

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

DATE: 4:00PM, WEDNESDAY, JUNE 14, 2023

PLACE: **IN-PERSON LOCATION:**
LDA Partners Conference Room
222 Central Ct, Stockton, CA 95204

TO: **MMID Board Members:** Tina Wells Lee, Lisa Whirlow, Jean Callahan, Juanita Pasley, Rex Dhatt, Jeff Gamboni, Manuel Guizar, Tammy Nguyen, John V. Precissi, Rachelle Turner, Yonie Young, Carrie Wright
Executive Director: Kim Byrd

GENERAL MEETING REQUIREMENTS:

Brown Act: All MMID Board meetings are held pursuant to the Brown Act as codified in Government Code Section 54957.5.

Public Comments: The law provides the opportunity for the public to be heard on any item within the subject matter jurisdiction of the Board, before or during the discussion of that item by the Board. For all items, including items not on the agenda, 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 – *Lisa Whirlow, Board Vice-President*
2. Public Comments
3. SPD & CMC Program – *Chief McFadden*
4. Minutes of the May 10, 2023, General Board Meeting – *Juanita Pasley (ACTION)*
5. May 2023 Financial Statements – *Jean Callahan (ACTION)*
6. Bike Stockton eBike Rack Relocation *(ACTION)*
7. City of Stockton Announcements & Project Updates
8. Director Report – *Kim Byrd*
 - a. Parking Enforcement
 - b. AB-179 MM Improvement Project
9. Committees Assignments & Reports
 - a. Bylaws – *Yonie Young*
 - b. Events & Promotions – *Juanita Pasley*
 - c. Civil Sidewalk – *Rex Dhatt*
 - d. Miracle Mile Overlay (Adhoc) – *Jeff Gamboni*
10. Member Requests/Announcements
Adjournment

Next MMID Board of Directors General Meeting Scheduled Wednesday, July 12, 2023

*If any accommodations are needed, please contact 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, May 10, 2023

In-Person Meeting – SUSD Annex

PRESENT: Tina Wells Lee, Kim Byrd, Jean Callahan, Juanita Pasley, Jeff Dundas, Tammy Nguyen, Jeff Gamboni, Yonie Young, John Precissi, Rex Dhatt, Lisa Whirlow (arrived 4:03pm), Manuel Guizar (arrived 4:50pm)

ABSENT: Rachelle Turner, Nicole Snyder

GUESTS: Joseph Dietrich V, Kevin Dougherty (arrived 4:06pm)

1. **Meeting Called to Order** at 4:02pm by Tina Wells-Lee, Board President

2. **Public Comments:** N/A

3. **Insurance Policies:** Joseph Dietrich V, F.J Dietrich & Co.

Joseph went over the insurance package policy of the MMID, which will become the MMCID. A few changes need to be made (MMID does not have assets). D&O coverage for all board members. His company, F.J. Dietrich & Co., also has access to brokerage firms and they are running into issues with companies not wanting to cover businesses due to loss. Currently paying (\$12,265 yr) versus what we will be paying is less. (\$5,913 yr) but they are having an issue finding a carrier who will cover D&O. They will cover \$500,000 but not \$1,000,000. Due to the loss on the old entity and the loss on the current entity, companies are hesitant to cover. Per Joseph, \$500,000 will not be enough. He recommends that we get the \$1,000,000 coverage because in a lawsuit \$500,000 goes very fast.

Note: \$102,000 – The amount of pay outs for the incident where the lady fell on 12/17/21.

The cut over to the new insurance will go into effect as soon as we move over to the MMCID. For now, Joseph is looking for a company that will cover the \$1,000,000 D&O. If need be, we may have to take out a secondary policy to pick up the residual D&O that will not be covered. He will continue to update as new information becomes available.

4. **Minutes of the 4/12/23, General Board Meeting** – Juanita Pasley

MOTION to approve Minutes of April 12, 2023

Motion: Jeff Gamboni **Second:** Tammy Nguyen **Vote:** 10/10 **Abstentions:** 0

Motion Approved

5. **April 2023 Financial Statements** – Jean Callahan

a. Transfer of Reserve \$23,213.26 – an additional \$50,000 will be released to the MMID and will need to be spent by the MMID account because that is where the grant was issued. We have yet to received promised funding from SUSD or the City of Stockton. On the advice of the CPA, we should not dissolve the MMID until everything is done.

b. Reimbursement to MMID for En Blanc -

Payment of Hammerhead has dropped down a bit. En Blanc expenses, Goodstock has been paid. No unexpected expenses. En Blanc sponsorship dollars are being deposited to the MMCID account, all expenses are being paid out of the MMID account.

