

Miracle Mile Community Improvement District General Meeting of the Board of Directors Monday, February 12, 2024, at 4:00 pm LDA Partners – 222 Central Court on the Miracle Mile AGENDA

- 1. Call to Order Open Session Jean Callahan, Vice-President
- 2. Public Comment (3-Minutes Max Per Person) Please keep comments directed to the item being discussed.
- 3. Guest: Downtown Stockton Alliance, Community Ambassador Program Michael Huber
- 4. Approval of the January 9, 2024, Meeting Minutes Juanita Pasley, Action Item p. 3 4 Secretary
- 5. Approval of the January 2024, Financials John V. Precissi, Treasurer / Kim Action Item p. 5 12 Byrd, Executive Director
 - a. Financial Reports
 - b. 2023 Tax Filings
 - c. Reserve Account Budgeted Transfer
- 6. Election of Board President
- 7. Board Binder Updates & Orientation
- 8. District Reports
 - a. Ad-Hoc Committee Jean Callahan/Rex Dhatt
 - b. City of Stockton Carrie Wright
 - c. Bylaws Yonie Young
 - d. Civil Sidewalk Rex Dhatt
 - e. Economic Development Jeff Gamboni
 - f. Events & Promotions John Precissi
- 9. Executive Director Report *Kim Byrd*
- 10. Director Requests / Announcements
- 11. Next Meeting: March 13th, 2024, at 4:00 pm @ SUSD Annex
- 12. Adjournment

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, <u>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</u>. State law does not allow action to be taken on an issue not listed on the agenda. Accessibility: Meeting facilities may be accessible to persons with disabilities. 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.

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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p. 13 - 17

Action Item

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT GENERAL MEETING BOARD OF DIRECTORS

MINUTES OF THE MEETING

Tuesday, January 9, 2024 In-Person Meeting – SUSD 1525 Pacific Ave. Stockton

PRESENT: Lisa Whirlow, Kim Byrd, Juanita Pasley, Jeff Gamboni (left at 5:28pm), John Precissi, Yonie Young, Tammy Nguyen, Brian Wright, Manuel Guizar (left @ 5:41pm), Jovie Lor, Jason Laurenti, Jean Callahan (*called in at 4:13pm*)

ABSENT: Rex Dhatt, Carrie Wright **GUESTS:** Kevin Dougherty, Dennis Smallie, Steve Sievers, Kevin Hernandez, Angela Rugani

- 1. Meeting Called to Order at 4:13pm by Lisa Whirlow, Board Vice President
- 2. Public Comments Introductions of new board members and guests of the meeting. Dennis Smallie spoke of the roll out of the camera program on the Mile. Dennis stated that most of the cameras should be installed by Feb 1, 2024. They will also be working with the "boots on the ground" company, the DSA Ambassadors, that will be working the night shift hours with patrol once implantation is complete. Jeff asked if there will be a camera installed at the hot spot section of Castle & Pacific where there have been multiple issues reported. Kim stated that there will be a camera installed by Sam's Café which should show a good section of that area. For reference, the map where all of the cameras will be installed will be posted on the website. DSA Ambassador patrol will be from 12:00am-7:30am daily. Jason expressed his concern that the break-ins are happening from 10:00pm-3:00am. There is options to move the night time patrol hours around once we can gauge how the current times are working out. There will be a total of 27 cameras being installed, all are wireless PTZ cameras. Kevin Dougherty asked about the DSA Ambassadors and how they are working with Calidad to coordinate the reporting of any issues. Starting Feb 1, 2024, we will have round the clock coverage until the expiration of the current company's (Hammerhead) contract.

Tammy asked about the merchants being able to purchase additional cameras for more coverage. Dennis stated that in February there will be someone coming around talking to the merchants about cameras/additional coverage.

Kevin Hernandez talked about how having the Chief of Police out was a positive thing for the Mile. He thanked Kevin Dougherty and the others that took the time to walk around that day.

