

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

**DATE:** 4:00PM, WEDNESDAY, JANUARY 11, 2023  
**PLACE:** **IN-PERSON LOCATION:**  
SUSD Annex (former Bank of America) 1661 Pacific Avenue  
or  
**VIRTUAL: ZOOM Video Conference (copy & paste into browser)**  
<https://us06web.zoom.us/j/88489523478?pwd=R01pRGJGQVJNeXlxY09DaDJXalpJdz09>  
or via telephone 1-669-900-9128, **Meeting ID:** 884 8952 3478 **Passcode:** 908426  
**TO:** **MMID Board Members:** Tina Wells Lee, Lisa Whirlow, Jean Callahan, Juanita Pasley, Rex Dhatt, Jeff Dundas, Jeff Gamboni, Manuel Guizar, Tammy Nguyen, John V. Precissi, Nicole Snyder, Rachelle Turner, 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. Minutes of the December 14, 2022, General Board Meeting **(ACTION)**
4. December 2022 (Year End) Financial Statements – *Tina Wells Lee* **(ACTION)**
5. Confirm Appointment of Standing Committee Chairs – *Tina Wells Lee* **(ACTION)**
  - a. Finance – Jean Callahan
  - b. Civil Sidewalk – Rex Dhatt
  - c. Promotions – Juanita Pasley
  - d. Bylaws – Yonie Young
6. Establish MM Overlay Advisory Ad Hoc Committee – *Jeff Gamboni* **(ACTION)**
7. Committee Membership Assignments – *Tina Wells Lee*
8. AB361 - Continued Use of Modified Teleconference Meeting Rules, per Brown Act Requirement (sunsets 2/28/23) **(ACTION)**
9. AB2449 Overview of Modified Teleconference Meeting Rules, effective 1/1/2023
10. Executive Director Updates – *Kim Byrd*
11. City of Stockton Announcements & Project Updates – *Nicole Snyder*
12. Member Requests/Announcements

Adjournment

**Next MMID Board of Directors General Meeting Scheduled Wednesday, February 11, 2023**

*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**

Wednesday, December 14, 2022  
Virtual Meeting - Zoom Video Conference

**PRESENT:** Tina Wells Lee, Lisa Whirlow, Jeff Dundas, Jeff Gamboni, Manuel Guizar, Juanita Pasley, Jean Callahan, Yonie Young, Rex Dhatt, Rachelle Turner

Executive Director - Kim Byrd

**ABSENT:** Julie Cosgrove, Nicole Snyder, Tanya Watters

**GUEST:** Craig Gilmore, Kevin Dougherty, Kevin Hernandez, Tammy Nguyen

1. **Meeting Called to Order** at 4:07 p.m. by Tina Wells Lee, Board President
2. **Public Comments** - Kevin Hernandez discussed a Christmas Parade next year. He's referenced Lodi's parade as an example. It would take about a full year to implement and would like to the board's approval to begin this process. The board thanked Mr. Hernandez for his suggestion, but it unable to act on items not on the agenda. However, the board requested cost estimates and will take up the matter once more is known. Rex reminded the everyone that next year we may be working on the streets, and that will need to be taken into consideration.

*Kevin Dougherty entered at 4:11PM*

*Jean Callahan entered at 4:12PM*

3. **Minutes of the October 12, 2022, General Board Meeting**

**MOTION to approve Minutes of October 12, 2022**

**Motion:** Juanita Pasley **Second:** Rex Dhatt **Vote:** 10/10 **Abstentions:**

**Motion Approved**

4. **Minutes of the November 9, 2022, General Board Meeting**

Discussion of last sentence in Events & Promotions section. Who is Blake Sanchez and what do candy canes mean?

**MOTION to approve Minutes of November 9, 2022, with Corrections**

**Motion:** Jeff Dundas **Second:** Manuel Guizar **Vote:** 10/10 **Abstentions:**

**Motion Approved**

5. **November 2022 Financial Statements – Tina Wells Lee**

We continue to deal with issues regarding overcharges due to dumpster lids not being locked.

**MOTION to approve November 2022 Financial Statements**

**Motion:** Juanita Pasley **Second:** Lisa Whirlow **Vote:** 10/10 **Abstentions:**

**Motion Approved**

6. **Organizational Process Update – Kim Byrd, Executive Director**

Reference attached Executive Director report and highlighted tasks complete thus far. The City Council approved, on December 6, 2022, the formation of the Miracle Mile Community Improvement District and the MMCID contract between the City and MMCID. Completed to date are the Articles of Incorporation, filing of California Statement of Information and MMCID's new EIN. With today's boards approval of the MMCID slate of officers, Bylaws, and 2023 budget, the bank will be notified, and the establishment of new banking account can occur. San Joaquin County has confirmed that MMCID account is in process, to allow for assessment funding for the new district formation once funds become available.