MOTION to approve Financial Statements including recommendation to transfer the MMID reserve into the MMID checking–

Motion: Jean Callahan **Second:** Rex Dhatt **Vote:** 10/10 **Abstentions:** 0

Motion Approved

6. Bike Stockton eBike Rack Relocation – Kim Byrd

Continuing the conversation of where we can relocate the ebikes due to the new property owner asking that the racks be moved. There are several options as to where the racks can be relocated. The west side would be ideal for the racks but there are limited options.

The location by Castle is ruled out.

Location 4 (Pine St.) is ruled out.

Location 1 (Maple St.) is concerned about their liability and also about the possibility of the mural on the side being graffitied.

Location 3 (Dorris) – may be the ideal location.

Jeff Gamboni stated that across from Baskin Robbins may be an ideal location. Possibility of splitting the bikes onto 2 racks instead of 1 large rack.

Tap Plastics is another option for racks.

Mary at Bellisima (owner) was reached out to about her opinion of the racks going in there, she has not responded as of yet.

7. City of Stockton Announcements & Project Updates – Kim Byrd, Nicole Snyder (absent)

Per Dodgie, the city is issuing RFP's on 6/1/23 advertising for contract work for the Adams St. project. Jeff Gamboni asked why the MMID has not been included in the discussion and decisions of this project.

No update on the paving of the parking lots, as of yet.

Waiting on a confirmation from the Assemblyman's Villapudua office as to when they will be able to make it to a BOD meeting.

No replacement yet for Steve, Israel is taking his place for now.

Charter is not finalized. No committee members have been selected as of yet.

Cal Trans has not received any of the grant money as of yet.

City of Stockton is taking care of getting the bids for the repaving of the parking lots. Susan Lenz should be out advocate talking with the city manager pushing to get things done for the MMID, Lisa will be reaching out to her and asking for a sit down with her.

8. Executive Director Report – Kim Byrd

RFP is in process for the cameras. Kim asked for help if anyone knows anyone that is in the camera business to please send her their info. There will be a meeting in June to go over all of the bids for this project.

AB 179 – Assemblymember Villapudua has been invited to attend the June BOD meeting.

The Annual Report went to the City on April 18, 2023. The budget and report were approved by the Council.

9. Committees Assignments

a. Bylaws – Yonie Young – No update

b. Events & Promotions – Juanita Pasley – Coloring contest ongoing, 47 tickets left for En Blanc, waiting to hear back from Amy to see if we can add 10 more tables.

c. Civil Sidewalk – Rex Dhatt – Waiting for all of the bids to come in on the RFP's.

d. Miracle Mile Overlay (Adhoc) – Jeff Gamboni – Meeting was held on 5/2/23. Met with Matt Diaz to review. There is concern about restrictive use. Trying to identify elements (types of businesses) that we may not need or want within the footprint. Parking is a huge concern. Looking for ways to exclude the requirements. Jeff will follow up with the info for the next meeting once a date has been set at LDA.

10. Member Requests/Announcements

Kevin Dougherty stated that the banner program is getting very close to fruition. Money is available from the ARPA grant to have them made. We should have a banner made for En Blanc to show where we are headed as the MMID (our vision).

Tina asked Jeff Gamboni if it was possible to trim the tree at Tuxedo Ct. back so that the homeless cannot hide in there.

Push to utilize the Google sheet for service with Hammerhead. We get 9 “free” calls for service a month, it is \$45 per call additionally.

Utilize Ask Stockton app

File a non-emergency report with SPD.

June & July – SUSD is not available. LDA has agreed to host the next two meetings.

Congratulations to Jeff Dundas on his retirement!

Adjournment – Motion to adjourn made by 5:49pm by Jeff Dundas.

Next MMID Board of Directors General Meeting Scheduled Wednesday, June 14, 2023



Board of Directors Report

Miracle Mile Improvement District
Monthly Financials

Prepared by
MMID Finance Committee

Prepared on
June 13, 2023

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Financial Report Highlights

Balance Sheet

As of May 31, 2023

		Total
ASSETS		
Current Assets		
Bank Accounts		
EMERGENCY RESERVE - 2 (deleted)		23,211.64
F&M Checking		28,624.58
F&M Emergency Reserve x619		208.26
Total Bank Accounts		52,044.48
Total Current Assets		52,044.48
Fixed Assets		
Accumulated Depreciation		-1,526.01
Fixed Asset Furniture		1,526.01
Total Fixed Assets		0.00
TOTAL ASSETS		\$52,044.48
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Opening Balance Equity		23,211.58
Retained Earnings		98,021.18
Net Income		-69,188.28
Total Equity		52,044.48
TOTAL LIABILITIES AND EQUITY		\$52,044.48

