

**PUBLIC NOTICE**  
**MIRACLE MILE IMPROVEMENT DISTRICT**  
**BOARD OF DIRECTORS GENERAL MONTHLY MEETING**

**DATE:** TUESDAY, August 9, 2022,                      **TIME:** 4:00PM  
**PLACE:** ZOOM Video Conference (copy & paste into browser)  
<https://zoom.us/j/92053431854?pwd=aitvbkRaZVZQbzZDVWNLZmpKQWM5UT09>  
or via telephone 1-669-900-9128, **Meeting ID:** 920 5343 1854, **Password:** 522606  
**TO:** **MMID Board Members:** Tina Wells Lee, Lisa Whirlow, Manuel Guizar, Rachelle Turner, Jean Callahan, Julie Cosgrove, Rex Dhatt, Jeff Dundas, Jeff Gamboni, Juanita Pasley, Nicole Snyder, Tanya Watters, Yonie Young

**GENERAL MEETING REQUIREMENTS:**

**Brown Act:** All MMID Board meetings are held pursuant to the Brown Act as codified in Government Code Section 54957.5. Virtual online meetings are permitted via the Governor's [Executive Order N-29-20](#). Continued use of modified teleconference rules approved, by the MMID Board October 13, 2021, pursuant AB316.

**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 five 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.

**AGENDA**

1. Call to Order Open Session – *Tina Wells Lee, Board President*
2. Public Comments
3. District Establishment Bylaws Review – Marco Li Mandri, New City America
4. Minutes of the July 12, 2022, General Board Meeting – **(ACTION)**
5. July 2022 Financial Statements – *Kim Byrd (ACTION)*
6. Brown Act Requirement – AB361 **(ACTION)**
7. Executive Director Report – *Kim Byrd*
  - a. District Renewal Update
  - b. ARPA Chamber & District Grant
  - c. UOP Welcome Back Event
8. City of Stockton Announcements & Project Updates – *Nicole Snyder*
9. Standing Committees Reports
  - a. Events & Promotions – *Juanita Pasley*
  - b. Improvement – *Jeff Gamboni*
  - c. Security – *Jeff Dundas*
10. Board Member Requests/Announcements

Adjournment

Next MMID Board of Directors General Meeting Scheduled Tuesday, September 13, 2022  
*If any accommodations are needed, please contact [info@stocktonmiraclemile.com](mailto:info@stocktonmiraclemile.com).*  
*Requests should be made as soon as possible, but at least 24 hours prior to the scheduled meeting.*

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

**MINUTES OF THE MEETING  
Tuesday, July 12, 2022  
Virtual Meeting - Zoom Video Conference**

**PRESENT:** Tina Wells Lee, Lisa Whirlow, Manuel Guizar, Rachelle Turner, Julie Cosgrove, Jeff Gamboni, Juanita Pasley, Jean Callahan, Nicole Snyder, Executive Director - Kim Byrd

**ABSENT:** Yonie Young, Rex Dhatt, Jeff Dundas, Tanya Watters

**GUEST:** Leslie Sanchez

1. **Meeting Called to Order** at 4:04PM – *Tina Wells Lee, Board President*
2. **Public Comments** - None
3. **District Establishment Bylaws** – Draft Review – Marco Li Mandri, New City America  
Tabled for next MMID Board Meeting
4. **Minutes of the June 14, 2022, General Board Meeting**

**MOTION to approve Minutes of June 14, 2022**

**Motion:** Manuel Guizar **Second:** Julie Cosgrove **Vote:** 6/6 **Abstentions:** Rachelle Turner, not present  
**Motion Approved**

4:09PM *Jeff Gamboni joins meeting*

5. **June 2022 Financial Statements** – *Kim Byrd*

- a. Discussion: Tina requests clarification on Income Notes, \$30K asked? Kim clarifies that the word was missing a 'k' but meant to be anticipated income. Research had to be done on 3 quarters of unpaid income tax dating back from 2018. Insurance liability is overbudget due to D&O insurance and liability insurance are currently in process. This is expected to stay overbudget due to lawsuit from prior property owners. November 2021 we were released from one lawsuit, however our insurance rate continues to stay high. Around \$30k spent over last four lost in insurance policy. A trip/fall case filed in December 2021 against the city, including the MMID. \$23k expended from insurance since filing to date. Over 5 years \$165k worth of claims have been paid out, resulting in elevated risk level and premium cost each year. We cannot get released from this recent claim until the court attorney, city attorney, or plaintiff attorney decided to release us.

