

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

**DATE:** TUESDAY, February 8, 2022, **TIME:** 4:00PM  
**PLACE:** ZOOM Video Conference: <https://zoom.us/92053431854>  
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, Tina Wells Lee, Jean Callahan, Rex Dhatt, Jeff Dundas, Jeff Gamboni, , 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. Public Works: District Planning & Upcoming Projects – *Jodi Almassy and Dodgie Vidad*
4. Adjourn to Closed Session
5. Call to Order Closed Session - *Tina Wells Lee*
  - a. Review of Contractor Service Agreement for Kim Byrd, Executive Director **(ACTION)**
6. Adjourn Closed Session
7. Call to Order Open Session
8. Report of Closed Session of Action Taken (if any)
9. Minutes of the January 11, 2022 General Board Meeting **(ACTION)**
10. Corrected 2022 Budget – *Kim Byrd (ACTION)*
11. January 2021 Financial Statements – *Manuel Guizar, Treasurer (ACTION)*
12. Election of MMID Board Member
  - a. One Merchant Vacancy (2022 Term) **(ACTION)**
  - b. One Merchant Vacancy (2022 - 2023 Term) **(ACTION)**
13. Brown Act Requirement – AB361 **(ACTION)**
14. Executive Director Report – *Kim Byrd*
  - a. MMID Strategic Planning (Date & Location)
15. City of Stockton Announcements & Project Updates – *Nicole Snyder*
16. Standing Committees Reports
  - a. Events & Promotions - *Open*
  - b. Improvement – *Jeff Gamboni*
  - c. Bylaws – *Open*
  - d. Security – *Jeff Dundas*
  - e. District Renewal (Ad Hoc) *Kim Byrd*
17. Board Member Requests/Announcements

Adjournment

Next MMID Board of Directors General Meeting Scheduled Tuesday, March 8, 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, January 11, 2022  
Virtual via Zoom Video Conference**

**PRESENT:** Kim Byrd, Lisa Whirlow, Yonie Young, Tina Wells Lee, Jeff Dundas, Jeff Gamboni, Nicole Snyder, Tanya Watters, Manuel Guizar, Nadja King, Mike Klocke Jean Callahan, Rex Dhatt, Rachelle Turner

**ABSENT:**

**GUESTS:** Kevin Dougherty, Property Owner

**AGENDA**

1. Call to Order Open Session (4:05pm) – Kim Byrd, Board President
2. Public Comments & Introductions
3. Minutes of the December 14th, 2021 General Board Meeting  
**MOTION to approve the meeting minutes of December 14, 2021**  
**Motion:** Jeff Dundas **Second:** Manuel Guizar; Vote: 9/9, **Motion carried.**  
**Abstained:** J. Dundas & N. King, due to absence
4. December (Year End) 2021 Financial Statements  
**MOTION to approve December & Year End Financial Statements**  
**Motion:** Manuel Guizar **Second:** Lisa Whirlow; Vote: 11/11 **Motion carried.**
5. Budget 2022 – Kim Byrd & Tina Wells Lee  
**MOTION to approve 2022 Budget**  
**Motion:** Tina Wells Lee **Second:** Manual Guizar Vote: 12/12 **Motion carried.**
6. Election of 2022 Board Officers:  
Nominations of Officers
  - a. President - Tina Wells Lee
  - b. Vice President - Lisa Whirlow
  - c. Treasurer - Manuel Guizar
  - d. Secretary - Rachelle TurnerNo other nominations received.  
**MOTION to approve slated of officers by unanimous consent**  
**Motion:** Kim Byrd, **Second:** Lisa Whirlow; Vote 11/11 **Motion carried.**
7. Appointment of 2022 Committee Chair(s)
  - a. Finance – Manuel Guizar (Treasurer), Kim Byrd encouraged any authorized check signer, be members of the Finance committee to ensure proper financial oversight.
  - b. Bylaws - Policy & Procedures: Open
  - c. Security – Jeff Dundas
  - d. Improvement – Jeff Gamboni
  - e. District Renewal (Ad Hoc) members: Kim Byrd, Kevin Dougherty, Lisa Whirlow, Jeff Gamboni and Clem Lee**MOTION to approve Committee Chair Appointments by unanimous consent**  
**Motion:** Jeff Dundas **Second:** Lisa Whirlow Vote: 12/12 **Motion carried**
8. AB 361 – Brown Act Update  
**Motion to approve the continuance of AB 361 (continuance of modified teleconference rules)**  
**Motion:** Jeff Dundas **Second:** Nicole Snyder Vote: 12/12 **Motion carried**