Profit and Loss by Month

January - May, 2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
INCOME						
ASSESSMENT INCOME						
COS Assessment					21,639.84	21,639.84
Total ASSESSED INCOME					21,639.84	21,639.84
NON-ASSESSED INCOME						
Event Income				0.00	0.00	0.00
Event Pop-Up Nights	2,752.45	193.90	439.47	291.00		3,676.82
Total Event Income	2,752.45	193.90	439.47	291.00		3,676.82
Grant Income						50,000.00
Interest Income	50,000.00		1.62			1.62
Net Restitution	165.00	0.00		-165.00		0.00
Total NON-ASSESSED INCOME	52,917.45	193.90	441.09	126.00	0.00	53,678.44
Uncategorized Income			31.49			31.49
Total Income	52,917.45	193.90	472.58	126.00	21,639.84	75,349.77
GROSS PROFIT	52,917.45	193.90	472.58	126.00	21,639.84	75,349.77
EXPENSES						
CIVIL SIDEWALK						
Banner Pole Retrofit (ARPA Grant Funded)	847.85		29,544.00		800.00	31,191.85
Enhanced Maintenance						0.00
Contract Maintenance Services	5,435.04	5,435.04	5,435.04	5,435.04	5,435.04	27,175.20
Repair & Maintenance Supplies	56.24		85.90	12.00		154.14
Waste Management Service	289.57	744.89		149.58	284.95	1,468.99
Total Enhanced Maintenance	5,780.85	6,179.93	5,520.94	5,596.62	5,719.99	28,798.33
Enhanced Security						0.00
Contract Security Services	8,106.00	8,781.00	7,942.00	2,822.00	2,912.00	30,563.00
Total Enhanced Security	8,106.00	8,781.00	7,942.00	2,822.00	2,912.00	30,563.00
Total CIVIL SIDEWALK	14,734.70	14,960.93	43,006.94	8,418.62	9,431.99	90,553.18

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
DISTRICT IDENTITY						
Event Expenses				48.00		0.00
Advertising/Promotional					13.34	48.00
En Blanc Event Expense				7,064.90	1,085.56	8,150.46
Event Printing				84.29		84.29
Merchant Processing Fees					5.00	5.00
Total Event Expenses				7,197.19	1,103.90	8,301.09
Marketing (ARPA Grant Funded)	1,500.00	1,550.00	1,500.00	1,500.00	1,663.34	7,713.34
Car Show & Concert		3,375.00		1,687.50		5,062.50
En Blanc Event		1,568.75	3,137.50		1,568.75	6,275.00
Holiday Sip & Shop		2,525.00			1,262.50	3,787.50
Website Hosting & Services	448.03	90.90	1.50	201.48	90.50	832.41
Total Marketing (ARPA Grant Funded)	1,948.03	9,109.65	4,639.00	3,388.98	4,585.09	23,670.75
Total DISTRICT IDENTITY	1,948.03	9,109.65	4,639.00	10,586.17	5,688.99	31,971.84
DISTRICT MANAGEMENT & ADMINISTRATION						
Contract Accounting Services	87.50	500.00	1,300.00	1,150.00	500.00	3,537.50
Contract Management Services	2,141.36	3,336.74	2,316.13	4,686.40	3,262.50	15,743.13
Insurance Liability / D&O			318.75			318.75
Legal & Professional Fees				120.00		120.00
Office/General Administrative						0.00
Dues, Subscriptions & Memberships	12.00	24.00	43.49		12.00	91.49
Meeting Expense					134.72	134.72
Office Supplies	200.00	58.43		20.00		278.43
Phone & Internet Service	29.13	29.13	29.13	29.13	29.13	145.65
Total Office/General Administrative	241.13	111.56	72.62	49.13	175.85	650.29
QuickBooks	103.36	85.00	85.00	85.00	85.00	443.36
Storage Lease	1,200.00					1,200.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	3,773.35	4,033.30	4,092.50	6,090.53	4,023.35	22,013.03
Total Expenses	20,456.08	28,103.88	51,738.44	25,095.32	19,144.33	144,538.05
NET OPERATING INCOME	32,461.37	-27,909.98	-51,265.86	-24,969.32	2,495.51	-69,188.28

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Total
NET INCOME	\$32,461.37	\$ -27,909.98	\$ -51,265.86	\$ -24,969.32	\$2,495.51	\$ -69,188.28

Actuals to Budget (Y-T-D)