7. **Appointment of Interim MMCID Board of Directors**

The MMID Board to appoint its board to serve as the interim MMCID Board of Directors. Once the Application and IRS approval for Recognition of Exemption (under section 501(c)(3) of the Internal Revenue Code (form 1023) we are final and approved, we are authorized to operate under MMCID. Upon approval, we will go through another election process to elect MMCID board members. This is a necessary and temporary requirement.

**MOTION to approve Interim MMCID Board of Directors**

**Motion:** Jeff Dundas **Second:** Jeff Gamboni **Vote:** 10/10 **Abstentions:**

**Motion Approved**

8. **AB361 - Continued Use of Modified Teleconference Meeting Rules, per Brown Act Requirement**

This will enable the board to meet in a hybrid form of in-person and teleconference.

**MOTION to approve Continued Use of Modified Teleconference Meeting Rules per Brown Act AB361**

**Motion:** Rachelle Turner **Second:** Jeff Gamboni **Vote:** 10/10 **Abstentions:**

**Motion Approved**

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

Nicole was unable to join today. However, as Kim previously mentioned, City Council approved our request for formation on December 6<sup>th</sup>. Also, final approval of our ARPA revised grant request was approved and should be finalized by the end of this week. Assessment funding will no longer be funneled through the City of Stockton. San Joaquin County Assessor will cut the assessment funding checks directly to the district. The first check (53%) is expected in January. The remaining funds (47%) is expected in August.

**10. Standing Committees Reports**

a. Events & Promotions – Juanita Pasley

November 26<sup>th</sup>, we had our small business Saturday Event. We had about 8 different businesses involved as a wine stop. We've heard nothing but great reviews. It has increased foot traffic and people loved the atmosphere. People especially loved the Christmas tree!

b. Improvement – Jeff Gamboni

Planting at Tuxedo Ct was completed prior to installation of the lights. Some decorations were installed as well.

c. Security – Jeff Dundas

Statistical comparison from month to month continue to stay very similar. A break-in and an arrest were made in connection with the window break and burglary at Puffy's Thrift and Lela Nelson Realty. Roof top security has been an area of concern, with recent attempt to access the Wells Fargo ATM (from the roof). CSO Andeola did not have much to offer in response. If we are concerned about roof top security, we can reach out to Phil. Camera RFP is still in play and will resume in the New Year. Police Chief McFadden has created his new Community Advisory Board (CAB), no update yet on first meeting. Garbage situation at old BBA still a problem. The property is for sale and no known property manager to reach out to. Tina will take a picture of this issue and will forward to Kim to submit Ask Stockton request. Code Enforcement will be tasked to investigate and sent notice to the property owner for correction.

*Jean Callahan left at 4:41PM.*

**11. Member Requests/Announcements**

Jeff Gamboni wanted to speak on the city overlay planning process. Shared that there was a presentation last month, at the SUSD Annex, where they discussed new guidelines. Jeff would like to see an Adhoc Committee created, to ensure the city plans reflect the Miracle Mile and adjacent resident desires. An introduction scheduled on Tuesday, December 20, hosted by LDA Partners.

**Adjournment** – Motion made by Jeff Gamboni at 4:48PM



# Board of Directors Report

Miracle Mile Improvement District  
Monthly Financials

Prepared by  
MMID Finance Committee

Prepared on  
January 8, 2023

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## Financial Report Highlights

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### Income Notes

- Other Non-Assessed Income: \$10k committed from S. Lenz. Ms. Lenz has not been received for 2022

# Balance Sheet

As of December 31, 2022

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Checking	80,087.30
F&M Emergency Reserve x619	18,011.64
F&M Savings x719	1,006.34
<b>Total Bank Accounts</b>	<b>99,105.28</b>
<b>Total Current Assets</b>	<b>99,105.28</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>\$99,105.28</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	6,098.60
<b>Total Equity</b>	<b>99,105.28</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$99,105.28</b>