9. Executive Report – Kim Byrd
  - a. UOP NCAA Men’s Basketball – Miracle Mile Appreciation – Rescheduled from January 8 to a date, TBD, in February. A great response from the Miracle Mile Merchants, 22 delivering over \$700 in merchant gift cards
  - b. Strategic Planning Meeting Date-will revisit possibility of meeting in person next month (COVID dependent)
  - c. Conflict of Interest & Whistleblower-form is emailed to all members
10. Board Member Requests & Announcements
  - a. Nicole Snyder noted that the Executive Report listed in the Board Packet, reflected the incorrect date for the “Ballot count Resolution of Formation adopted by the City Council date”. Should be July 12, 2022
  - b. Lisa Whirlow announced that Tori Verber from the District Attorney’s Office would be taking a tour of the Mile with Lisa along with Clem Lee to discuss the safety and security issues of the district. Anyone interested, is welcome.
  - c. Jeff Dundas thanked the Miracle Mile Maintenance team, who did an awesome job cleaning SUSD campus-thank you Seth and Patrick
11. Motion to adjourn at 5:09pm by Manuel Guizar

Next MMID Board of Directors General Meeting Scheduled Tuesday, February 8th, 2022, at 4pm

Respectfully submitted by Yonie Young, Secretary and Kim Byrd, Executive Director

FINAL 2022 MMID BUDGET		
INCOME	2021 Budget	2022 Budget
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$221,380</b>	<b>\$221,380</b>
<b>NON-ASSESSMENT INCOME</b>		
Event Income	\$10,000	\$10,000
Interest Income	\$8	\$8
Net Restitution	\$0	\$0
RTD Maintenance Contract	\$0	\$0
Harding Way Project Reimbursement		\$94,381
Non-Assessed Income - (Other)		\$70,000
<b>TOTAL NON-ASSESSMENT INCOME</b>	<b>\$10,008</b>	<b>\$174,389</b>
<b>TOTAL INCOME</b>	<b>\$231,388</b>	<b>\$395,769</b>
EXPENSE	2021 Budget	2022 Budget
<b>ADMINISTRATION</b>		
<b>Contract Service Management</b>	<b>\$66,000</b>	<b>\$28,061</b>
General Administrative	\$5,320	\$2,610
Office Lease	\$4,200	\$0
Storage Lease	\$1,200	\$1,330
Liability Insurance	\$10,300	\$12,500
<b>Total General Administrative</b>	<b>\$10,720</b>	<b>\$16,440</b>
Accounting	\$2,118	\$5,160
Contract Service Mgmt		\$9,900
Consulting & Legal Fees	\$500	\$1,500
<b>Total Professional Services</b>	<b>\$2,618</b>	<b>\$16,560</b>
<b>TOTAL ADMINISTRATION</b>	<b>\$79,338</b>	<b>\$61,061</b>
<b>ENHANCED MAINTENANCE</b>		
Contractor Service Maintenance	\$62,400	\$51,518
Infrastructure Improvement	\$50,000	\$0
Repair & Maintenance Supplies	\$1,200	
Waste Management		\$4,475
Contract Service Mgmt		\$6,600
<b>TOTAL ENHANCED MAINTENANCE</b>	<b>\$113,600</b>	<b>\$62,593</b>
<b>ENHANCED SECURITY</b>		
Contractor Service Security	\$72,000	\$70,229
Contract Service Mgmt		\$9,900
<b>TOTAL ENHANCED SECURITY</b>	<b>\$72,000</b>	<b>\$80,129</b>
<b>MARKETING</b>		
Advertising, Events & Promotions	\$10,800	\$22,750
Event Expenses	\$5,000	\$0
Website Management & Hosting	\$350	\$725
Contract Service Mgmt		\$6,600
<b>TOTAL MARKETING</b>	<b>\$16,150</b>	<b>\$30,075</b>
<b>RESERVE &amp; SPECIAL FUNDING</b>		
District Renewal		\$62,402
Other Special Projects		\$94,381
<b>RESERVE &amp; SPECIAL FUNDING</b>	<b>\$0</b>	<b>\$156,783</b>
<b>TOTAL EXPENSE</b>	<b>\$281,088</b>	<b>\$390,641</b>
<b>NET OPERATING INCOME</b>	<b>-\$49,700</b>	<b>\$5,128</b>
<b>RESERVE REQUIREMENT</b>		
Emergency Reserve Savings Deposit	\$3,600	\$5,128

← reduced \$587 to reflect actual assessment to be received. SJC Passes along a fee to process the payments to the City

← reduced approved budget amount by \$587 to offset the income adjustment above, creating a balanced budget.