January - May, 2023

	Actual	Budget	over Budget	% of Budget	Total
INCOME					
ASSESSMENT INCOME					
COS Assessment	21,639.84	0.00	21,639.84		
Total ASSESSMENT INCOME	21,639.84	0.00	21,639.84		
NON-ASSESSED INCOME					
Event Income	0.00		0.00		
Event Pop-Up Nights	3,676.82	0.00	3,676.82		
Total Event Income	3,676.82	0.00	3,676.82		
Grant Income	50,000.00	50,000.00	0.00	100.00 %	
Interest Income	1.62	0.00	1.62		
Total NON-ASSESSED INCOME	53,678.44	50,000.00	3,678.44	107.36 %	
Uncategorized Income	31.49		31.49		
Total Income	75,349.77	50,000.00	25,349.77	150.70 %	
GROSS PROFIT	75,349.77	50,000.00	25,349.77	150.70 %	
EXPENSES					
CIVIL SIDEWALK					
Banner Pole Retrofit (ARRA Grant Funded)	31,191.85	11,651.50	-11,651.50		
Enhanced Maintenance		30,000.00	1,191.85	103.97 %	
Contract Maintenance Services	27,175.20		27,175.20		
Repair & Maintenance Supplies	154.14		154.14		
Waste Management Service	1,468.99		1,468.99		
Total Enhanced Maintenance	28,798.33		28,798.33		
Enhanced Security					
Contract Security Services	30,563.00		30,563.00		
Total Enhanced Security	30,563.00		30,563.00		
Republic Services - Waste Management		416.67	-416.67		

	Total			
	Actual	Budget	over Budget	% of Budget
Total CIVIL SIDEWALK	90,553.18	42,068.17	48,485.01	215.25 %
DISTRICT IDENTITY				
Event Expenses	48.00	0.00	48.00	
Advertising/Promotional	13.34		13.34	
En Blanc Event Expense	8,150.46		8,150.46	
Event Printing	84.29		84.29	
Merchant Processing Fees	5.00		5.00	
Total Event Expenses	8,301.09	0.00	8,301.09	
Marketing (ARPA Grant Funded)	7,713.34	4,166.67	3,546.67	185.12 %
Car Show & Concert	5,062.50		5,062.50	
En Blanc Event	6,275.00		6,275.00	
Holiday Sip & Shop	3,787.50		3,787.50	
Website Hosting & Services	832.41	800.00	32.41	104.05 %
Total Marketing (ARPA Grant Funded)	23,670.75	4,966.67	18,704.08	476.59 %
Total DISTRICT IDENTITY	31,971.84	4,966.67	27,005.17	643.73 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Accounting Services	3,537.50	458.33	3,079.17	771.82 %
Contract Management Services	15,743.13	4,720.00	11,023.13	333.54 %
Insurance Liability / D&O	318.75	0.00	318.75	
Legal & Professional Fees	120.00	3,000.00	-2,880.00	4.00 %
Office/General Administrative		208.33	-208.33	
Dues, Subscriptions & Memberships	91.49		91.49	
Meeting Expense	134.72		134.72	
Office Supplies	278.43		278.43	
Phone & Internet Service	145.65		145.65	
Total Office/General Administrative	650.29	208.33	441.96	312.14 %
QuickBooks	443.36		443.36	
Storage Lease	1,200.00	1,200.00	0.00	100.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	22,013.03	9,586.66	12,426.37	229.62 %

	Total			
	Actual	Budget	over Budget	% of Budget
Total Expenses	144,538.05	56,621.50	87,916.55	255.27 %
NET OPERATING INCOME	-69,188.28	-6,621.50	-62,566.78	1,044.90 %
NET INCOME	\$ -69,188.28	\$ -6,621.50	\$ -62,566.78	1,044.90 %

Actuals to Budget (Total)

January - December 2023

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
ASSESSMENT INCOME				
Assessed Properties		188,178.56	-188,178.56	
COS Assessment	21,639.84	21,639.84	0.00	100.00 %
SUSD Assessment		20,202.00	-20,202.00	
Total ASSESSMENT INCOME	21,639.84	230,020.40	-208,380.56	9.41 %
NON-ASSESSED INCOME				
Event Income	0.00		0.00	
Event Pop-Up Nights	3,676.82	10,000.00	-10,000.00	
Total Event Income	3,676.82	10,000.00	-6,323.18	36.77 %
Grant Income	50,000.00	100,000.00	-50,000.00	50.00 %
Interest Income	1.62	8.00	-6.38	20.25 %
Other Non-Assessed Income		94,381.00	-94,381.00	
Total NON-ASSESSED INCOME	53,678.44	204,389.00	-150,710.56	26.26 %
Uncategorized Income	31.49		31.49	
Total Income	75,349.77	434,409.40	-359,059.63	17.35 %
GROSS PROFIT	75,349.77	434,409.40	-359,059.63	17.35 %
EXPENSES				
CIVIL SIDEWALK				
Banner Pole Retrofit (ARRA Grant Funded)	31,191.85	139,818.00	-139,818.00	
Enhanced Maintenance		30,000.00	1,191.85	103.97 %
Contract Maintenance Services	32,610.24		32,610.24	
Repair & Maintenance Supplies	154.14		154.14	
Waste Management Service	1,753.94		1,753.94	
Total Enhanced Maintenance	34,518.32		34,518.32	
Enhanced Security				
Contract Security Services	36,117.00		36,117.00	