# Profit and Loss December 2022

December 2022

	Dec 2022	Total
<b>INCOME</b>		
NON-ASSESSED INCOME		0.00
Event Income		0.00
Event Pop-Up Nights	860.00	860.00
<b>Total Event Income</b>	<b>860.00</b>	<b>860.00</b>
Interest Income	1.42	1.42
Net Restitution	450.00	450.00
Other Non-Assessed Income	30,000.00	30,000.00
<b>Total NON-ASSESSED INCOME</b>	<b>31,311.42</b>	<b>31,311.42</b>
<b>Total Income</b>	<b>31,311.42</b>	<b>31,311.42</b>
<b>GROSS PROFIT</b>		
	<b>31,311.42</b>	<b>31,311.42</b>
<b>EXPENSES</b>		
ADMINISTRATION		0.00
Contract Mgmt Service		0.00
Contractor - Management	3,499.14	3,499.14
<b>Total Contract Mgmt Service</b>	<b>3,499.14</b>	<b>3,499.14</b>
Operational Expense		0.00
Compliance	25.00	25.00
Phone & Internet Service	29.13	29.13
<b>Total Operational Expense</b>	<b>54.13</b>	<b>54.13</b>
Professional Fees		0.00
Accounting	175.00	175.00
Accounting/QuickBooks	85.00	85.00
<b>Total Professional Fees</b>	<b>260.00</b>	<b>260.00</b>
<b>Total ADMINISTRATION</b>	<b>3,813.27</b>	<b>3,813.27</b>
ENHANCED MAINTENANCE		0.00
Contractor - Maintenance	5,435.04	5,435.04
Waste Management Service	273.51	273.51
<b>Total ENHANCED MAINTENANCE</b>	<b>5,708.55</b>	<b>5,708.55</b>
ENHANCED SECURITY		0.00
Contractor - Security	5,239.00	5,239.00
<b>Total ENHANCED SECURITY</b>	<b>5,239.00</b>	<b>5,239.00</b>
MARKETING		0.00
Branding and Management	1,500.00	1,500.00
Website Hosting & Services	1.50	1.50
<b>Total Branding and Management</b>	<b>1,501.50</b>	<b>1,501.50</b>
Event Expenses		0.00
Event Holiday Sip & Shop	474.11	474.11
Merchant Processing Fees	25.84	25.84
<b>Total Event Expenses</b>	<b>499.95</b>	<b>499.95</b>



	Dec 2022	Total
<b>Total MARKETING</b>	<b>2,001.45</b>	<b>2,001.45</b>
<b>Total Expenses</b>	<b>16,762.27</b>	<b>16,762.27</b>
NET OPERATING INCOME	14,549.15	14,549.15
NET INCOME	\$14,549.15	\$14,549.15

# Profit and Loss FY 2022

January - December 2022

	Total
<b>INCOME</b>	
ASSESSMENT INCOME	
Assessed Properties	180,881.11
COS Assessment	20,270.85
SUSD Assessment	19,829.04
<b>Total ASSESSMENT INCOME</b>	<b>220,981.00</b>
NON-ASSESSED INCOME	
Event Income	40.00
Event Pop-Up Nights	10,830.00
<b>Total Event Income</b>	<b>10,870.00</b>
Interest Income	6.86
Net Restitution	450.00
Other Non-Assessed Income	60,000.00
<b>Total NON-ASSESSED INCOME</b>	<b>71,326.86</b>
<b>Total Income</b>	<b>292,307.86</b>
<b>GROSS PROFIT</b>	<b>292,307.86</b>
<b>EXPENSES</b>	
ADMINISTRATION	
Contract Mgmt Service	
Contractor - Management	33,295.09
<b>Total Contract Mgmt Service</b>	<b>33,295.09</b>
Operational Expense	
Compliance	550.00
Dues, Subscriptions & Memberships	331.49
Meeting Expense	340.25
Office Printing	621.24
Office Supplies	368.18
Phone & Internet Service	349.56
Postage & PO Box	466.85
Storage Lease	1,618.00
<b>Total Operational Expense</b>	<b>4,645.57</b>
Professional Fees	
Accounting	4,072.11
Accounting/QuickBooks	969.34
Insurance Liability / D&O	13,734.88
Payroll Tax	1,306.59
<b>Total Professional Fees</b>	<b>20,082.92</b>
<b>Total ADMINISTRATION</b>	<b>58,023.58</b>
ENHANCED MAINTENANCE	
Contractor - Maintenance	55,443.40

	<b>Total</b>
Repair & Maintenance Supplies	902.77
Waste Management Service	4,616.27
<b>Total ENHANCED MAINTENANCE</b>	<b>60,962.44</b>
ENHANCED SECURITY	
Contractor - Security	74,660.50
<b>Total ENHANCED SECURITY</b>	<b>74,660.50</b>
MARKETING	
Branding and Management	18,000.00
Website Hosting & Services	1,358.46
<b>Total Branding and Management</b>	<b>19,358.46</b>
Event Expenses	
Event UOP Welcome Back	2,876.88
Event Fall Event	1,913.12
Event Holiday Sip & Shop	540.09
Merchant Processing Fees	323.19
Social Media Campaigns	51.00
<b>Total Event Expenses</b>	<b>5,704.28</b>
<b>Total MARKETING</b>	<b>25,062.74</b>
RESERVE & SPECIAL FUNDING	
District Renewal Expense	67,500.00
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>67,500.00</b>
<b>Total Expenses</b>	<b>286,209.26</b>
NET OPERATING INCOME	6,098.60
NET INCOME	\$6,098.60