# Board of Directors Report

Miracle Mile Improvement District  
Monthly Financials

Prepared by  
**MMID Finance Committee**

Prepared on  
**February 6, 2022**



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# Balance Sheet

As of January 31, 2022

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Checking	39,439.72
F&M Emergency Reserve x619	18,006.23
F&M Savings x719	15,004.89
<b>Total Bank Accounts</b>	<b>72,450.84</b>
<b>Total Current Assets</b>	<b>72,450.84</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>\$72,450.84</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	-20,555.84
<b>Total Equity</b>	<b>72,450.84</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$72,450.84</b>

# Profit and Loss by Month

January 2022

	Jan 2022	Total
<b>INCOME</b>		
NON-ASSESSED INCOME		0.00
Event Income		0.00
Event Pop-Up Nights	1,100.00	1,100.00
<b>Total Event Income</b>	<b>1,100.00</b>	<b>1,100.00</b>
<b>Total NON-ASSESSED INCOME</b>	<b>1,100.00</b>	<b>1,100.00</b>
<b>Total Income</b>	<b>1,100.00</b>	<b>1,100.00</b>
<b>GROSS PROFIT</b>	<b>1,100.00</b>	<b>1,100.00</b>
<b>EXPENSES</b>		
ADMINISTRATION		0.00
Operational Costs		0.00
Bank Charges & Fees	32.80	32.80
Dues, Subscriptions & Memberships	460.03	460.03
Phone & Internet Service	29.13	29.13
Storage Lease	309.00	309.00
<b>Total Operational Costs</b>	<b>830.96</b>	<b>830.96</b>
Professional Services		0.00
Accounting	385.52	385.52
<b>Total Professional Services</b>	<b>385.52</b>	<b>385.52</b>
<b>Total ADMINISTRATION</b>	<b>1,216.48</b>	<b>1,216.48</b>
ENHANCED MAINTENANCE		0.00
Contractor - Maintenance	4,293.16	4,293.16
Waste Management	380.20	380.20
<b>Total ENHANCED MAINTENANCE</b>	<b>4,673.36</b>	<b>4,673.36</b>
ENHANCED SECURITY		0.00
Contractor - Security	6,266.00	6,266.00
<b>Total ENHANCED SECURITY</b>	<b>6,266.00</b>	<b>6,266.00</b>
MARKETING		0.00
Branding and Management	1,500.00	1,500.00
<b>Total MARKETING</b>	<b>1,500.00</b>	<b>1,500.00</b>
RESERVE & SPECIAL FUNDING		0.00
District Renewal Expense	8,000.00	8,000.00
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>8,000.00</b>	<b>8,000.00</b>
<b>Total Expenses</b>	<b>21,655.84</b>	<b>21,655.84</b>
<b>NET OPERATING INCOME</b>	<b>-20,555.84</b>	<b>-20,555.84</b>
<b>NET INCOME</b>	<b>\$ -20,555.84</b>	<b>\$ -20,555.84</b>