Total				
	Actual	Budget	over Budget	% of Budget
Total Enhanced Security	36,117.00		36,117.00	
Harding Way Reimbursement Project		94,381.00	-94,381.00	
Republic Services - Waste Management		5,000.00	-5,000.00	
Total CIVIL SIDEWALK	101,827.17	269,199.00	-167,371.83	37.83 %
DISTRICT IDENTITY				
Event Expenses	48.00	30,000.00	-29,952.00	0.16 %
Advertising/Promotional	13.34		13.34	
En Blanc Event Expense	12,283.34		12,283.34	
Event Printing	84.29		84.29	
Total Event Expenses	12,428.97	30,000.00	-17,571.03	41.43 %
Marketing (ARPA Grant Funded)	9,213.34	50,000.00	-40,786.66	18.43 %
Car Show & Concert	6,750.00		6,750.00	
En Blanc Event	7,295.24		7,295.24	
Holiday Sip & Shop	3,787.50		3,787.50	
Website Hosting & Services	833.91	800.00	33.91	104.24 %
Total Marketing (ARPA Grant Funded)	27,879.99	50,800.00	-22,920.01	54.88 %
Total DISTRICT IDENTITY	40,308.96	80,800.00	-40,491.04	49.89 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Accounting Services	4,037.50	5,500.00	-1,462.50	73.41 %
Contract Management Services	18,404.36	56,640.00	-38,235.64	32.49 %
Insurance Liability / D&O	318.75	11,000.00	-10,681.25	2.90 %
Legal & Professional Fees	120.00	3,000.00	-2,880.00	4.00 %
Office/General Administrative		2,500.00	-2,500.00	
Dues, Subscriptions & Memberships	103.49		103.49	
Meeting Expense	134.72		134.72	
Office Supplies	278.43		278.43	
Phone & Internet Service	174.78		174.78	
Total Office/General Administrative	691.42	2,500.00	-1,808.58	27.66 %
QuickBooks	443.36		443.36	

Total				
	Actual	Budget	over Budget	% of Budget
Storage Lease	1,200.00	1,200.00	0.00	100.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	25,215.39	79,840.00	-54,624.61	31.58 %
Total Expenses	167,351.52	429,839.00	-262,487.48	38.93 %
NET OPERATING INCOME	-92,001.75	4,570.40	-96,572.15	-2,012.99 %
NET INCOME	\$ -92,001.75	\$4,570.40	\$ -96,572.15	-2,012.99 %

Appendix: Contractor Services

CIVIL SIDEWALK (Clean & Safe)

Enhanced Maintenance Services provided by Downtown Stockton Alliance (DSA)

Enhanced Security Services provided by Hammer Head Security

Waste Management Service provided by Republic Services

DISTRICT IDENTITY (Marketing & Events)