**MOTION to approve June 2022 Financial Statements**

**Motion:** Juanita Pasley **Second:** Julie Cosgrove **Vote:** 7/7 **Abstentions:**  
**Motion Approved**

6. **Bikeshare Program Participation**

- a. Discussion: Kim notes that discussion has been brought to Dodge with City Public Works about a potential location. Shared Mobility and two representatives from County have been contacted as well regarding a walkthrough for a logical location to move forward. The board's blessing is needed to continue progress on program. Jean with UOP notes the university is inclined to participate and will designate a location on campus. Students, staff, and faculty can use the e-bikes on the levy, visit the mile, etc. Tina clarifies the use and costs of the bikes will be subsidized for the first three years due to a grant coming through. After that date, Shared Mobility will sponsor these bikes and offer separate rates. Jeff notes how incredible this opportunity is, as well as negotiation of hub.

**MOTION to approve MMID Participation in E-Bike Hub within our footprint**

**Motion:** Jeff Gamboni **Second:** Julie Cosgrove **Vote:** 6/6 **Abstentions:** Nicole Snyder  
**Motion Approved**

7. **Brown Act Requirement – AB361**

**MOTION to approve AB361 until January 2024**

**Motion:** Manuel Guizar **Second:** Jeff Gamboni **Vote:** 7/7 **Abstentions:**  
**Motion Approved**

8. **Executive Director Report** – *Kim Byrd*
  - a. District Advocacy Updates

i. ARPA Chamber & District Grant – Meeting scheduled next week to discuss our submission and if it is feasible or meets grant requirements. \$100k grant designed for chambers and districts such as ours. If you would like to participate, Kim can add you to meeting invite. Tina questions timeline. Nicole notes that due to multiple capital projects in the proposal, further discussion is required. Risk and insurance discussions tend to hold up the progress of getting these contracts approved. A timeline is hard to pinpoint at this time, until project review completed.

ii. Public Works Traffic Projects – Bump out at Adams and cross walk at Elms St are both targeted for first quarter. We would like to hold the city accountable and get this project completed. We will keep this on our monthly agenda to keep this project moving and tracked. This will include the reconstruction of our two-parking lots in first quarter of 2023. The other two will be completed the following year. Two feedback signs one northbound and one southbound are planned to be installed. City wide WIFI project continues to be underway.

iii. State of California Funding Update – Request submitted to state of CA of \$20M. \$7M may be earmarked for pedestrian crosswalks, and hopefully sidewalk repair as well. Updates will continue to be reported as information becomes availability.

9. **City of Stockton Announcements & Project Updates – Nicole Snyder**

Replacement ballots to be sent out in tomorrow's mail once approved at today's council meeting. A letter from city clerk office will be included reiterating reason for replacement ballots. Entrepreneurs grant recently closed along with multiple other grants.

10. Standing Committees Reports

a. **Events & Promotions – Juanita Pasley**

June Merchant Mixer had a great turnout! Next scheduled event will be July 20<sup>th</sup> 9AM-10:30AM hosted at Cuppajo located at 2626 Pacific Ave. Hoping to reach a larger/different group of people with earlier meet time. August mixer is in the works at Ghost Light. Kim, Jean, and Nita will be working with UOP on a campus block party on August 25. Merchants' have been invited to participate by offering a 10% discount to student, faculty, and staff when presented with UOP identification. Tina inquired on number of participants so far. Kim notes that we are approaching 30 merchants and reception has been good so far. Julie will also be assisting in this project. Looking into Car Show for September 24<sup>th</sup>

b. **Improvement – Jeff Gamboni**

Improvement projects planned for August 2022 discussed last meeting. Some focused attention provided at 3024 Pacific Avenue. Maintenance mowed and weeded the area, making for a big improvement. We are working with property manager of 3200 block to address unlocked garbage cans, resulting in garbage strewn about and inviting fires by local "urban campers". Watering schedule is unclear for maintenance crews. City of Stockton seem to have stopped watering at Coldwell Park, compared to other city parks, adding to already messy situation due to "urban campers". Harding Way improvement schedule will be discussed at next meeting. Improvement committee agenda/minutes have not been posted on the website. Want to ensure we are staying compliant with the Brown Act. Kim clarifies that 7 present directors (quorum) qualify for a meeting, and in violation of the Brown Act, without posting meeting agenda. Kim indicated low committee meeting attendance, often just herself and the committee chair. Committee chairs are can forward agenda and/or meeting minutes to Kim to post on the MMIDs website. Kim will research, to ensure we are not in violation.

c. **Security – Jeff Dundas**

Lisa requests clarification from the public regarding who needs to be contacted during crisis events. For example, when to report to SPD rather than Hammer Head. Also ensuring that an actual police report is filed rather than a simple conversation had with individuals. Reports must be made for action to be taken. Jeff offers an example of when he called the SPD regarding an event, and they told him a crime was not held. Kim notes that our voices aren't being heard. We must still file police report our issues, online even if the officers do not want to file reports on our behalf. Reporting to both Hammer Head and SPD are necessary so we can have a more complete picture. Tina notes that this morning's security meeting was horrible. It became apparent that SPD is understaffed and have many young and inexperienced officers resulting in duties not being completed correctly. Lisa encourages folks to report as soon as possible with documentation, whenever possible! Nita questions when to call Hammer Head

vs. calling SPD. Kim clarifies to call Hammer Head when a call for service is needed. Nita notes that there was a group of homeless people who parked their camper outside of her business. Tina questions if there has been a closure in camps resulting in this influx of behavior. Lisa notes that a camp was closed two weeks ago near Sherwood Mall. Lisa also notes that working with UOP police would be great as well.