## 2022 Budget vs. Actuals - Budget YTD

January 2022

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
NON-ASSESSED INCOME				
Event Income		0.00	0.00	
Event Pop-Up Nights	1,100.00		1,100.00	
<b>Total Event Income</b>	<b>1,100.00</b>	<b>0.00</b>	<b>1,100.00</b>	
<b>Total NON-ASSESSED INCOME</b>	<b>1,100.00</b>	<b>0.00</b>	<b>1,100.00</b>	
<b>Total Income</b>	<b>1,100.00</b>	<b>0.00</b>	<b>1,100.00</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>1,100.00</b>	<b>0.00</b>	<b>1,100.00</b>	<b>0.00%</b>
<b>EXPENSES</b>				
ADMINISTRATION				
Contract Services Mgmt				
Contractor - Management		5,088.40	-5,088.40	
<b>Total Contract Services Mgmt</b>		<b>5,088.40</b>	<b>-5,088.40</b>	
Operational Costs				
Bank Charges & Fees	32.80		32.80	
Dues, Subscriptions & Memberships	460.03	170.89	289.14	269.20 %
Phone & Internet Service	29.13	35.00	-5.87	83.23 %
Storage Lease	309.00	229.00	80.00	134.93 %
<b>Total Operational Costs</b>	<b>830.96</b>	<b>434.89</b>	<b>396.07</b>	<b>191.07 %</b>
Professional Services				
Accounting	385.52	300.00	85.52	128.51 %
<b>Total Professional Services</b>	<b>385.52</b>	<b>300.00</b>	<b>85.52</b>	<b>128.51 %</b>
<b>Total ADMINISTRATION</b>	<b>1,216.48</b>	<b>5,823.29</b>	<b>-4,606.81</b>	<b>20.89 %</b>
ENHANCED MAINTENANCE				
Contractor - Maintenance	4,293.16	4,293.19	-0.03	100.00 %
Waste Management	380.20	372.92	7.28	101.95 %
<b>Total ENHANCED MAINTENANCE</b>	<b>4,673.36</b>	<b>4,666.11</b>	<b>7.25</b>	<b>100.16 %</b>
ENHANCED SECURITY				
Contractor - Security	6,266.00	5,852.41	413.59	107.07 %
<b>Total ENHANCED SECURITY</b>	<b>6,266.00</b>	<b>5,852.41</b>	<b>413.59</b>	<b>107.07 %</b>
MARKETING				
Branding and Management	1,500.00	1,895.87	-395.87	79.12 %
Website Hosting & Services		287.64	-287.64	
<b>Total Branding and Management</b>	<b>1,500.00</b>	<b>2,183.51</b>	<b>-683.51</b>	<b>68.70 %</b>
<b>Total MARKETING</b>	<b>1,500.00</b>	<b>2,183.51</b>	<b>-683.51</b>	<b>68.70 %</b>
RESERVE & SPECIAL FUNDING				
District Renewal Expense	8,000.00	9,000.00	-1,000.00	88.89 %
Other Special Projects		94,381.00	-94,381.00	

	Actual	Budget	over Budget	Total % of Budget
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	8,000.00	103,381.00	-95,381.00	7.74 %
<b>Total Expenses</b>	21,655.84	121,906.32	-100,250.48	17.76 %
NET OPERATING INCOME	-20,555.84	-121,906.32	101,350.48	16.86 %
NET INCOME	\$ -20,555.84	\$ -121,906.32	\$101,350.48	16.86 %

## 2022 Budget vs. Actuals - Budget Total

January - December 2022

				Total
	Actual	Budget	over Budget	% of Budget
<b>INCOME</b>				
ASSESSMENT INCOME				
Assessed Properties		181,280.17	-181,280.17	
COS Assessment		20,270.87	-20,270.87	
SUSD Assessment		19,829.04	-19,829.04	
<b>Total ASSESSMENT INCOME</b>		<b>221,380.08</b>	<b>-221,380.08</b>	
NON-ASSESSED INCOME				
Event Income		10,000.00	-10,000.00	
Interest Income		8.00	-8.00	
Other Non-Assessed Income		164,381.00	-164,381.00	
<b>Total NON-ASSESSED INCOME</b>		<b>174,389.00</b>	<b>-174,389.00</b>	
<b>Total Income</b>	<b>0.00</b>	<b>395,769.08</b>	<b>-395,769.08</b>	<b>0.00%</b>
<b>GROSS PROFIT</b>	<b>0.00</b>	<b>395,769.08</b>	<b>-395,769.08</b>	<b>0.00 %</b>
<b>EXPENSES</b>				
ADMINISTRATION				
Contract Services Mgmt				
Contractor - Management		61,061.00	-61,061.00	
<b>Total Contract Services Mgmt</b>		<b>61,061.00</b>	<b>-61,061.00</b>	
Operational Costs				
Dues, Subscriptions & Memberships	485.53	665.00	-179.47	73.01 %
Liability Insurance		12,500.00	-12,500.00	
Meeting Expense		500.00	-500.00	
Office Printing		250.00	-250.00	
Office Supplies		250.00	-250.00	
Phone & Internet Service	58.26	420.00	-361.74	13.87 %
Postage & Mailing Service		525.00	-525.00	
Storage Lease	309.00	1,330.00	-1,021.00	23.23 %
<b>Total Operational Costs</b>	<b>852.79</b>	<b>16,440.00</b>	<b>-15,587.21</b>	<b>5.19 %</b>
Professional Services				
Accounting	1,135.52	5,160.00	-4,024.48	22.01 %
Legal		1,500.00	-1,500.00	
<b>Total Professional Services</b>	<b>1,135.52</b>	<b>6,660.00</b>	<b>-5,524.48</b>	<b>17.05 %</b>
<b>Total ADMINISTRATION</b>	<b>1,988.31</b>	<b>84,161.00</b>	<b>-82,172.69</b>	<b>2.36 %</b>
ENHANCED MAINTENANCE				
Contractor - Maintenance	8,586.30	51,518.34	-42,932.04	16.67 %
Waste Management	380.20	4,475.00	-4,094.80	8.50 %
<b>Total ENHANCED MAINTENANCE</b>	<b>8,966.50</b>	<b>55,993.34</b>	<b>-47,026.84</b>	<b>16.01 %</b>
ENHANCED SECURITY				