Social Media Services provided by Katie Siegfried, 19 Colors Marketing

Event Coordinator Services provided by Goodstock

DISTRICT MANAGEMENT & ADMINISTRATION

District Management Services provided by Kim Byrd


Bookkeeping Services provided by Kim Potts

Insurance Provider is F.J. Dietrich & Co. Insurance Services

Executive Director Report May 2023

STOCKTON CRUISE NIGHT	3 rd Thursday – June 14 th (May through October) Flashing red signals set to turn off at 5:30pm <ul style="list-style-type: none">Stockton PD has confirmed participation. Horses, Crime Prevention and/or Recruitment will be at the events.																																																																																																																																					
ARPA DISTRICT GRANT (\$100k)	<div>1) Banner Pole Retrofit Budget \$30k</div> <div>2) 2023 Miracle Mile Marketing Program \$70k</div> <div>Miracle Mile Improvement District</div> <div>Profit and Loss</div> <div>January 1 - May 22, 2023</div> <table><tr><th></th><th>JAN 2023</th><th>FEB 2023</th><th>MAR 2023</th><th>APR 2023</th><th>MAY 1-22, 2023</th><th>TOTAL</th></tr><tr><td>Income</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Total Income</td><td></td><td></td><td></td><td></td><td></td><td>\$0.00</td></tr><tr><td>GROSS PROFIT</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td></tr><tr><td>Expenses</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>CIVIL SIDEWALK</td><td></td><td></td><td></td><td></td><td></td><td>\$0.00</td></tr><tr><td>Banner Pole Retrofit (ARPA Grant Funded)</td><td>847.85</td><td></td><td>29,544.00</td><td></td><td></td><td>\$30,391.85</td></tr><tr><td>Total CIVIL SIDEWALK</td><td>847.85</td><td></td><td>29,544.00</td><td></td><td></td><td>\$30,391.85</td></tr><tr><td>DISTRICT IDENTITY</td><td></td><td></td><td></td><td></td><td></td><td>\$0.00</td></tr><tr><td>Marketing (ARPA Grant Funded)</td><td>1,500.00</td><td>1,550.00</td><td>1,500.00</td><td>1,500.00</td><td>1,650.00</td><td>\$7,700.00</td></tr><tr><td>Car Show & Concert</td><td></td><td>3,375.00</td><td></td><td>1,687.50</td><td>1,568.75</td><td>\$6,631.25</td></tr><tr><td>En Blanc Event</td><td></td><td>1,568.75</td><td>3,137.50</td><td>1,175.00</td><td></td><td>\$5,881.25</td></tr><tr><td>Holiday Sip & Shop</td><td></td><td>2,525.00</td><td></td><td></td><td></td><td>\$2,525.00</td></tr><tr><td>Website Hosting & Services</td><td>448.03</td><td>90.90</td><td>1.50</td><td>201.48</td><td>1.50</td><td>\$743.41</td></tr><tr><td>Total Marketing (ARPA Grant Funded)</td><td>1,948.03</td><td>9,109.65</td><td>4,639.00</td><td>4,563.98</td><td>3,220.25</td><td>\$23,480.91</td></tr><tr><td>Total DISTRICT IDENTITY</td><td>1,948.03</td><td>9,109.65</td><td>4,639.00</td><td>4,563.98</td><td>3,220.25</td><td>\$23,480.91</td></tr><tr><td>Total Expenses</td><td>\$2,795.88</td><td>\$9,109.65</td><td>\$34,183.00</td><td>\$4,563.98</td><td>\$3,220.25</td><td>\$53,872.76</td></tr><tr><td>NET OPERATING INCOME</td><td>\$ -2,795.88</td><td>\$ -9,109.65</td><td>\$ -34,183.00</td><td>\$ -4,563.98</td><td>\$ -3,220.25</td><td>\$ -53,872.76</td></tr><tr><td>NET INCOME</td><td>\$ -2,795.88</td><td>\$ -9,109.65</td><td>\$ -34,183.00</td><td>\$ -4,563.98</td><td>\$ -3,220.25</td><td>\$ -53,872.76</td></tr></table>		JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 1-22, 2023	TOTAL	Income							Total Income						\$0.00	GROSS PROFIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Expenses							CIVIL SIDEWALK						\$0.00	Banner Pole Retrofit (ARPA Grant Funded)	847.85		29,544.00			\$30,391.85	Total CIVIL SIDEWALK	847.85		29,544.00			\$30,391.85	DISTRICT IDENTITY						\$0.00	Marketing (ARPA Grant Funded)	1,500.00	1,550.00	1,500.00	1,500.00	1,650.00	\$7,700.00	Car Show & Concert		3,375.00		1,687.50	1,568.75	\$6,631.25	En Blanc Event		1,568.75	3,137.50	1,175.00		\$5,881.25	Holiday Sip & Shop		2,525.00				\$2,525.00	Website Hosting & Services	448.03	90.90	1.50	201.48	1.50	\$743.41	Total Marketing (ARPA Grant Funded)	1,948.03	9,109.65	4,639.00	4,563.98	3,220.25	\$23,480.91	Total DISTRICT IDENTITY	1,948.03	9,109.65	4,639.00	4,563.98	3,220.25	\$23,480.91	Total Expenses	\$2,795.88	\$9,109.65	\$34,183.00	\$4,563.98	\$3,220.25	\$53,872.76	NET OPERATING INCOME	\$ -2,795.88	\$ -9,109.65	\$ -34,183.00	\$ -4,563.98	\$ -3,220.25	\$ -53,872.76	NET INCOME	\$ -2,795.88	\$ -9,109.65	\$ -34,183.00	\$ -4,563.98	\$ -3,220.25	\$ -53,872.76
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AB 179	<div>\$20M Improvement Grant (Assemblyman Villapudua)</div> <div>(I) \$20,000,000 to the City of Stockton for the Miracle Mile Pedestrian Crossing Improvements, including Pedestrian Crossing Upgrades Improvements, Public Safety Improvements, and Revitalization Improvements. The Department of Transportation shall convene a Miracle Mile ad hoc workgroup from members of the community at large, including the office of the local Assembly Member, for the purpose of making recommendations to the City of Stockton on how to fulfill the requirements of this subparagraph (I). The City of Stockton shall have until January 1, 2028, to spend the funds to fulfill the requirements of this subparagraph.</div> <div>Ad Hoc Committee Membership – Accepting applications now.</div> <div>https://stocktonmiraclemile.com/improvement-funding/</div>																																																																																																																																					