Board Member Requests/Announcements – No requests and/ or announcements

Motion to adjourn at 4:54PM by Juanita Pasley

Next MMID Board of Directors General Meeting Scheduled Tuesday, August 9, 2022

Respectfully submitted by Rachelle Turner, Board Secretary and Kim Byrd, Executive Director



# Board of Directors Report

Miracle Mile Improvement District  
Monthly Financials

Prepared by  
MMID Finance Committee

Prepared on  
August 3, 2022

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## Table of Contents

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Financial Report Highlights.....	3
Balance Sheet.....	4
Profit and Loss by Month .....	5
2022 Budget vs. Actuals - Budget YTD .....	7
2022 Budget vs. Actuals - Budget Total .....	9

## Financial Report Highlights

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### Income Notes

- General Assessments: Invoice submitted to the City of Stockton for remaining 2022 General Assessment in the amount of \$85,201.61
- Other Non-Assessed Income: \$10k committed from S. Lenz. Ms. Lenz has been contacted for an update on funds. \$30k anticipated from San Joaquin County as part of the "Road to Recovery".

### Expense Notes

- Nothing unusual to report

# Balance Sheet

As of July 31, 2022

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Checking	64,304.37
F&M Emergency Reserve x619	18,008.91
F&M Savings x719	1,006.19
<b>Total Bank Accounts</b>	<b>83,319.47</b>
<b>Total Current Assets</b>	<b>83,319.47</b>
<b>Fixed Assets</b>	
Accumulated Depreciation	-1,526.01
Fixed Asset Furniture	1,526.01
<b>Total Fixed Assets</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>\$83,319.47</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
Opening Balance Equity	0.02
Retained Earnings	93,006.66
Net Income	-9,687.21
<b>Total Equity</b>	<b>83,319.47</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$83,319.47</b>