Profit and Loss by Month FY 2022

January - December 2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
INCOME													
ASSESSMENT INCOME													
Assessed Properties					96,679.50				85,201.61				180,881.11
COS Assessment				20,270.85					20,270.85				20,270.85
SLRD Assessment				19,829.04					19,829.04				19,829.04
NON-ASSESSED INCOME													
Total ASSESSMENT INCOME				20,270.85	116,508.54				85,201.61				220,881.00
NON-ASSESSED INCOME													
Event Income	1,100.00	1,080.00	1,280.00	1,200.00	1,370.00	1,180.00	1,400.00	840.00	900.00	40.00			40.00
Event Pop-Up Nights										750.00			750.00
Total Event Income	1,100.00	1,080.00	1,280.00	1,200.00	1,370.00	1,180.00	1,400.00	840.00	900.00	820.00			1,820.00
Interest Income		2.45				1.53			1.46				6.86
Net Refund		0.00	0.00	173.00	-175.00	0.00		0.00	0.00				450.00
Other Non-Assessed Income													60,000.00
Total Non-Assessed Income	1,100.00	1,082.45	1,282.45	1,473.00	1,195.00	1,181.53	1,400.00	840.00	901.46	820.00			71,282.86
Total Income	1,100.00	2,162.45	2,562.45	27,746.85	116,703.54	1,181.53	1,400.00	840.00	901,030.07	820.00	0.00		282,207.86
EXPENSES													
ADMINISTRATION													
Contract Mgmt Service		2,282.00	2,491.10	3,040.94	2,456.30	3,594.26	3,609.64	3,061.24	2,891.30	3,523.43	3,104.74	3,499.14	33,285.09
Total Contract Mgmt Service		2,282.00	2,491.10	3,040.94	2,456.30	3,594.26	3,609.64	3,061.24	2,891.30	3,523.43	3,104.74	3,499.14	33,285.09
Operational Expense													
Compliance			526.00										526.00
Dues, Subscriptions & Memberships	13.50	25.50	13.50	13.50	163.50	12.00		12.00	11.89	12.00	24.00		25.00
Meeting Expense			13.50		35.41	39.22	70.33		195.29				331.49
Office Printing				63,246		46.10	42.29						340.25
Office Supplies						368.18							621.24
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	29.13	346.56
Postage & PO Box					254.85			212.00					466.85
Storage Lease	309.00	309.00			1,000.00								1,618.00
Total Operational Expense	391.83	398.63	597.83	675.48	1,512.89	494.83	141.75	285.13	229.41	41.13	53.13	54.13	4,045.57
Professional Fees													
Accounting	283.56	750.00	250.00	350.00	276.05	925.00	262.80	150.00	225.00	225.00	200.00	175.00	4,072.11
Accounting/QuickBooks	101.96	80.00	80.00	80.00	80.00	80.00	80.00	85.00	85.00	47.28	85.00	85.00	699.34
Insurance Liability / DMO			2,482.55						11,282.33				13,724.88
Payroll Tax					1,419.17			112.56					1,262.59
Total Professional Fees	385.52	830.00	2,732.55	490.00	980.65	6,051.00	8,705.50	5,413.00	2,861.00	5,824.00	6,139.00	5,239.00	74,660.50
Total ENHANCED SECURITY													
Contractor - Security	6,296.00	7,444.00	8,671.00	2,912.00	6,129.00	8,051.00	8,705.50	5,413.00	2,861.00	5,824.00	6,139.00	5,239.00	74,660.50
Total ENHANCED SECURITY	6,296.00	7,444.00	8,671.00	2,912.00	6,129.00	8,051.00	8,705.50	5,413.00	2,861.00	5,824.00	6,139.00	5,239.00	74,660.50
MARKETING													
Branding and Management	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
Website Hosting & Services	446.53				69.00	1.50	1,21.26	1.50	21.67	1.50	684.00	1.50	1,358.46
Total Branding and Management	1,946.53	1,500.00	1,500.00	1,500.00	1,569.00	1,501.50	1,691.26	1,501.50	1,521.67	1,501.50	2,184.00	1,501.50	18,358.46
Event Expenses													
Event UOP Welcome Back								1,773.73	967.10	134.05	967.43		2,275.88
Event Fall Event										945.69	65.58		1,913.12
Event Holiday Spr & Snow												474.11	540.09
Medicaid Processing Fees	32.80	32.82	34.84	318.90	41.23	36.32	4.06	25.26	27.00	24.42		25.84	323.19
Social Media Campaigns		51.00											51.00
Total Event Expenses	32.80	85.62	34.84	38.90	41.23	36.32	4.06	25.26	27.00	24.42		25.84	51.00
Total Marketing													
RESERVE & SPECIAL FUNDING	1,879.38	1,880.82	1,884.84	1,889.80	1,810.23	1,887.82	1,888.82	3,886.49	2,816.77	2,886.86	3,827.41	2,801.46	25,082.74
RESERVE & SPECIAL FUNDING	8,000.00	8,000.00	8,000.00	11,500.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	87,500.00
Direct Revenue Expense													67,500.00
Total Reserve & Special Funding	21,658.54	25,166.40	28,889.46	24,446.71	24,757.21	30,475.82	27,139.05	24,881.82	24,820.05	16,886.86	16,834.45	14,846.16	286,203.28
Total Expense	20,355.84	5,820.51	47,657.01	43,100.85	91,915.73	49,238.89	49,890.05	49,401.82	61,473.82	17,719.89	16,834.45	14,846.16	6,098.80
NET OPERATING INCOME													