				<b>Total</b>
	<b>Actual</b>	<b>Budget</b>	<b>over Budget</b>	<b>% of Budget</b>
Contractor - Security	11,238.00	70,228.94	-58,990.94	16.00 %
<b>Total ENHANCED SECURITY</b>	<b>11,238.00</b>	<b>70,228.94</b>	<b>-58,990.94</b>	<b>16.00 %</b>
<b>MARKETING</b>				
Branding and Management	1,500.00	22,750.00	-21,250.00	6.59 %
Website Hosting & Services		725.00	-725.00	
<b>Total Branding and Management</b>	<b>1,500.00</b>	<b>23,475.00</b>	<b>-21,975.00</b>	<b>6.39 %</b>
<b>Total MARKETING</b>	<b>1,500.00</b>	<b>23,475.00</b>	<b>-21,975.00</b>	<b>6.39 %</b>
<b>RESERVE &amp; SPECIAL FUNDING</b>				
District Renewal Expense	16,000.00	62,402.00	-46,402.00	25.64 %
Other Special Projects		94,381.00	-94,381.00	
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>16,000.00</b>	<b>156,783.00</b>	<b>-140,783.00</b>	<b>10.21 %</b>
<b>Total Expenses</b>	<b>39,692.81</b>	<b>390,641.28</b>	<b>-350,948.47</b>	<b>10.16 %</b>
<b>NET OPERATING INCOME</b>	<b>-39,692.81</b>	<b>5,127.80</b>	<b>-44,820.61</b>	<b>-774.07 %</b>
<b>NET INCOME</b>	<b>\$ -39,692.81</b>	<b>\$5,127.80</b>	<b>\$ -44,820.61</b>	<b>-774.07 %</b>

# Notes to the Financial Statements

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**Miracle Mile Improvement District  
Board of Directors Nominee Information and Statement of Qualification**

1. **Name:** Juanita Pasley
2. **Are you a property owner or merchant?** Merchant
3. **Business name or property address:** Sweet Life Boutique, 2051 Pacific Avenue, Stockton CA 95204
4. **Phone number:** (209) 915-9269
5. **How long have you been a business or property owner on the Mile?** 8 months
6. **Have you attend MMID board meeting in the past?** No

7. **Please state why you would like to join the Miracle Mile Improvement District Board of Directors?**

Hello! My name is Juanita Pasley and I am the owner of Sweet Life Boutique on The Mile, a collective of over 30 other small local businesses. We opened our doors in July 2021 with the goal of supporting other small businesses, both in-store and in our community. Previous to this I have been running another small business as a candle maker, Dulce Vida Candle Co., which I learned the importance and the need for a collective such as Sweet Life Boutique. Every month since we have opened we are growing and reaching more people, and my hope is that this can continue for a very long time.

I believe that I would be a great fit for the MM ID board because I truly care about our Mile community and its happenings. As a born and raised Stockton resident, I know how important the Miracle Mile is to the Stockton community. Since it is now home to my business, I want to continue to help our entire business community grow and thrive. I come with lots of ideas of how we can promote and bring more people to the area. The Mile really is an incredible area of Stockton and I am very excited to be a part of it and to hopefully be a representative of it.