# Profit and Loss by Month

January - July, 2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
<b>INCOME</b>								
<b>ASSESSMENT INCOME</b>								
Assessed Properties					95,679.50			95,679.50
COS Assessment				20,270.85				20,270.85
SUSD Assessment					19,829.04			19,829.04
<b>Total ASSESSMENT INCOME</b>				<b>20,270.85</b>	<b>115,508.54</b>			<b>135,779.39</b>
<b>NON-ASSESSED INCOME</b>								
Event Income	1,100.00	1,080.00	1,280.00	1,300.00	1,370.00	1,180.00	140.00	7,450.00
Event Pop-Up Nights								0.00
<b>Total Event Income</b>	<b>1,100.00</b>	<b>1,080.00</b>	<b>1,280.00</b>	<b>1,300.00</b>	<b>1,370.00</b>	<b>1,180.00</b>	<b>140.00</b>	<b>7,450.00</b>
Interest Income			2.45			1.53		3.98
Net Restitution		0.00	0.00	75.00	-175.00	0.00		0.00
Other Non-Assessed Income		30,000.00						30,000.00
<b>Total NON-ASSESSED INCOME</b>	<b>1,100.00</b>	<b>31,080.00</b>	<b>1,282.45</b>	<b>1,475.00</b>	<b>1,195.00</b>	<b>1,181.53</b>	<b>140.00</b>	<b>37,453.98</b>
<b>Total Income</b>	<b>1,100.00</b>	<b>31,080.00</b>	<b>1,282.45</b>	<b>21,745.85</b>	<b>116,703.54</b>	<b>1,181.53</b>	<b>140.00</b>	<b>173,233.37</b>
<b>GROSS PROFIT</b>	<b>1,100.00</b>	<b>31,080.00</b>	<b>1,282.45</b>	<b>21,745.85</b>	<b>116,703.54</b>	<b>1,181.53</b>	<b>140.00</b>	<b>173,233.37</b>
<b>EXPENSES</b>								
<b>ADMINISTRATION</b>								
Contract Services Mgmt		2,262.00	3,016.10	3,040.94	2,456.30	3,584.26	3,600.64	17,970.24
Contractor - Management						1,419.17		1,419.17
Taxes								0.00
<b>Total Contract Services Mgmt</b>		<b>2,262.00</b>	<b>3,016.10</b>	<b>3,040.94</b>	<b>2,456.30</b>	<b>5,003.43</b>	<b>3,600.64</b>	<b>19,389.41</b>
<b>Operational Costs</b>								
Bank Fees or Merchant Fees	32.80	32.52	34.84	38.90	41.23	36.32	4.06	220.67
Dues, Subscriptions & Memberships	172.39	25.50	13.50	13.50	262.50	12.00		499.39
Liability Insurance			2,452.55					2,452.55
Meeting Expense					35.41	85.32	112.62	233.35
Office Supplies						368.18		368.18
Phone & Internet Service	29.13	29.13	29.13	29.13	29.13	29.13	29.13	203.91
Postage & Mailing Service					254.85			254.85
Storage Lease	309.00	309.00			1,000.00			1,618.00
<b>Total Operational Costs</b>	<b>543.32</b>	<b>396.15</b>	<b>2,530.02</b>	<b>81.53</b>	<b>1,623.12</b>	<b>530.95</b>	<b>145.81</b>	<b>5,850.90</b>
<b>Professional Services</b>								
Accounting	385.52	830.00	330.00	430.00	356.05	1,005.00	262.50	3,599.07
<b>Total Professional Services</b>	<b>385.52</b>	<b>830.00</b>	<b>330.00</b>	<b>430.00</b>	<b>356.05</b>	<b>1,005.00</b>	<b>262.50</b>	<b>3,599.07</b>
<b>Total ADMINISTRATION</b>								
<b>Total ADMINISTRATION</b>	<b>928.84</b>	<b>3,468.15</b>	<b>5,678.12</b>	<b>3,552.47</b>	<b>4,438.47</b>	<b>6,548.38</b>	<b>4,008.95</b>	<b>29,899.38</b>
<b>ENHANCED MAINTENANCE</b>								
Contractor - Maintenance	4,293.16	4,293.14	4,443.14	4,343.14	4,343.14	4,343.14	4,343.14	30,402.00
Repair & Maintenance Supplies				126.05		650.00		776.05
Waste Management	380.20	380.20	449.20	380.20	380.20	380.20	380.20	2,730.40
<b>Total ENHANCED MAINTENANCE</b>	<b>4,673.36</b>	<b>4,673.34</b>	<b>4,892.34</b>	<b>4,449.39</b>	<b>4,723.34</b>	<b>5,073.34</b>	<b>4,723.34</b>	<b>33,908.45</b>
<b>ENHANCED SECURITY</b>								
<b>ENHANCED SECURITY</b>								<b>0.00</b>

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Total
Contractor - Security	6,266.00	7,444.00	8,671.00	2,912.00	6,129.00	9,051.00	8,705.50	49,178.50
<b>Total ENHANCED SECURITY</b>	<b>6,266.00</b>	<b>7,444.00</b>	<b>8,671.00</b>	<b>2,912.00</b>	<b>6,129.00</b>	<b>9,051.00</b>	<b>8,705.50</b>	<b>49,178.50</b>
MARKETING								0.00
Branding and Management	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	10,500.00
Website Hosting & Services	287.64					1.50	121.26	410.40
<b>Total Branding and Management</b>	<b>1,787.64</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,501.50</b>	<b>1,621.26</b>	<b>10,910.40</b>
Event Expenses								0.00
Event Marketing & Advertising		51.00						51.00
<b>Total Event Expenses</b>		<b>51.00</b>						<b>51.00</b>
<b>Total MARKETING</b>	<b>1,787.64</b>	<b>1,551.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,500.00</b>	<b>1,501.50</b>	<b>1,621.26</b>	<b>10,961.40</b>
RESERVE & SPECIAL FUNDING								0.00
District Renewal Expense	8,000.00	8,000.00	8,000.00	12,032.85	8,000.00	8,000.00	8,000.00	60,032.85
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>12,032.85</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>60,032.85</b>
<b>Total Expenses</b>	<b>21,055.64</b>	<b>25,156.49</b>	<b>29,899.46</b>	<b>24,846.71</b>	<b>24,787.81</b>	<b>30,475.22</b>	<b>27,059.05</b>	<b>182,920.58</b>
NET OPERATING INCOME	-20,555.64	5,823.51	-27,857.01	-3,100.86	91,916.73	-29,298.69	-26,919.05	-9,697.21
NET INCOME	\$ -20,555.64	\$ 5,823.51	\$ -27,857.01	\$ -3,100.86	\$ 91,916.73	\$ -29,298.69	\$ -26,919.05	\$ -9,697.21

