ASSAULT	2
BURGLARY	2
MOTOR VEHICLE THEFT	1
BURGLARY - AUTO	0
THEFT	2
ARSON	0
VANDALISM	1
TOTAL	9

09/10 – 10/07

CALLS FOR SERVICE-195

CRIME TYPE	
HOMICIDE	0
SEXUAL ASSAULT	0
ROBBERY	7
AGGRAVATED ASSAULT	3
BURGLARY	0
MOTOR VEHICLE THEFT	0
BURGLARY - AUTO	3
THEFT	4
ARSON	0
VANDALISM	2
TOTAL	19

10/08 – 11/11

CALLS FOR SERVICE-268

DSA Ambassador Calls for Service

Business Name	Date	Time in	Time Out	Total	Bill Rate
Realter Office	11/2/2024	11:30am	12:30pm	1	\$35.00
Stockton Family Chiropractic	11/4/2024	2:15PM	3:15PM	1	\$35.00
Stockton Family Chiropractic	11/4/2024	6:45PM	7:45PM	1	\$35.00
Stockton Family Chiropractic	11/4/2024	9:45PM	10:45PM	1	\$35.00
First Unitarian Universalist Church	11/5/2024	4:30PM	5:30PM	1	\$35.00
Garden Flair	11/11/2024	4:00PM	5:00PM	1	\$35.00
House of Shaw	11/12/2024	8:00PM	9:00PM	1	\$35.00
The Little Things	11/12/2024	9:00PM	10:00PM	1	\$35.00
Kim Byrd	11/13/2024	9:30AM	10:00AM	1	\$35.00
Sweet Life	11/13/2024	2:45PM	3:45PM	1	\$35.00
Stockton family Chiropractic	11/17/2024	5:00PM	6:00PM	1	\$35.00
Groundstack Coffee	11/21/2024	1:30PM	2:30PM	1	\$35.00
Kim	11/23/2024	10:00AM	11:00AM	1	\$35.00
Starbucks	11/30/2024	10:30AM	11:30AM	1	\$35.00
Hawaiian shave Ice	11/30/2024	3:00PM	4:00PM	1	\$35.00

\$525.00

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Events and Promotions:

Havana Nights – Final P&L

Income: \$84,806

Expense: \$36,741

Net: \$47,955



UOP Welcome Back – Final P&L

Income: \$0

Expense: \$4,158

Cost: \$4,158

Car Show & Concert – DRAFT P&L

Income: \$8,654 (outstanding \$3,000) = \$11,654

Expense: \$10,853.10

Net: \$800.00 (pending receipt of sponsorships)



Stockton Cruise Night – Final P&L

Income: \$7,000

Expense: \$7,624

Cost: \$624

Holiday Sip & Shop – DRAFT P&L

Income: \$0

Expense: ~ \$2,000

Cost: ~ \$2,000

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