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
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NET INCOME	\$ -20,055.84	\$6,823.51	\$ -27,657.01	\$ -3,100.89	\$97,915.73	\$ -23,253.89	\$ -26,986.05	\$ -24,041.82	\$91,473.82	\$ -77,918.89	\$ -18,254.85	\$14,546.15	\$8,092.80
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# Budget to Actual FY 2022

January - December 2022

				Total
	Actual	Budget	over Budget	% of Budget
<b>INCOME</b>				
<b>ASSESSMENT INCOME</b>				
Assessed Properties	180,881.11	181,280.09	-398.98	99.78 %
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>220,981.00</b>	<b>221,380.00</b>	<b>-399.00</b>	<b>99.82 %</b>
<b>NON-ASSESSED INCOME</b>				
Event Income	40.00	10,000.00	-9,960.00	0.40 %
Event Pop-Up Nights	10,830.00		10,830.00	
<b>Total Event Income</b>	<b>10,870.00</b>	<b>10,000.00</b>	<b>870.00</b>	<b>108.70 %</b>
Interest Income	6.86	8.00	-1.14	85.75 %
Net Restitution	450.00		450.00	
Other Non-Assessed Income	60,000.00	164,381.00	-104,381.00	36.50 %
<b>Total NON-ASSESSED INCOME</b>	<b>71,326.86</b>	<b>174,389.00</b>	<b>-103,062.14</b>	<b>40.90 %</b>
<b>Total Income</b>	<b>292,307.86</b>	<b>395,769.00</b>	<b>-103,461.14</b>	<b>73.86 %</b>
<b>GROSS PROFIT</b>	<b>292,307.86</b>	<b>395,769.00</b>	<b>-103,461.14</b>	<b>73.86 %</b>
<b>EXPENSES</b>				
<b>ADMINISTRATION</b>				
<b>Contract Mgmt Service</b>				
Contractor - Management	33,295.09	61,061.00	-27,765.91	54.53 %
<b>Total Contract Mgmt Service</b>	<b>33,295.09</b>	<b>61,061.00</b>	<b>-27,765.91</b>	<b>54.53 %</b>
<b>Operational Expense</b>				
Compliance	550.00		550.00	
Dues, Subscriptions & Memberships	331.49	665.00	-333.51	49.85 %
Meeting Expense	340.25	500.00	-159.75	68.05 %
Office Printing	621.24	250.00	371.24	248.50 %
Office Supplies	368.18	250.00	118.18	147.27 %
Phone & Internet Service	349.56	420.00	-70.44	83.23 %
Postage & PO Box	466.85	525.00	-58.15	88.92 %
Storage Lease	1,618.00	1,330.00	288.00	121.65 %
<b>Total Operational Expense</b>	<b>4,645.57</b>	<b>3,940.00</b>	<b>705.57</b>	<b>117.91 %</b>
<b>Professional Fees</b>				
Accounting	4,072.11	5,160.00	-1,087.89	78.92 %
Accounting/QuickBooks	969.34		969.34	
Insurance Liability / D&O	13,734.88	12,500.00	1,234.88	109.88 %
Legal		1,500.00	-1,500.00	
Payroll Tax	1,306.59		1,306.59	
<b>Total Professional Fees</b>	<b>20,082.92</b>	<b>19,160.00</b>	<b>922.92</b>	<b>104.82 %</b>
<b>Total ADMINISTRATION</b>	<b>58,023.58</b>	<b>84,161.00</b>	<b>-26,137.42</b>	<b>68.94 %</b>

				Total
	Actual	Budget	over Budget	% of Budget
ENHANCED MAINTENANCE				
Contractor - Maintenance	55,443.40	51,518.34	3,925.06	107.62 %
Repair & Maintenance Supplies	902.77		902.77	
Waste Management Service	4,616.27	4,475.00	141.27	103.16 %
<b>Total ENHANCED MAINTENANCE</b>	<b>60,962.44</b>	<b>55,993.34</b>	<b>4,969.10</b>	<b>108.87 %</b>
ENHANCED SECURITY				
Contractor - Security	74,660.50	70,228.94	4,431.56	106.31 %
<b>Total ENHANCED SECURITY</b>	<b>74,660.50</b>	<b>70,228.94</b>	<b>4,431.56</b>	<b>106.31 %</b>
MARKETING				
Branding and Management	18,000.00	22,750.00	-4,750.00	79.12 %
Website Hosting & Services	1,358.46	725.00	633.46	187.37 %
<b>Total Branding and Management</b>	<b>19,358.46</b>	<b>23,475.00</b>	<b>-4,116.54</b>	<b>82.46 %</b>
Event Expenses				
Event UOP Welcome Back	2,876.88		2,876.88	
Event Fall Event	1,913.12		1,913.12	
Event Holiday Sip & Shop	540.09		540.09	
Merchant Processing Fees	323.19		323.19	
Social Media Campaigns	51.00		51.00	
<b>Total Event Expenses</b>	<b>5,704.28</b>		<b>5,704.28</b>	
<b>Total MARKETING</b>	<b>25,062.74</b>	<b>23,475.00</b>	<b>1,587.74</b>	<b>106.76 %</b>
RESERVE & SPECIAL FUNDING				
District Renewal Expense	67,500.00	62,402.00	5,098.00	108.17 %
Other Special Projects		94,381.00	-94,381.00	
<b>Total RESERVE &amp; SPECIAL FUNDING</b>	<b>67,500.00</b>	<b>156,783.00</b>	<b>-89,283.00</b>	<b>43.05 %</b>
<b>Total Expenses</b>	<b>286,209.26</b>	<b>390,641.28</b>	<b>-104,432.02</b>	<b>73.27 %</b>
NET OPERATING INCOME	6,098.60	5,127.72	970.88	118.93 %
NET INCOME	\$6,098.60	\$5,127.72	\$970.88	118.93 %