# 2022 Budget vs. Actuals - Budget YTD

January - July, 2022

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
<b>ASSESSMENT INCOME</b>				
Assessed Properties	95,679.50	96,078.48	-398.98	99.58 %
COS Assessment	20,270.85	20,270.87	-0.02	100.00 %
SUSD Assessment	19,829.04	19,829.04	0.00	100.00 %
<b>Total ASSESSMENT INCOME</b>	<b>135,779.39</b>	<b>136,178.39</b>	<b>-399.00</b>	<b>99.71 %</b>
<b>NON-ASSESSED INCOME</b>				
Event Income		0.00	0.00	
Event Pop-Up Nights	7,450.00		7,450.00	
<b>Total Event Income</b>	<b>7,450.00</b>	<b>0.00</b>	<b>7,450.00</b>	
Interest Income	3.98	4.00	-0.02	99.50 %
Other Non-Assessed Income	30,000.00	164,381.00	-134,381.00	18.25 %
<b>Total NON-ASSESSED INCOME</b>	<b>37,453.98</b>	<b>164,385.00</b>	<b>-126,931.02</b>	<b>22.78 %</b>
<b>Total Income</b>	<b>173,233.37</b>	<b>300,563.39</b>	<b>-127,330.02</b>	<b>57.64 %</b>
<b>GROSS PROFIT</b>	<b>173,233.37</b>	<b>300,563.39</b>	<b>-127,330.02</b>	<b>57.64 %</b>
<b>EXPENSES</b>				
<b>ADMINISTRATION</b>				
<b>Contract Services Mgmt</b>				
Contractor - Management	17,970.24	35,618.90	-17,648.66	50.45 %
Taxes	1,419.17		1,419.17	
<b>Total Contract Services Mgmt</b>	<b>19,389.41</b>	<b>35,618.90</b>	<b>-16,229.49</b>	<b>54.44 %</b>
<b>Operational Costs</b>				
Bank Fees or Merchant Fees	220.67		220.67	
Dues, Subscriptions & Memberships	499.39	242.89	256.50	205.60 %
Liability Insurance	2,452.55	4,340.00	-1,887.45	56.51 %
Meeting Expense	233.35	350.00	-116.65	66.67 %
Office Printing		250.00	-250.00	
Office Supplies	368.18	150.00	218.18	245.45 %
Phone & Internet Service	203.91	245.00	-41.09	83.23 %
Postage & Mailing Service	254.85	480.00	-225.15	53.09 %
Storage Lease	1,618.00	829.00	789.00	195.17 %
<b>Total Operational Costs</b>	<b>5,850.90</b>	<b>6,886.89</b>	<b>-1,035.99</b>	<b>84.96 %</b>
<b>Professional Services</b>				
Accounting	3,599.07	3,660.00	-60.93	98.34 %
Legal		1,500.00	-1,500.00	
<b>Total Professional Services</b>	<b>3,599.07</b>	<b>5,160.00</b>	<b>-1,560.93</b>	<b>69.75 %</b>
<b>Total ADMINISTRATION</b>	<b>28,839.38</b>	<b>47,665.79</b>	<b>-18,826.41</b>	<b>60.50 %</b>
<b>ENHANCED MAINTENANCE</b>				
Contractor - Maintenance	30,402.00	30,052.34	349.66	101.16 %

				Total
	Actual	Budget	over Budget	% of Budget
Repair & Maintenance Supplies	776.05		776.05	
Waste Management	2,730.40	2,610.44	119.96	104.60 %
<b>Total ENHANCED MAINTENANCE</b>	<b>33,908.45</b>	<b>32,662.78</b>	<b>1,245.67</b>	<b>103.81 %</b>
ENHANCED SECURITY				
Contractor - Security	49,178.50	40,966.87	8,211.63	120.04 %
<b>Total ENHANCED SECURITY</b>	<b>49,178.50</b>	<b>40,966.87</b>	<b>8,211.63</b>	<b>120.04 %</b>
MARKETING				
Branding and Management	10,500.00	13,270.85	-2,770.85	79.12 %
Website Hosting & Services	410.40	585.38	-174.98	70.11 %
<b>Total Branding and Management</b>	<b>10,910.40</b>	<b>13,856.23</b>	<b>-2,945.83</b>	<b>78.74 %</b>
Event Expenses				
Event Marketing & Advertising	51.00		51.00	
<b>Total Event Expenses</b>	<b>51.00</b>		<b>51.00</b>	
<b>Total MARKETING</b>	<b>10,961.40</b>	<b>13,856.23</b>	<b>-2,894.83</b>	<b>79.11 %</b>
RESERVE & SPECIAL FUNDING				
District Renewal Expense	60,032.85	62,402.00	-2,369.15	96.20 %
Other Special Projects		94,381.00	-94,381.00	
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>60,032.85</b>	<b>156,783.00</b>	<b>-96,750.15</b>	<b>38.29 %</b>
<b>Total Expenses</b>	<b>182,920.58</b>	<b>291,934.67</b>	<b>-109,014.09</b>	<b>62.66 %</b>
<b>NET OPERATING INCOME</b>	<b>-9,687.21</b>	<b>8,628.72</b>	<b>-18,315.93</b>	<b>-112.27 %</b>
<b>NET INCOME</b>	<b>\$ -9,687.21</b>	<b>\$8,628.72</b>	<b>\$ -18,315.93</b>	<b>-112.27 %</b>