	Assemblymember Villapudua invited to attend the June/July BOD meeting. pending availability.
RFPs	<p>Industrial Camera Purchase & Installation RFP – Respondents and Presentations</p> <ul style="list-style-type: none"> • Calidad Security - Dennis Smallie (participating) • Hammer Head Security - Lakh Singh (participating) <p>Conducted</p> <p>Harding Way Project \$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.</p> <p>Included in the agreement: State one-time funding source, with documentation and MMID is responsible to replace and maintain items purchased.</p> <ul style="list-style-type: none"> • David Silva - Landscaping - include add-on Garbage Can purchase. • Leobardo Rivera – Mountain Landscaping Proposal • Contract COS • COS - Grace Smith (New Trash Receptacles)
Legal	<p>Trip/Fall Insurance Litigation</p> <p>Karin Bruce reported they are continuing efforts to have MMID dismissed from the case or significantly reduce our liability. Deposition scheduled for May 31.</p>
Organizational Transition	<p>Financial Cut Over</p> <ul style="list-style-type: none"> • Expected to occur in the July/August. • Configuration of new QuickBooks account in June <p>Organizational Establishment 2023</p> <ul style="list-style-type: none"> • Article of Incorporation (State of California) - Complete • Statement of Information (State of California) - Complete • EIN (IRS) – Complete • Bylaws Approved – Complete • Appoint Interim MMCID Board & Executive Committee – Complete • New MMCID Bank Account - Complete <p>In Process:</p> <ul style="list-style-type: none"> • File 1023 & 3500 IRS Application for Recognition of Exemption (IRS) – Narrative revamped • Insurance Application Submittals – In process
Public Works Projects	<p>http://www.stocktonca.gov/services/business/bidFlash/projDetail.html?dept=Public_Works,idnum=WT22052</p> <p>Below are links to the Miracle Mile RRFB and bulb-outs project on Pacific/Adams. It's currently being advertised. Bid opening on June 1, 2023. Work also includes upgrading street light head fixtures to brighten the corridor at night from Castle to Harding.</p> <p>I'll provide updates on the parking lot separately.</p> <p>Please let me know if you have any questions.</p> <p>City of Stockton, CA - Bid Flash Project Detail (stocktonca.gov) WT22052 Miracle Mile RRFB Improvements Plans-Signed.pdf (stocktonca.gov)</p> <p>The parking lot project hit a snag in resolving drainage issues. O&M is working with Siegfried to address pre-existing issues to prevent premature failure of parking lot surfaces in the future.</p>

BIKE STOCKTON – eBIKES	<p>Re-Location Efforts</p> <p>eBikes are slated to be relocated to the Northwest side on Maple Street, boarding Stockton Art League. Met with Executive Director, Jessic Fong (SAL) and Bike Stockton representative to discuss and confirm site as suitable. Ms. Fong has authority and has agreed, given SAL is added as additional insured.</p> <p>Location business owners confirm receptivity of racks in proximity to business. Location criteria includes:</p> <ul style="list-style-type: none"> • Business & Property Owner approval • Rack not located in front of glass plate window or storefronts • ADA requirements are met • Penetration into the Miracle Mile from the North. To encourage exposure to south end business • Bike ability a consideration (West Side)
	<p>Saturday, June 24th Tickets sold: 301 (max available 334) Restaurant Participation: 14 Menu items: 25 Entertainment: Unit Seven & ParTime Band Raffle/Silent Auction items due, Monday June 19</p> <p>https://stocktonmiraclemile.com/enblanc/</p> <div data-bbox="1101 730 1523 987">  </div>

*An Open Letter
from the
Miracle Mile Improvement District
regarding
Next Steps in the Actualization of Mile Improvements
Made Possible by the Legislation of \$20 Million to that End*

November 15, 2022

The Miracle Mile Improvement District (MMID), a property and business improvement district, was formed in 2008 creating a financing mechanism whereby property owners agreed to a special assessment to fund improvements in the commercial district.

The MMID is the only entity that solely and directly represents the properties and businesses on the Miracle Mile daily. It is also clear that the MMID's spending proposal provided the credible foundation for Assemblymember Villapudua's ask. Assemblymember Villapudua wisely sought community input early in 2022, and that input certainly validated what the MMID already knew based on years of discourse. But when the call was made for a thoughtful and comprehensive proposal, it was the MMID that delivered.

To be clear, the MMID is well-placed, arguably *best placed*, to provide leadership and guidance as this generous and necessary appropriation morphs into action.

Assemblymember Villapudua artfully facilitated sufficient flexibility in the legislation's text for the use of the funding. He also assured us that his leadership would continue through his office's presence on the ad hoc work group. While it must be assumed that, as the recipient of the money, the City of Stockton must have the final word on expenditures, specificity as to the precise nature of governance mechanism is lacking. It is understandable that complete decision-making protocols would not have made their way into the legislation; it is also predictable that designing that process is underway now.

The MMID believes there should be consensus among all stakeholders as to the following.