Dennis spoke about the CUAD meetings and how they are going to be speaking out about the new camera program that the Mile is rolling out at their next meeting.

Kim spoke about the new officer that is heading up our Business Watch meetings (Priscilla). New board members will be given the details and are encouraged to attend the meetings. This month's meeting will be Thursday, 1/11/24 @ 10:00am.

Kevin Dougherty stated that there is still a lot of work that needs to be done on the Mile. There is a need to get the City involved with helping us in any way possible. He spoke about how he would like to see MMCID find ways to increase revenue and encourage everyone to get involved.

- Minutes of the 12/12/23, General Board Meeting Juanita Pasley MOTION to approve Minutes of December 12, 2023: Motion: Manuel Guizar Second: John Precissi Vote: 9/9 Abstentions: 1 Motion Approved
- 4. Approval of the December and Year End 2023 Financials Kim Byrd

The language will be changing a bit of the reporting. There is currently \$156,666 in the account. The first assessment check should be received in Jan/Feb. Sip & Shop expense was from the lighting (removal/adding new lights/removal again and storage). In 2024 there will only be a charge per man hour for the company to put the lights back up.

Lisa asked about using the assessment dollars to open up a savings account that offers 5% interest. This could make money on the interest (\$5,000) per year. Since the current bank does not have this, there will need to be further discussion as to how we can make this happen.

MOTION to approve Financial Statements:

Motion: Manuel Guizar Second: Juanita Pasley Vote: 10/10 Abstentions: 0 Motion Approved

- 5. Nomination & election of the 2024 Board Officers:
 - a. President Vacant
 - b. Vice President Jean Callahan
 - c. Treasurer John Precissi
 - d. Secretary Juanita Pasley

MOTION to approve the slate of 2024 Board Officers by unanimous consent: Motion: Manuel Guizar Second: Brian Wright Vote: 10/10 Abstentions: 0 Motion Approved

6. Appointment of the 2024 Board Committee Chairs:

- a. Finance John Precissi, Treasurer
- b. Bylaws Yonie Young
- c. Civil Sidewalk Rex Dhatt
- d. Economic Development Jeff Gamboni
- e. Events & Promotions John Precissi
- 7. Committee Assignments:
 - a. Finance 1st Wednesday Jean Callahan, Juanita Pasley, Manuel Guizar
 - b. Bylaws Jason Laurenti, Jovie Lor

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c. Civil Sidewalk – 1st Thursday – Brian Wright, Yonie Young, Tammy Nguyen, Lisa Whirlow

d. Economic Development – 4th Tuesday – Jean Callahan, Jason Laurenti, Tammy Nguyen. Plus community member Paris Allen, Kevin Dougherty, Kevin Hernandez

e. Events & Promotions – 3rd Tuesday – Juanita Pasley, Jason Laurenti, Katie Siegfried

Kim has asked Chairs to report back with a time and date for committee meetings.

8. Executive Director Report & Discussion – Kim Byrd

- BOD meeting dates, time, & location(s) Board meetings will be moved to Wednesday at the SUSD Annex. For February, next meeting will be Monday, 2/12/24. Starting in March, we will meet on Wednesday at 4:00pm.
- b. Conflict of interest & whistleblower acknowledgment All board members need to read over and sign the acknowledgement.
- c. Strategic Planning 2024 Next month there will be a recap of the strategic plan that was planned out in August. There will also be recommendations made at that time.
- d. 1st Public Safety There is potential for a 1-time source where we can use monies to purchase items. Lisa stated that one of the things was to get an office. More boots on the ground to ensure safety of business and patrons. Israel mentioned it as a "maintenance substation". Kim asked if we would be able to purchase property for this use. Maybe obtain a lease with an option to buy where we would be responsible for taxes.

 2^{nd} – Use of funds to support people with intellectual disabilities. Steve Sievers may know people that we could use to help us with this. There will need to be supervision which will be an obstacle.