# 2022 Budget vs. Actuals - Budget Total

January - December 2022

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
<b>ASSESSMENT INCOME</b>				
Assessed Properties	95,679.50	181,280.09	-85,600.59	52.78 %
COS Assessment	20,270.85	20,270.87	-0.02	100.00 %
SUSD Assessment	19,829.04	19,829.04	0.00	100.00 %
<b>Total ASSESSMENT INCOME</b>	<b>135,779.39</b>	<b>221,380.00</b>	<b>-85,600.61</b>	<b>61.33 %</b>
<b>NON-ASSESSED INCOME</b>				
Event Income		10,000.00	-10,000.00	
Interest Income	3.98	8.00	-4.02	49.75 %
Other Non-Assessed Income	30,000.00	164,381.00	-134,381.00	18.25 %
<b>Total NON-ASSESSED INCOME</b>	<b>30,003.98</b>	<b>174,389.00</b>	<b>-144,385.02</b>	<b>17.21 %</b>
<b>Total Income</b>	<b>165,783.37</b>	<b>395,769.00</b>	<b>-229,985.63</b>	<b>41.89 %</b>
<b>GROSS PROFIT</b>	<b>165,783.37</b>	<b>395,769.00</b>	<b>-229,985.63</b>	<b>41.89 %</b>
<b>EXPENSES</b>				
<b>ADMINISTRATION</b>				
<b>Contract Services Mgmt</b>				
Contractor - Management	17,970.24	61,061.00	-43,090.76	29.43 %
<b>Total Contract Services Mgmt</b>	<b>17,970.24</b>	<b>61,061.00</b>	<b>-43,090.76</b>	<b>29.43 %</b>
<b>Operational Costs</b>				
Dues, Subscriptions & Memberships	499.39	665.00	-165.61	75.10 %
Liability Insurance	2,452.55	12,500.00	-10,047.45	19.62 %
Meeting Expense	233.35	500.00	-266.65	46.67 %
Office Printing		250.00	-250.00	
Office Supplies	368.18	250.00	118.18	147.27 %
Phone & Internet Service	203.91	420.00	-216.09	48.55 %
Postage & Mailing Service	254.85	525.00	-270.15	48.54 %
Storage Lease	1,618.00	1,330.00	288.00	121.65 %
<b>Total Operational Costs</b>	<b>5,630.23</b>	<b>16,440.00</b>	<b>-10,809.77</b>	<b>34.25 %</b>
<b>Professional Services</b>				
Accounting	3,599.07	5,160.00	-1,560.93	69.75 %
Legal		1,500.00	-1,500.00	
<b>Total Professional Services</b>	<b>3,599.07</b>	<b>6,660.00</b>	<b>-3,060.93</b>	<b>54.04 %</b>
<b>Total ADMINISTRATION</b>	<b>27,199.54</b>	<b>84,161.00</b>	<b>-56,961.46</b>	<b>32.32 %</b>
<b>ENHANCED MAINTENANCE</b>				
Contractor - Maintenance	30,402.00	51,518.34	-21,116.34	59.01 %
Waste Management	2,730.40	4,475.00	-1,744.60	61.01 %
<b>Total ENHANCED MAINTENANCE</b>	<b>33,132.40</b>	<b>55,993.34</b>	<b>-22,860.94</b>	<b>59.17 %</b>
<b>ENHANCED SECURITY</b>				
Contractor - Security	49,178.50	70,228.94	-21,050.44	70.03 %

				Total
	Actual	Budget	over Budget	% of Budget
<b>Total ENHANCED SECURITY</b>	<b>49,178.50</b>	<b>70,228.94</b>	<b>-21,050.44</b>	<b>70.03 %</b>
MARKETING				
Branding and Management	10,500.00	22,750.00	-12,250.00	46.15 %
Website Hosting & Services	410.40	725.00	-314.60	56.61 %
<b>Total Branding and Management</b>	<b>10,910.40</b>	<b>23,475.00</b>	<b>-12,564.60</b>	<b>46.48 %</b>
<b>Total MARKETING</b>	<b>10,910.40</b>	<b>23,475.00</b>	<b>-12,564.60</b>	<b>46.48 %</b>
RESERVE & SPECIAL FUNDING				
District Renewal Expense	60,032.85	62,402.00	-2,369.15	96.20 %
Other Special Projects		94,381.00	-94,381.00	
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>60,032.85</b>	<b>156,783.00</b>	<b>-96,750.15</b>	<b>38.29 %</b>
<b>Total Expenses</b>	<b>180,453.69</b>	<b>390,641.28</b>	<b>-210,187.59</b>	<b>46.19 %</b>
NET OPERATING INCOME	-14,670.32	5,127.72	-19,798.04	-286.10 %
NET INCOME	\$ -14,670.32	\$ 5,127.72	\$ -19,798.04	-286.10 %

## **AB 361: Brown Act Guidelines**

The Governor signed AB 361 in September to allow organizations to continue to use modified rules for teleconferencing during the pandemic. AB 361 took effect October 1, 2021.