8. **Board members are required to meet monthly on the second Tuesday of the month at 4:00 PM. In addition, board members serve on committees as assigned. The MMID By-laws state that a board member who misses three scheduled meetings may be dismissed upon a vote of the board. Are you willing to commit to attend all meetings of the board and the committees to which you are assigned?**

Yes

# 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 January 2022

### Compliance & Operations

#### **Finance:**

Kim Potts, our bookkeeper, completed the year end bank reconciliation and distributed 1099s to all district contractors.

Christine Franklin, CPA, was contacted to prepare the MMID's 2021 Tax Return and complete our Annual Financial Statement & CPAs Compilation Report. An updated list of board members and all required financial information was provided. As of 2/1/22, the 2021 taxes are complete, but Christine is unable to file as the IRS and State of California has not finalized the tax documentation.

#### **QuickBooks Budget**

Rebuilt Quickbooks Budget to reflect the contract management allocation as outlined in the Management Plan.

#### **MMID 2021 Annual Report:**

The Annual Report and required City compliance documentation was submitted to Nicole on February 3<sup>rd</sup> which included:

- 2021 Miracle Mile Annual Report
- 2021 Tax Returns & Financial Report
- 2022 3-Zone Budget

Nicole identified a variance to the budget submitted. The delta identified is the difference from what property owners are assessed versus the amount of assessment dollar received by the district. SJ County passes along a fee to process payment to the City of Stockton (which is then passed along to the district). This fee has not previously been reflected in the budget and has been removed.

Once final corrections are applied, the Annual Report will be printed mailed to all Property Owners and Board Members. To be "green" and reduce district costs, an electronic version of the Annual Report, will be sent out, via Constant Contact and posted to the MMID website for all other stakeholders to access.

#### **Assessment Invoicing:**

Per our usual schedule Kim Potts has been instructed to prepare invoices for General Assessment in amount of \$95,679.50 (53%). The second invoice to be schedule for August 1, is in the amount of \$85,201.69 (47%). Invoices pending for the City of Stockton, \$20,270.87, payable now and Stockton Unified School District, \$19,829.04, payable in March.

#### **Annual Website Update:**

Annual updates to the website include adding the new slate of officers and updating the website to include the newly elected board members. In addition, a preliminary update to contacts in Constant Contact, has been included.

#### **Claim Against a Public Entity**

The MMID has received a "Claim Against a Public Entity" at the end of December 2021. According to the documentation provided. On or about December 17, at approximately 5:30pm tripped and fell over an exposed bolt (from a dislodged Bollard). She sustained a fractured wrist. The claimant's attorney was contacted to dispute the MMID a "public entity" and forwarded to our insurance company to act on.

#### **Storage Unit Move:**



	<p>On Wednesday, February 16 at 3pm volunteers can meet at Extra Space Storage to help move the MMID storage items to a new home, located in the basement of Fritz Chin Photography. The annual and significant monthly rental has prompted the move. If you are free, have a pick up truck, please let me know. Many hands make light work.</p> <p><b>Code Enforcement:</b> Spoke with Matt Van Fleet with Code Enforcement. We discussed the districts ongoing concerns with the Stockton Royal Theater. They are, of course, very aware of the concerns of the district. Not only blight but a safety hazard. Due to the ongoing litigation, not much can be shared. I was assured that enforcement action is underway. Matt offered his phone number ( 209-937-5027), should anyone wish to reach out to him directly with their concerns.</p> <p><b>Executive Committee:</b> Tina Wells Lee attended a webinar with Dennis Smallie and his team from Calidad. She requested a comprehensive camera system quote with monitoring. Pending proposal</p> <p>Tina also requested the DSA quote and met with Mike Huber for the ambassador program's extension to MM</p>															
<p><b>District Renewal</b></p>	<p><b>Next Onsite Visit:</b> Marco Li Mandri will be returning on the afternoon of Tuesday, February 15 and departing the afternoon of Wednesday, February 16. A few loose ends to tie up for the proposed Management Plan. If you are available to attend, please let me know and I will add you to the committee meeting planned for Tuesday afternoon.</p> <table border="1" data-bbox="297 909 1479 1234"> <thead> <tr> <th>Renewal Timeline for City Approval/Adoption</th> <th>MMID Due Date</th> <th>Council Date</th> </tr> </thead> <tbody> <tr> <td>Annual Report, Workplan &amp; Budget</td> <td>01/12/2022 02/03/2022</td> <td>03/01/2022 03/22/2022</td> </tr> <tr> <td>CBD Ordinance</td> <td>02/03/2022</td> <td>03/22/2022</td> </tr> <tr> <td>Council adopts Resolution of Intent, public hearing date for balloting process.</td> <td>04/06/2022</td> <td>05/24/2022</td> </tr> <tr> <td>Ballot count Resolution of Formation adopted by the City Council</td> <td>05/25/2022</td> <td>07/12/2022</td> </tr> </tbody> </table>	Renewal Timeline for City Approval/Adoption	MMID Due Date	Council Date	Annual Report, Workplan & Budget	01/12/2022 02/03/2022	03/01/2022 03/22/2022	CBD Ordinance	02/03/2022	03/22/2022	Council adopts Resolution of Intent, public hearing date for balloting process.	04/06/2022	05/24/2022	Ballot count Resolution of Formation adopted by the City Council	05/25/2022	07/12/2022
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<p><b>Harding Way</b></p>	<p><b>Harding Way Funds:</b> \$94,380.98</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><b>Promotions</b></p>	<p><b>Stockton Restaurant Week:</b> Successfully completed. Six restaurants participated (out of 15). Participant information posted to the website and Katie promoted widely on social media. How to gain greater participation in the future?</p> <p><b>Reminder UOP NCAA Men’s Basketball – Miracle Mile Appreciation</b> – Rescheduled to Saturday, February 19. Gift cards have already been passed over to UOP. Reminder, to let me know if you</p>															