9. Committee Reports – None at this time

10. City of Stockton Announcements & Project Updates – Carrie Wright (None at this time)

11. Director Requests/Announcements:

- Week of Jan 18th Stockton Restaurant Week
- UOP NCAA basketball games We have free tickets for the men's (Jan) and women's (Feb) game that will be given out from Sweet Life Boutique. Katie will push out on social media.
- Banner program has been approved by the attorney and is ready to roll out.
- Kim also asked for help with coming up with ideas for the ask for Carlos Villapudua. It needs to be sent in right away. Zoom call set for January 10th to work up a list of ideas for the ask.

Adjournment – Motion to adjourn made by Jason Laurenti @ 5:43pm

Next MMCID Board of Directors General Meeting Scheduled Monday, February 12, 2024, at SUSD Annex

Financial Report

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



Prepared by Finance Committee

Prepared on February 10, 2024

Table of Contents

Statement of Financial Position	3
Statement of Activity by Month	4
Statement of Activity Y-T-D	6
Notes	8

Statement of Financial Position

As of January 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Checking x0801	214,338.18
Total Bank Accounts	214,338.18
Total Current Assets	214,338.18
TOTAL ASSETS	\$214,338.18
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Retained Earnings	158,666.31
Net Revenue	55,671.87
Total Equity	214,338.18
TOTAL LIABILITIES AND EQUITY	\$214,338.18

Miracle Mile Community Improvement District

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Statement of Activity by Month

January 2024

102,412.40 102,412.40 160.00 160.00 102,572.40 5,435.04 432.30 5,867.34 8,592.25 25,365.78 25,365.78
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25,365.78
39,825.37
200.00
1,500.00
311.64
2,011.64
3,657.87
33.98
29.13
68.30
65.31
196.72
625.00
500.00
1,125.00
4,979.59

Miracle Mile Community Improvement District

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4/8

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	Total
Total RESERVE & SPECIAL FUNDING	83.93
Total Expenditures	46,900.53
NET OPERATING REVENUE	55,671.87
NET REVENUE	\$55,671.87

Miracle Mile Community Improvement District

Statement of Activity Y-T-D

January 2024

	Jan 2024	Total
REVENUE		
ASSESSMENT INCOME		0.00
SJC Assessments	102,412.40	102,412.40
Total ASSESSMENT INCOME	102,412.40	102,412.40
NON-ASSESSED INCOME		0.00
Net Restitution	160.00	160.00
Total NON-ASSESSED INCOME	160.00	160.00
Total Revenue	102,572.40	102,572.40
EXPENDITURES		
CIVIL SIDEWALK		0.00
Enhanced Maintenance	5,435.04	5,435.04
Waste Management Service	432.30	432.30
Total Enhanced Maintenance	5,867.34	5,867.34
Enhanced Safety	8,592.25	8,592.25
Enhanced Services		0.00
Security Camera Hardware	25,365.78	25,365.78
Total Enhanced Services	25,365.78	25,365.78
Total CIVIL SIDEWALK	39,825.37	39,825.37
District Identity		0.00
Banner Program	200.00	200.00
Social Media Contractor	1,500.00	1,500.00
Website Hosting & Services	311.64	311.64
Total District Identity	2,011.64	2,011.64
DISTRICT MANAGEMENT & ADMINISTRATION		0.00
Contract Management Services	3,657.87	3,657.87
Office/General Administrative		0.00
Office Supplies	33.98	33.98
Phone & Internet Service	29.13	29.13
Postage & PO Box	68.30	68.30
QuickBooks	65.31	65.31
Total Office/General Administrative	196.72	196.72
Professional Fees	625.00	625.00
Bookkeeping	500.00	500.00
Total Professional Fees	1,125.00	1,125.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,979.59	4,979.59
RESERVE & SPECIAL FUNDING		0.00
Other Special Projects		0.00
AB 179 Improvement Project	83.93	83.93
Total Other Special Projects	83.93	83.93