- The process and all decisions throughout the process – including the appointment of members to the ad hoc work group - should be public and transparent. If by some chance an ad hoc work group is not subject to the requirements of the Brown Act for transparency, all stakeholders should immediately agree to comply with the Brown Act, anyway, as an act of good faith.
 - It must be understood that the project will require staff oversight, presumably of the City of Stockton and, to a lesser extent, the Department of Transportation. However, the wheel does not need to be reinvented. Beyond the community input solicited earlier this year, the MMID has participated in discourse and planning for years around the needs of the commercial district, its businesses, and its property owners. There is a plan that should be subject to some final review and adjustments and then implemented.
 - City Manager Harry Black correctly characterized the transformation of the Mile as a once-in-a-generation opportunity and pledged to complete projects within two years. It goes without
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Open Letter from the Miracle Mile Improvement District
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saying that this approach is the best way to maximize value of the grant, and the ambitious timeline will absolutely require the prudent avoidance of undue administration, study, or consultation.

- The MMID should be significantly represented on the ad hoc work group. Participation on the ad hoc work group, both from among MMID representatives and the community at large, should be determined based on individuals' proven track records of service, of hard work, of commitment to the interests of the Miracle Mile. The newfound potential for the Mile's transformation has generated tremendous willingness to serve but often from among people who have been previously indifferent or self-centered. This project requires dedicated individuals who have already demonstrated the ability to be a part of something bigger than themselves. We need worker bees – and worker bees with integrity. The MMID knows who those individuals are and stands ready to provide recommendations.
- Aside from anything else it does to serve the needs of the transformation to be, the MMID will naturally encounter huge increases in demand for its advocacy of Mile businesses, coordination of outreach and information, and mitigation of the effects of significant public works projects on day-to-day business. In the MMID expenditure plan submitted to the Assemblymember, \$2 million was earmarked as administration and discretionary allowance. The MMID requests a public discussion regarding the allocation of some of those funds to itself to support additional staff in anticipation of this expanded workload.
- The MMID enjoys an extraordinary partnership with the University of the Pacific. We know that UOP commands extensive resources that can come to bear favorably on efficiency, cost, and expediency. We encourage the City of Stockton to forge an effective working relationship with UOP that would allow the university to maximize its ability to draw on those resources.

The Miracle Mile Improvement District is proud of its service to its commercial district and of its contributions to Assemblymember Villapudua's efforts to support the Mile's security and revitalization. And our gratitude to the Assemblymember is boundless. The MMID wants and deserves to be present and have input throughout this process, and we are ready to serve.

Sincerely,



Tina Wells Lee, President
Miracle Mile Improvement District

Attachments

- Text from Budget Bill Jr.
 - MMID Spending Proposal as Requested by Assemblyman Villapudua
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Civil Sidewalks (Clean and Safe)	\$ 6,500,000.00
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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/ Pedistrian 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

District Identity and Placemaking	\$ 6,500,000.00
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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

Services	\$ 5,000,000.00
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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

Administration and Discretionary Allowance	\$ 2,000,000.00
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Discretionary	\$ 1,040,000.00
Administration	\$ 960,000.00

\$20,000,000.00

Hammer Head Call for Service Stats

Security Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Alarm Response	2											
Homeless Removal	41	27										
Noise Complaint												
Suspicious Person	2											
Suspicious Vehicle		1										
Other												
Calls for Service	45	28										

SPD Business Watch Stats

Next business watch meeting on Tuesday, March 14 @ 10am

	Jan 2023 12/12	Feb 2023 01/10	Mar 2022 2/09	Apr 2022 3/07	May 2022 4/11	Jun 2022 5/09	Jul 2022 6/13	Aug 2022 7/11	Sep 2022 8/09	Oct 2022 9/12	Nov 2022 10/07	Dec 22 11/07
Calls for Service	-	-	-	-	-	-	-	-	-	-	-	-
Timeframe	01/08	02/08	3/12	4/10	5/08	6/12	7/10	8/07	9/12	10/05	11/07	12/11
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	0	2	2	0	2	1	1	1	3	3	0	3
Aggravated Assault	2	1	2	0	0	2	3	0	4	0	1	1
Burglary	0	0	2	6	1	5	0	1	7	0	1	3
Vehicle Theft	2	1	1	0	1	1	0	0	0	0	0	0
Burglary – Auto	2	6	7	1	0	4	1	1	2	0	0	2
Theft	4	1	0	1	2	4	2	3	4	2	3	6
Arson	0	0	0	1	0	0	0	0	0	0	0	0
Vandalism	3	5	4	3	3	1	3	1	7	1	7	4
Total	13	16	18	14	10	18	10	7	12	8	12	19
Arrests										4		
Calls for Service	244	250	242	331	247	306	276	243	354	203	123	254

4/11 Attendance Dennis Smallie, Leslie Edman, Kim Byrd, Tina Wells Lee, Juanita Pasley, Lisa Whirlow,
Hammer Head: Shayla
SPD: CSO Andeola, Gwen Smith (Code Enforcement), Matt Pargeter-Villareal, S. Truong, Bike Patrol

DELIVERABLES:

1. PD – Assistance with dumpster issue, by escalating given PD responding to calls, as well.