	<p>need tickets to attend.</p> <p><b>Social - Valentine's Day</b>, "Love the Mile" campaign for a chance to win two (2) \$50 gift certificates  Participants must: Like the page. Like the post. Share the post (on FB). Share to their Stories (on IG).  Then leave a comment on where they would use it and in and tag someone, they would bring along  to visit the Mile.</p>
	<b>Monthly Business Watch Meeting – 2<sup>nd</sup> Tuesday of the Month</b>

**SPD Business**

Watch Stats	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
Calls for Service	1/11	2/09	3/08	4/12	5/10	6/07	7/12	8/09	9/13	10/07	11/08	12/13
Timeframe	2/08	3/07	4/11	5/09	6/06	7/11	8/08	9/12	10/06	11/07	12/12	01/09
Homicide	0	0	0	0	0	0	0	0	0	0	0	0
Sexual Assault	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	1	1	3	0	2	1	1	1	2	0	2	2
Aggravated Assault	1	1	2	0	1	3	2	1	4	1	3	1
Burglary	0	0	4	0	0	0	0	5	4	1	3	1
Motor Vehicle Theft	0	0	0	0	1	0	1	0	0	0	0	0
Burglary - Auto	4	0	1	2	1	1	1	0	0	0	0	1
Theft	0	4	7	4	4	2	5	2	5	3	6	0
Arson	0	0	0	0*	0	0	0	0	0	0	1	0
Vandalism	0	0	0	3	3	3	1	3	6	7	5	1
<b>Total</b>	<b>6</b>	<b>6</b>	<b>17</b>	<b>9</b>	<b>12</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>21</b>	<b>12</b>	<b>20</b>	<b>6</b>

**Calls for**

<b>Service</b>	<b>267</b>	<b>238</b>	<b>288</b>	<b>210</b>	<b>264</b>	<b>158</b>	<b>184</b>	<b>339</b>	<b>339</b>	<b>123</b>	<b>299</b>	<b>*</b>
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\*January 11 – Due to an issue with their system, Calls for Service figures were not available at the time of the meeting.

Following the BW meeting, Lisa Whirlow reached out to Tori Verber-Salazar, District Attorney, and invited Tori to tour the district and share the growing concerns around safety on the mile for our merchants, property owners and visitors. Tori visited on two separate occasions and will be joining the Business Watch meeting on February 8 at 10am. If you can join, the meeting is hosted via WebEx at:

**Join from the meeting link**

<https://cityofstockton.webex.com/cityofstockton/j.php?MTID=m91e5b91d61b8876a166dd26832062305>

**Join by meeting number**

Meeting number (access code): 2452 815 3119

Meeting password: HYigExXe325

**Tap to join from a mobile device (attendees only)**

[+1-415-655-0001](tel:+14156550001),,24528153119## US Toll

**Join by phone**

+1-415-655-0001 US Toll