## **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.



## City-Wide Design Guideline

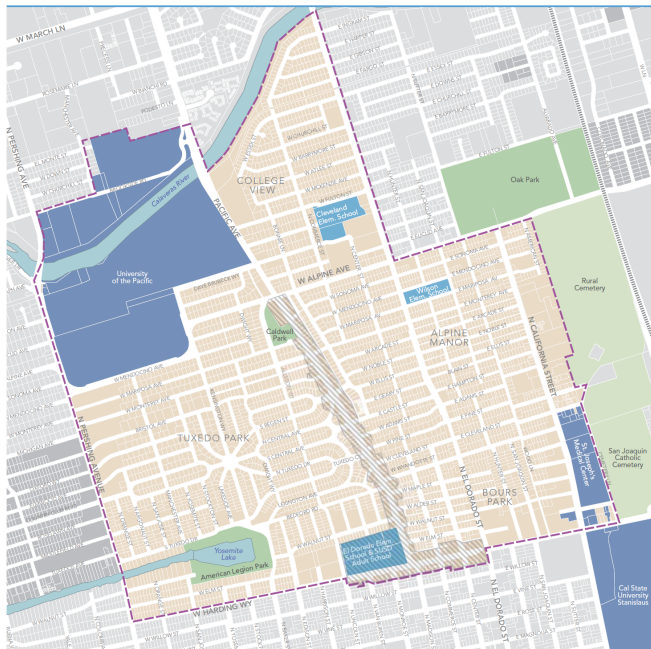
Matt Diaz, Advanced Planning Manager

- Zoning Overlay (Magnolia Example attached)-  
[https://library.qcode.us/lib/stockton\\_ca/pub/municipal\\_code/item/title\\_16-division\\_2-chapter\\_16\\_28?view=all](https://library.qcode.us/lib/stockton_ca/pub/municipal_code/item/title_16-division_2-chapter_16_28?view=all)
- Design District (existing district attached)- <http://www.stocktonca.gov/files/CityWideDesignGuidelines.pdf>
- Boundary- we need to establish a set boundary for the design and zoning standards (below are examples)
- Proposed Outreach Methods
  - Groups to reach out to
    - MMID
    - UOP
    - Renaissance Community Group
    - Property Owners
    - Cold Calls/Emails to Community/Religious Groups to spread the word
    - Flyers for businesses and groups
  - A formal workshop (with mailed notices) will occur in early 2023- this will show standards outline and more detail based on research and feedback
  - Other suggestions











### AD Hoc Overlay Committee – Jeff Gamboni

The proposed AD Hoc Overlay Committee met in a Zoom format Tuesday 20 December. The meeting focused on presentations from Paris Allen and Carolyn Natividad with LDA Partners who are crafting an approach to soliciting feedback from the neighborhood including surveys and design workshop(s). Paris and Carolyn are architects and have prepared similar documents and workshops for other projects. Next meeting was planned for Tuesday 10 January. We are distributing the current City-Wide Design Guidelines for your review. These are the documents that are being updated. Our section begins at p. 217. Carolyn has met with Cindi Marsh, former COS planner and friend of the Mile. She has provided some additional guidance with suggestions for focusing our approach.

<https://stocktonmiraclemile.com/wp-content/uploads/2019/03/CityWideDesignGuidelines.pdf>



### Map 1: University Neighborhood Planning Area

-  University Neighborhood
-  City of Stockton
-  San Joaquin County
-  Park
-  Other Open Space
-  University/Institution
-  School
-  Miracle Mile Property-Based Commercial Improvement District
-  Railroad Tracks
-  Neighborhood Planning Area Boundary

## Improvement Committee

The Improvement Committee will be pausing during this month in anticipation of the formation of the Committee for the MM Improvements. We are however assessing missing and downed trees with a view toward preparing a Tree Planting Master Plan for the District.

