Miracle Mile
Community Improvement District
MMCID

Governing Board of Directors
Jeff Gamboni, President
Jean Callahan, Vice President
Juanita Pasley, Secretary
John Precissi, Treasurer

Members
Rex Dhatt, Kevin Dougherty, Melissa Grizzle, Manuel Guizar,
Kevin Hernandez, Clem Lee, Cassandra Morales, Lisa Whirlow, Brian Wright

Kailani Haro, Executive Director

Governing Board of Directors Meeting
Wednesday, November 11, 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, November 8, 2026, at 250 Dorris Place in Stockton and online at www.stocktonmiraclemile.com.

The meeting may be attended in-person at 250 Dorris Place in the conference room. There is no remote attendance.

Anyone requiring assistance or accommodation to participate in the meeting please call 209.623.1144 or email kailani@stocktonmiraclemile.com.

Meeting procedures are posted at the end of this agenda.

AGENDA

1 Call to Order and Organization

1.1 Welcome
1.2 Meeting Procedures – Posted at the End of the Agenda
1.3 Roll Call and Establishment of a Quorum
1.4 Oral Suggestions and Comments from Members of the Community. Procedures for audience participation are posted at the end of the agenda. Speakers are limited to three (3) minutes.

1.5 (A): Approval of Order of Agenda
1.6 (A): Approval of Minutes of the Meeting: October 14, 2026 – *Juanita Pasley, Secretary (minutes are provided in board action packet)*
1.7 (A): Finance Committee Report: Approval of MMCID Financials for October, 2026 – *John Precissi, Treasurer; Kailani Haro, Executive Director (financial report is provided in board action packet)*

2 Reports/Discussions Part 1

2.1 (I): Mario Enriquez - *Stockton City Council, Area 4*
2.2 (I): Darcella Wrigt – *Greater Stockton Chamber of Commerce*

3 Consent Items

*Backup materials are provided in the **Board Action Packet**.*
3.1 (C/A): Approval of MEP Contract with Haggerty Construction
3.2 (C/A): Approval of Application for Revocable Permit Related to Banner Poles
3.3 (C/A): Approval of Façade Grant Program Subject to City of Stockton Review

4 Action Items

There are no separate action items on today's agenda.

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
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 themself 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.