**Renewal every 30 days:** this is a reminder that to continue hosting virtual meetings in accordance with AB 361, boards must renew the findings listed in the requirements below every 30 days.

### **Requirements for Hosting Virtual Meetings**

Under AB 361, local agencies may continue to host virtual meetings under relaxed Brown Act restrictions. However, local agencies must meet various requirements:

First, there must be an active gubernatorial state of emergency. Then, either:

- (A) state or local health officials have recommended or imposed social distancing measures; or**
- (B) the legislative body has determined (or is meeting to determine) by majority vote that meeting in person would pose an “imminent risk” to the health and safety of those attending.**

**After 30 days of invoking AB 361 and every 30 days thereafter, the local agency must reconsider the circumstances and make the following specified findings by majority vote** to continue meeting virtually under the modified requirements:

First, the gubernatorial state of emergency must still be in effect. Then, the local agency **must make a finding that it has considered or reconsidered the circumstances of the state of emergency**. The local agency must then find either that:

- (A) there continues to be a direct impact on the ability to safely meet in person; or**
- (B) state or local officials are actively imposing or recommending social distancing measures.**

### **Rules for Virtual Meetings**

In general, local agencies must give notice and provide an opportunity to the public to attend and comment at virtual meetings. If the virtual meeting technology is disrupted, the meeting must stop until public access is restored. Public comments may not be limited to only those submitted in advance - local agencies must allow an opportunity for live, direct public comment.

## Executive Director Report July 2022

<p><b>DISTRICT RENEWAL</b></p>	<p><b>City Council Meeting – Resolution of Intent</b>          Tuesday, July 12 @ 5:30pm          City Council meeting approved (again) our Resolution of Intent. “Replacement” Ballots were mailed on Wednesday, July 13 and began to arrive in property owner’s mailboxes, shortly thereafter. Property owners will have until September 13 to return their ballots to the County Clerk’s Office. Ballots will then be counted, that same evening, during that City Council meeting. If you are aware of ANY property owner that has not received their ballot, please let me know, so it can be addressed.</p> <p><b>NEXT City Council Meeting – MM CID Balloting &amp; Acceptance</b>          Tuesday, September 13 @ 5:30pm          Location: City Hall</p> <p>District Renewal Information available on the MMID Website:</p> <p><b>PROPOSED Management District Plan:</b>  <a href="https://stocktonmiraclemile.com/wp-content/uploads/2019/04/PROPOSED-CID-Management-District-Plan-2023.pdf">https://stocktonmiraclemile.com/wp-content/uploads/2019/04/PROPOSED-CID-Management-District-Plan-2023.pdf</a></p> <p><b>Assessment Engineer’s Report 2022:</b>  <a href="https://stocktonmiraclemile.com/wp-content/uploads/2019/04/CID-Engineers-Report-04-20-22.pdf">https://stocktonmiraclemile.com/wp-content/uploads/2019/04/CID-Engineers-Report-04-20-22.pdf</a></p> <p><b>2021 Annual Report:</b>  <a href="https://stocktonmiraclemile.com/wp-content/uploads/2019/02/MMID-Annual-Report-2021.pdf">https://stocktonmiraclemile.com/wp-content/uploads/2019/02/MMID-Annual-Report-2021.pdf</a></p>
<p><b>Compliance &amp; Operations</b></p>	<p><b>INSURANCE RENEWAL:</b>          Awaiting D&amp;O policy quote from Dietrich Insurance. Working to bundle D&amp;O and Liability/Umbrella policy, so policies renewal/expiration timeframes are consistent.</p> <p><b>SJC 2023 ASSESSMENT REPORTING:</b>          With newly established organization, Miracle Mile Improvement Association (MMIA) is to review and provide documentation to the San Joaquin County Assessor office to prepare for the tax billing. Previously, such documentation was submitted to the City, and passed along to the County. The tight timeline, given the push in the balloting process, will require immediate reporting once ballot count is successful and voted to approve formation complete.</p> <p><b>2023 DISTRICT SERVICE RFPS</b>          In anticipation of successful renewal, RFPs (Request for Proposals) will be requested for all major service lines, including Maintenance, Security and Marketing. RFP requests will be prepared and sent by the end of August, requesting responses by end of September. 2023 Draft budget</p> <p><b>ARPA CHAMBER &amp; DISTRICT GRANT</b>          Met with city staff to discuss proposed projects for feasibility and review city requirements.</p> <p><b>LIGHTING \$40k</b>          Market lights on the Mile to improve visibility and encourage patrons to extend visits to the businesses during evening hours. The additional lighting will serve to improve the safety and security illuminating the footprint from dusk to dawn.</p> <p><b>SECURITY CAMERA SYSTEM \$50k</b>          Equipment and installation of a scalable NVR Camera System from Harding to Castle Streets. A security camera system will help small business mitigate further loss through property damage and theft. The</p>