## Executive Director Report December 2022

### Year End – New Year Priorities

#### ARPA CHAMBER/DISTRICT GRANT

##### Banner Pole Retrofit as a Marketing Platform

- Diede Construction noted that one of the poles is significantly bent and is obtaining a quote for the board's consideration. Encroachment permit has been obtained. Overall project timeline upon commencement is 3-4 days.
- Price Painting of Poles \$950

##### 2023 Miracle Mile Marketing Program

##### Signature Event Planning & Implementation – Good Stock

- Miracle Mile En Blanc – June 24
- Miracle Mile Car Show & Concert – October 7
- Miracle Mile Holiday Sip & Shop – December 2

##### Marketing & Branding Implementation \$37,200 (\$3,100/Mo)

- Website Brand Implementation
- Brand Implementation
- Monthly Social Video
- Campaign & Designs ( Spring, Summer Fall & Winter )
- Pitches to Media Outlets
- History Podcast Episodes
- Historic Walking Tour Landing Page
- Event Recap Video (En Blanc, Car Show, Sip & Shop)
- Social Media Digital Boosts

##### Shop Local Mailing Campaign \$12,800

A shop local mailing campaign will feature merchants in a SHOP LOCAL coupon booklet to be mailed out to the community, inviting shoppers to save when visiting the Miracle Mile shops.

#### UOP Athletics Partnership:

- Mike Hermann - Marketing Grant (assistance with Light Pole banners)
- Gift Certificates Remaining
- Tickets received for January 28 and February 16
  - February Tail Gate on the Mile Theme (5-7:30pm)
- Wells Fargo Grant – Funds to facilitate UOP traffic to the Mile
  - Light Pole Banners \$4k
  - Street Banner \$3k
  - Radio Fox 1280 (15/30 sec spots)

#### 3) MMCID Organizational Establishment 2023

- Article of Incorporation (State of California) – Complete
- Statement of Information (State of California) – Complete
- EIN (IRS) – Complete
- File 1023 & 3500 IRS Application for Recognition of Exemption (IRS)
- Bylaws – Board Approved 12/13/22
- MMCID Budget – Board Approved 12/13/22
- New MMCID Bank Account
  - New account signers – Callahan/Pasley pending
  - Online bank access – pending
- City of Stockton Contract - City Council Approved 12/6/22
- San Joaquin County Account – Complete
- Appoint Interim MMCID Board & Executive Committee 12/13/22
- Insurance Application Submittals – In process

	<p><b>4) MMID YEAR COMPLIANCE REPORTING</b></p> <ul style="list-style-type: none"> <li>• 2022 MMID Annual Report</li> <li>• 2022 CPA Financial Review</li> <li>• 2022 Tax Preparation</li> </ul> <p><b>MMCID FISCAL YEAR 2023</b></p> <p><b>\$20M Improvement Grant (Assemblyman Villapudua)</b></p> <ul style="list-style-type: none"> <li>• ADHOC Committee Representation</li> <li>• Clem White Paper &amp; Political Outreach <ul style="list-style-type: none"> <li>○ Follow-up Carlos, Steve/Israel, Harry Black</li> </ul> </li> </ul> <p><b>Industrial Camera Purchase &amp; Installation RFP</b></p> <ul style="list-style-type: none"> <li>• Calidad Security - Dennis Smallie</li> <li>• Hammer Head Security - Lakh Singh</li> <li>• American High Security - Mandy</li> <li>• American Custom Private Security - Raj Patti</li> </ul> <p><b>Camera Monitoring RFP</b></p> <ul style="list-style-type: none"> <li>• Calidad Security - Dennis Smallie</li> <li>• Hammer Head Security - Lakh Singh</li> <li>• UOP - Wayne German</li> <li>• American High Security - Mandy</li> <li>• American Custom Private Security - Raj Patti</li> </ul> <p><b>Maintenance Services RFP</b></p> <ul style="list-style-type: none"> <li>• DSA - Mike Huber</li> <li>• Your Local Realtor - Scott Sherman</li> <li>• Cultivate Landscape – Antonio</li> <li>• Add landscape maintenance</li> </ul> <p><b>Harding Way Project:</b></p> <ul style="list-style-type: none"> <li>• David Silva - Landscaping - include add-on Garbage Can purchase</li> <li>• Leobardo Rivera – Mountain Landscaping Proposal</li> <li>• Contract COS</li> <li>• <b>COS - Grace Smith</b> (New Trash Receptacles)</li> </ul> <p><b>UOP Pacific Partners</b></p> <ul style="list-style-type: none"> <li>• Matt Camino - Updates</li> <li>• Pacific Partners Sign to Website</li> </ul>
<b>Trip/Fall Litigation</b>	<p><b>Trip/Fall Insurance Litigation</b></p> <p>Informed council, August Wissmath with KNCH Law, to provide plaintiff with copy of MMID liability insurance policy as approved by the board on October 11. Continued to respond to additional document requests, as appropriate. On November 22nd, we were informed that Karin Bruce would be representing council, replacing August Wissmath. No new updates.</p>
<b>Security &amp; Business Watch</b>	<p><b>SECURITY CAMERA SYSTEM RFP.</b> Given the recent announcement for pedestrian safety funding from the state, the Security Committee would like to expand the RFP, with a phased implementation approach. Additional research is underway, working with both UOP and SUSPD PD to assist with evaluation and recommendation on best practice. The 2023 Security Committee needs to establish a standing meeting schedule to meet the immediate needs of the evaluation and selection process.</p>