Miracle Mile Community Improvement District

6/8

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

	Jan 2024	Total
Total RESERVE & SPECIAL FUNDING	83.93	83.93
Total Expenditures	46,900.53	46,900.53
NET OPERATING REVENUE	55,671.87	55,671.87
NET REVENUE	\$55,671.87	\$55,671.87

Miracle Mile Community Improvement District

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Notes

CIVIL SIDEWALK (Clean & Safe)

Enhanced Maintenance Services provided by Downtown Stockton Alliance (DSA)

Enhanced Security Services provided by Hammer Head Security

Waste Management Service provided by Republic Services

DISTRICT IDENTITY (Marketing & Events)

Social Media Services provided by Katie Siegfried, 19 Colors Marketing

Event Coordinator Services provided by Goodstock

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

Miracle Mile Community Improvement District

Executive Director Report January 2023

Year End & New	2023 YEAR END COMPLIANCE
Year Activities	Federal/State/City
	✓ 1099 Complete & Financial Provided to CPA
	\checkmark Statement of Information updated with New Board & Officers Statement of Information
	Update (filed every year to note change in leadership)
	√ 2023 Tax Return Filed
	✓ Annual Report & Budget to City
	Access to Annual Report: <u>https://stocktonmiraclemile.com/wp-content/uploads/2019/02/Miracle-</u> <u>Mile-Annual-Report-2023_spreads.pdf</u>
	NEW YEAR ACTIVITIES
	 Banking Authorization and New Signature Cards Complete
	✓ Whistleblower/Conflict of Interest Forms (resent via DocuSign as maybe easier for Directors to access and complete.)
	\checkmark Invoice for City of Stockton Property Assessment (set for March)
	✓ Invoice for SUSD Property Assessment (set for April)
	2024 MEETING CALENDAR
	✓ Finance Committee - 1st Wednesday @ 4pm
	 ✓ Civil Sidewalk - 1st Thursday @ 1pm (every other month) ✓ Device Market - 2 add Touristic O 10 and
	✓ Business Watch - 2nd Tuesday @ 10am
	 ✓ General Board of Directors - 2nd Wednesday @ 4pm ✓ Brans ations - 2nd Wednesday @ 4pm
	✓ Promotions - 3rd Wednesday @ 4pm
	✓ Economic Development - 4th Tuesday @ 3:30pm
	OUTSTANDING CALENDAR ITEMS
	 Annual Strategic Planning Meeting – 1Q24?
	 Annual Town Hall Meeting – December?
	WEBSITE UPDATES
	\checkmark Board of Directors
	✓ Business Updates, as known.
	✓ 2024 Meeting Calendar
AB 179	Stockton's Miracle Mile Public Safety Improvement & Revitalization Project
	Held is Public Meeting, Wednesday, February 7, 2024, at San Joaquin Council of Government (see attached flyer attached to board packet). Next Public Meeting expected to be scheduled in March.
	The MMCID prepared a public flyer and shared through e-blast and social channels to encourage more community participation.