	<p>impact of crime negative impacts the recovery process. Requested estimated proposals from two vendors for evaluation and consideration.</p> <p><b>BANNER POLE RETROFIT \$10k</b>  Poles located at the corner of Pacific and Pine Street, require retrofit. The use of the banner poles will allow the MMID to market district events and merchant services, with over 60k impressions per day. Estimates requested from two general contractors and calculations needed from engineer, Mike Smith.</p>
<p><b>Harding Way Project</b></p>	<p><b>Harding Way Funds:</b> \$94,380.98 – (PLANNING)</p> <p>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.  Include in agreement: State one-time funding source, with documentation and MMID is responsible to replace and maintain items purchased.</p> <p>Quotes obtained and are being evaluated. Mountain Landscape is the only respondent, to date.</p> <ul style="list-style-type: none"> <li>• Crepe Myrtle trees for empty tree wells.</li> <li>• Installation of much needed garbage cans.</li> <li>• Updates to the Harding Way entrance median</li> <li>• Fill Tree Belt (between sidewalk and street) with Stabilized DG and/or pavers/stamped concrete at Corner of Pacific &amp; Harding Way</li> </ul> <p>Walk-through of Harding Way, along with Mountain Landscape and Jeff Gamboni, to identify and fully document scope. Vendor to re-quote.</p> <p><b>Update:</b> Vendor gathering required documentation and re-quoting project with updates. No update from primary vendor as of 7/10/22. Outreach and walk through of Harding Way with Silva Landscaping occurred on June 29. In addition, scope and design plans were provided to Silva Landscaping for quoting purposes.</p>
<p><b>Maintenance &amp; Repairs</b></p>	<p><b>ASK Stockton – Requests &amp; Status:</b></p> <p><b>June 29 - Water Meter Problems / Damaged</b>  Location: 304 W Harding Way, Stockton  Description: Someone dug up the box and it appears as though the water has been tapped into. This is across from a homeless behind a cyclone fence  Reason Closed: Hello and thank you for reporting. The address where the damage has been observed is in an area that receives water services from California Water Company, known as CalWater. CalWater is a private company not affiliated with the City of Stockton. I shared your report with CalWater for the necessary next steps. The City of Stockton “About Your Address” online tool provides information about a specific address and can be used to determine a property’s water service provider. It is available at <a href="http://www.stocktonca.gov/services/gis/aya.html">http://www.stocktonca.gov/services/gis/aya.html</a>. If you have any questions or concerns don’t hesitate to contact me.  Vanessa Piccinini, City of Stockton Municipal Utilities Department (209) 937-5056</p> <p><b>July 27 - Graffiti - Removal Assistance</b>  Description: on light pole</p>
<p><b>Events &amp; Promotions</b></p>	<p><b>August Merchant Mixer</b>  Wednesday, August 24 @ 5:00 – 6:00pm  Location: House of Shaw (NEW LOCATION)</p>



Robbery	2	2	2	0	2	1	1	1	1	2	0	2
Aggravated Assault	1	1	0	0	0	2	3	2	1	4	1	3
Burglary	1	6	4	6	1	5	0	0	5	4	1	3
Vehicle Theft	0	0	1	0	1	1	0	1	0	0	0	0
Burglary – Auto	1	1	3	1	0	4	1	1	0	0	0	0
Theft	0	3	0	1	2	4	2	5	2	5	3	6
Arson	0	0	0	1	0	0	0	0	0	0	0	1
Vandalism	1	2	3	3	3	1	3	1	3	6	7	5
<b>Total</b>	<b>6</b>	<b>15</b>	<b>13</b>	<b>14</b>	<b>10</b>	<b>18</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>21</b>	<b>12</b>	<b>20</b>
<b>Citations</b>			17									
<b>Calls for Service</b>	<b>tech error</b>	<b>211</b>	<b>172</b>	<b>331</b>	<b>247</b>	<b>306</b>	<b>158</b>	<b>184</b>	<b>339</b>	<b>339</b>	<b>123</b>	<b>299</b>