Hammer Head Call for Service Stats	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022 06/1 – 6/15	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022
Alarm Response												
Homeless Removal	9	14	43	39	38	16						
Noise Complaint				1	1							
Suspicious Person	5	1	1		4	4						
Suspicious Vehicle		2	1		2							
Other	1											
<b>Total</b>												
<b>Calls for Service</b>	<b>15</b>	<b>17</b>	<b>45</b>	<b>40</b>	<b>45</b>	<b>20</b>						
<b>SPD Business Watch Stats</b>	<b>Jan 2022 12/13</b>	<b>Feb 2022 01/10</b>	<b>Mar 2022 2/07</b>	<b>Apr 2022 3/07</b>	<b>May 2022 4/11</b>	<b>Jun 2022 5/09</b>	<b>Jul 2022 6/13</b>	<b>Aug 2022 7/11</b>	<b>Sep 2022 8/09</b>	<b>Oct 2022 9/12</b>	<b>Nov 22 11/07</b>	<b>Dec 22 12/12</b>
<b>Calls for Service Timeframe</b>	<b>– 01/09</b>	<b>– 02/08</b>	<b>- 3/06</b>	<b>– 4/10</b>	<b>– 5/08</b>	<b>- 6/12</b>	<b>- 7/10</b>	<b>- 8/07</b>	<b>- 9/12</b>	<b>- 10/05</b>	<b>- 12/11</b>	<b>- 01/08</b>
Homicide	0	0	0	1	0	0	0	0	0	0	0	0
Sexual Assault	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	2	2	2	0	2	1	1	1	3	3	3	0
Aggravated Assault	1	1	0	0	0	2	3	0	4	0	1	2
Burglary	1	6	4	6	1	5	0	1	7	0	3	0
Vehicle Theft	0	0	1	0	1	1	0	0	0	0	0	0
Burglary – Auto	1	1	3	1	0	4	1	1	2	0	2	2
Theft	0	3	0	1	2	4	2	3	4	2	6	4
Arson	0	0	0	1	0	0	0	0	0	0	0	0
Vandalism	1	2	3	3	3	1	3	1	7	1	4	3
<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>7</b>	<b>12</b>	<b>8</b>	<b>19</b>	<b>13</b>
<b>Stops</b>							12	18	22	10		26
<b>Citations</b>			17					21	29			9
<b>Arrests</b>										4		1
<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>276</b>	<b>243</b>	<b>354</b>	<b>203</b>	<b>254</b>	<b>244</b>

<b>Civil Sidewalks (Clean and Safe)</b>	<b>\$ 6,500,000.00</b>
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Paver & Concrete Public Walk-Way	Regent to Harding Way	\$ 3,550,000.00
Enhanced Crosswalks	Marking and Beacon Lighting at all crosswalk intersections	\$ 750,000.00
Vintage Roadway Light w/ Pedestrian Sidewalk Lighting	New vintage poles and light features	\$ 1,500,000.00
Electrical Access in all Tree Wells	include electrical access to tree well and/or up lights	\$ 350,000.00
Sycamore Plane Trees	Tree removal, tree well expansion, curbing & replant (60)	\$ 210,000.00
Public Space Planter Box & Landscaping	Masonry planters throughout district footprint	\$ 40,000.00
	Irrigation & required back flow units installed	\$ 28,000.00
	Mature landscape for planters & public space	\$ 22,000.00
Trash Receptacles	Victor Stanley - receptacle, can & installation (30)	\$ 50,000.00

<b>District Identity and Placemaking</b>	<b>\$ 6,500,000.00</b>
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Public Space - Tuxedo Plaza	Creation of public space at Tuxedo Court	\$ 5,000,000.00
Branded Urban Furniture	Permanent for use in public space, including umbrellas,	\$ 100,000.00
District Bike Racks		\$ 8,000.00
District Banners & Brackets		\$ 10,000.00
Façade Improvement Grants	Earmarked for Small Business storefront Improvements	\$ 1,382,000.00

<b>Services</b>	<b>\$ 5,000,000.00</b>
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Security Infrastructure, Public Address and Monitoring	NVR District Security	\$ 3,800,000.00
Event Staging, Lighting and Seating		\$ 25,000.00
Golf Cart & Trailer	District Branded Kawaski Mule & Trailer (x2)	\$ 20,000.00
Technology Infrastructure		\$ 255,000.00
Retractable Bollards	Traffic Control for Public Events & Street Closures	\$ 900,000.00

<b>Administration and Discretionary Allowance</b>	<b>\$ 2,000,000.00</b>
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Discretionary	\$ 1,040,000.00
Administration	\$ 960,000.00

**\$20,000,000.00**