MIRACLE MILE REVITALIZATION PROJECT



MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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	 Community Ambassador Program (CAP) DSA Ambassadors began merchant/property owner outreach, going door-to-door, starting February 1st with 91 business touch points as of February 6th. 1. Update your safety contact information by removing Hammer Head and adding the following contact information, noting the call times. a. 209-371-9787 (10pm – 5:30am) b. 209-451-7775 (5:30am – 10pm)
	DSA utilizes Fulcrum, an online reporting system, to record all interactions. Any board member interested in access to Fulcrum, let Kim know.
PUBLIC WORKS PROJECTS:	 Miracle Mile Rectangular Rapid Flashing Beacon and Curb Bulb-Outs, Project No. WT22052 City Council approved \$300,000 on November 16, 2021 for improvements to benefit the corridor. This project has begun design and is scheduled for completion by the end of the calendar year. Construction is anticipated to begin late spring 2023, pending availability of long-lead materials arriving. Update: Miracle Mile RRFB and bulb-outs project on Pacific/Adams was advertised with Bid opening on June 1, 2023. Work also includes upgrading streetlight head fixtures to brighten the corridor at night from Castle to Harding. 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. Miracle Mile Parking Lots Resurfacing, Project No. WC21021 – City Council approved \$277,000 on June 23, 2020, with approval of the 2020-2025 Five Year Capital Improvement Plan. This project includes resurfacing Lots A (behind Valley Brewing) and C (behind Moore's Martial Arts and Fritz Chin Photography). This project is scheduled to advertise for construction bids summer of 2022. Construction is anticipated to begin early spring of 2023. Update: The parking lot project hit a snag in resolving drainage issues. O&M is working with Siegfried to address pre-existing issues to prevent premature failure of parking lot surfaces in the future.
	• 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, Dorris 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.
	Future Opportunity - Harding Way Project \$94,380.98 Requirements for funding: Execute an agreement with the city approved by Council with a staff report to include invoices of costs that are capital in nature. Included in the agreement: State one-time funding source, with documentation and MMID is responsible to replace and maintain items purchased.

	Issue is the bid project value is too lo requirements. Very limited response				
LEGAL:	Trip/Fall Insurance Litigation NO UPDATE. Karin Bruce, our insurance attorney has requested a Motion for Summary Judgmen to get MMID out of this case. The hearing schedule in February.				
ECONOMIC	VACANCIES		CONST	RUCTION	
DEVELOPMENT:	T: Hookah Bar Empire Theatre Block (ASR				
	Merillo Jewlers		2001-2005 Pacific Ave (K. Hernandez)*		
	Cobra Chai / Hubba Hubba		2562 Pacific Avenue (2562 Pacific Avenue (T. Lor)*	
	Run Republic		1800 Pacific Avenue/		
	Null Republic		Dougherty)*	145 151 / 100 51000 (
			Dougherty)		
	NEW – Marathon Staffing				
	NEW – Mile Nutrition (already lease	d)	*Façade Improvemen	it Forgivable Loan:	
Business Watch	2363 Pacific Avenue (Waters) Properties FOR LEASE: 2402 Pacific Avenue (Moore) 2904-2918 Pacific Avenue (Dougher		COMPARISO		
	01111		COMITMINO		
	CRIME TYPE		CRIME TYPE		
	HOMICIDE	1	HOMICIDE	0	
	SEXUAL ASSAULT	0	SEXUAL ASSAULT	0	
	ROBBERY	1	ROBBERY	2	
	AGGRAVATED ASSAULT	1	AGGRAVATED ASSAULT	0	
	BURGLARY	3	BURGLARY	1	
	MOTOR VEHICLE		MOTOR VEHICLE		
	THEFT	0	THEFT	1	
	BURGLARY - AUTO	0	BURGLARY - AUTO	0	
	THEFT	0	THEFT	1	
	ARSON	0	ARSON	0	
	VANDALISM	1	VANDALISM	1	
	TOTAL	7	TOTAL	6	
	11/13 - 12/10 $12/11 - 1/08$				
			CALLS FOR SERV	VICE-167	

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

Miracle Mile Communication & Event Survey 2024

Respondents:

- 3 Employees
- 28 Business/Property Owners
- 1 Property Owner

Preferred Method of Communication:

- 17 Email
- 5 Email/Text
- 7 Text
- 2 In Person
- 1 Call
- 1 Post on Website

Do you follow Social Media:

• 13 Facebook & Instagram

- 11 Instagram
- 4 Do Not Use Social
- 2 Facebook
- 1 Twitter

What would you like to see as relates to Miracle Mile events:

- 22 More
- 9 About the Same

Would you like volunteer to help with events?

- 18 No
- 13 Yes



MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT