

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

DATE: TUESDAY, March 8, 2022, **TIME:** 4:00PM
PLACE: ZOOM Video Conference: <https://zoom.us/j/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. Minutes of the February 8, 2022, General Board Meeting **(ACTION)**
4. February 2022 Financial Statements – *Manuel Guizar, Treasurer* **(ACTION)**
5. Election of MMID Board Member
 - a. One Merchant Vacancy (2022 Term) **(ACTION)**
6. Brown Act Requirement – AB361 **(ACTION)**
7. Executive Director Report – *Kim Byrd*
 - a. District Renewal Update
 - b. Funding Sources
8. City of Stockton Announcements & Project Updates – *Nicole Snyder*
9. Standing Committees Reports
 - a. Events & Promotions - *Open*
 - b. Improvement – *Jeff Gamboni*
 - c. Bylaws – *Open*
 - d. Security – *Jeff Dundas*
10. Board Member Requests/Announcements

Adjournment

Next MMID Board of Directors General Meeting Scheduled Tuesday, April 12, 2022

*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
Tuesday, February 8, 2022
Virtual Meeting-Zoom Video Conference

PRESENT: Lisa Whirlow, Rachelle Turner, Tina Wells Lee, Jeff Gamboni, Nicole Snyder, Tanya Watters, Yonie Young, Manuel Guizar- 50 mins late (4:10pm)

ABSENT: Jean Callahan, Rex Dhatt, Jeff Dundas

GUESTS: Nita Pasley, Dodgie Vidad & Jodi Almassy

1. Call to Order Open Session – *Tina Wells Lee, Board President*
2. Public Comments - None
3. Public Works: District Planning & Upcoming Projects

Jodi Almassy, Public Works Director & Dodgie Vidad, City Traffic Engineer to discuss future and proposed projects within district footprint. Jodi and Dodgie looking from a safety/engineering aspect for public street safety.

1. Elm Street and Pacific Avenue (PK Tires & Adult school area) rapid flashing beckon for cross walk. Design is getting finalized. Completion FY 2022.
2. Parking Lot Resurfacing at A and C in 2022 with parking lot K and I proposed for next year.
 - a. A – Valley Brew
 - b. B – Behind Les Fong's
 - c. C – Behind Hubba Hubba
 - d. D/E – Behind New Starbucks
 - e. F – Behind Fat City Private Lot
 - f. G/H – Behind Manny's & A1 Cleaners
 - g. I – Behind Empire Theater
 - h. J – On Doris Place, behind Seoul Soon Dobu
 - i. K – Behind Southern Exposure
3. Approved \$300,000 for street safety. Fully funded. Now that they have direction & ideas, will move forward with design. COS will be using Siegfried Engineering as they have helped in previous years. Projected for within the next year, or so.
4. Additional Safety Initiatives discussed:
 - a. High Visibility cross walks "intersections with high traffic that the city has painted on the street" – Conducted study to help him find areas of improvement:
 - b. Examined cross walks & amount of people crossing these areas
 - c. W. Adams Street, makes sense to have a pedestrian actuated signal
 - d. "Hawk" option that will flash at cars as pedestrians pass by, is not permitted in this area
 - e. Traffic signs to come on W Adams St
 - f. "Bulb Out" helps increase visibility at pedestrians crossing and is shown to slow down vehicles and shortening the distance for the pedestrian crossing. Pedestrian press button will warn oncoming traffic
 - g. Add Shark's tooth markings on pedestrian cross walk to compliment already present cross walk. Budget permitting, they will repaint whole street
 - h. New measures to help speeding with PD
5. Main Challenge: Pacific Avenue identified as a crucial artery within Stockton transition/streets
 - a. Need to maintain balance to number of cars & pedestrians we are tolerant
 - b. Jeffrey points out cross walk of Tuxedo Ct & people being pushed to corner intersection. All intersections are a legal cross walk (unless prohibited by signs). Discussed removing the removing the cross walk, requiring a public hearing. Kim suggests people might just jay walk if there is no painted cross walk. Dodgie noted that the existing ADA ramp would be existing.
6. Tuxedo Plaza. From Pacific to Tuxedo West bound uncontrolled & dark cross walk at night. Proposed to be more of a plaza. Minimize traffic. People are now parking illegally on the island in the street. Hard to

do because traffic rules & environmental aspect (State laws), taking into effect noise, air & pollution. Project 2.2-million-dollar project with many obstacles to complete.

7. How to request projects and/or public works related service (i.e., potholes, sign down, traffic signal malfunctioning, branch blocking road). Options:
 - a. "Go Requests" - accessible through mobile app store
 - b. Ask Stockton App - accessible through Public Works Website OR
 - c. Call Municipal Services Dispatch Line 937-8371
8. Street Lighting out at 1700 block of Pacific. Jodi indicated that PG&E was contacted back in November to reconnect. Everything repaired, just need a reconnect through PG&E
9. Tivoli Lighting (market lighting across Pacific Avenue in Classic Mile). Jodi has brought it up and will speak further with Dodgie. Some concerns but will keep conversation open.
10. Camera system/ Surveillance system (NVR)
 - a. Will not impact public works (Jodi/Dodgie)
 - b. NVR system that will point down along corridor
 1. Due to a lot of window breaks & safety concerns
11. Feedback signs. Digital signage to warn cars to slow down. Great to put on corridor. Downside: kids will use to see how fast they are going at night
12. Flashing Red Light at Castle & Pacific. Become flashing light instead of traffic light. Do not use a signal to purposefully impede traffic or emergency services. A need to reduce speed on the Mile during the evening.

Jodi exits at 4:58PM

13. Bollards becoming safety hazards as people hit them becoming projectiles.
14. More repair requests: Side-walk repair & replacement from Castle to Tuxedo, Elm, Maple, and Wyandotte also needs sidewalk help.

Dodgie exit: 5:13PM

4. Adjourn to Closed Session (5:15PM)
5. Call to Order Open Session (5:30PM) and report of Closed Session - Tina Wells Lee reported a motion to stand by previous vote and decision to hire Kim Byrd as part-time ED.
6. Minutes of the January 11, 2022, General Board Meeting
MOTION to approve Minutes of January 11, 2022
Motion: Jeff Gamboni **Second:** Lisa Whirlow **Vote:** 8/8 **Motion Carried**
7. Corrected 2022 Budget. Kim Byrd reported that a minor adjustment made to non-assessed income budget amount. Fee passed along should not have been removed from the Assessment Income line. \$509 added back.
MOTION to approved adjusted 2022 Budget
Motion: Tanya Watters **Second:** Lisa Whirlow **Vote:** 8/8 **Motion Carried**
8. January 2022 Financial Statements – Financial reports review. Storage Lease supposed to increase in March, but price increase passed along in January. Kim will follow up and check on the price increase.
MOTION to approve January 2022 Financial Statements
Motion: Jeff Gamboni **Second:** Lisa Whirlow **Vote:** 8/8 **Motion Carried**
9. Election of MMID Board Member - Merchant Vacancy (2022 – 2023 Term). Introduction of board nominee, Juanita (Nita) Pasley, business owner of Sweet Boutique at 2051 Pacific Avenue. Opened business in July 2021.
MOTION: to accept nomination Juanita Pasley for merchant position vacancy for the 2022 – 2023 term
Motion: Tanya Watters **Second:** Nicole Snyder **Vote:** 8/8 **Motion Carried**
MOTION: to elect Juanita Pasley for merchant position vacancy for the 2022 – 2023 term
Motion: Jeff Gamboni **Second:** Tanya Watters **Vote:** 8/8 **Motion Carried**
10. Brown Act Requirement – AB361
MOTION: to approve AB361 for March 2022
Motion: Jeff Gamboni **Second:** Manuel Guizar **Vote:** 8/8 **Motion Carried**
11. Executive Director Report – *Kim Byrd*
 - a. MMID Strategic Planning session to be tabled until the session can be scheduled, in person.
 - a. Tina requested point of clarification: Harding Way Project. Kim clarified that the MMID will purchase services then get reimbursement from city.
12. City of Stockton Announcements & Project Updates – *Nicole Snyder*
 1. Annual report & budget is submitted & is with the state

2. Community District is in the draft. Will be in by the end of the week. Expected to be in court soon

3. COS Strategic Action Plan - 5-year plan that will help guide the community. Approved Jan 25

13. Standing Committees Reports

a. Events & Promotions – *No report.*

b. Improvement – Jeff Gamboni reported a clean-up at Pacific and Cleveland. Tended to the rose bushes, pruning to aid in increased visibility of that area. Jeff suggested a campaign to identify empty/abandonment plants & rectify/rejuvenate them. Maybe help planting/give advice on best plants. Nita reported plants stolen from the planters in front of her business. People will snatch them out of the pot & leave. Rachelle suggested creating a statue/art fixture. Concerned with theft, Tanya shared her brass dogs had been stolen. Paint pots & turn them into mural piece/art. Kim reported storefront beautification grant coming soon available through the CARES act. Funding could help revitalize business store fronts. Information to be shared once made available.

c. Bylaws – *No report.*

d. Security: Lisa Whirlow provided an update on the Business Watch meeting, attended by DA, Tori Verber, and introduction to the LEAD program being piloted in Downtown Stockton. Rachelle reported recent stolen pizza toppings from Domino's. Tina shared those bad guys talk & that helps double the crime (i.e., no way to get caught= incentive to do more)

e. District Renewal (Ad Hoc) *Kim Byrd* reported committee to meet with Marco Li Mandri's onsite visit on Tuesday, February 15th. Board members invited to attend. Kim hopes that UOP will consider joining the district and become a part of the Community Benefit District. Management plan is in draft and needs to be finalized in March.

14. Board Member Requests/Announcements

15. Motion to adjourn at 6:26PM by Manuel Guizar

Next MMID Board of Directors General Meeting Scheduled Tuesday, March 8, 2022

Respectfully submitted by Rachelle Turner, Secretary



Board of Directors Report

Miracle Mile Improvement District
Monthly Financials

Prepared by
MMID Finance Committee

Prepared on
March 6, 2022

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Balance Sheet

As of February 28, 2022

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Checking	45,363.23
F&M Emergency Reserve x619	18,006.23
F&M Savings x719	15,004.89
Total Bank Accounts	78,374.35
Total Current Assets	78,374.35
Fixed Assets	
Accumulated Depreciation	-1,526.01
Fixed Asset Furniture	1,526.01
Total Fixed Assets	0.00
TOTAL ASSETS	\$78,374.35
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	0.02
Retained Earnings	93,006.66
Net Income	-14,632.33
Total Equity	78,374.35
TOTAL LIABILITIES AND EQUITY	\$78,374.35

Profit and Loss by Month

January - February, 2022

	Jan 2022	Feb 2022	Total
INCOME			
NON-ASSESSED INCOME			0.00
Event Income			0.00
Event Pop-Up Nights	1,100.00	1,080.00	2,180.00
Total Event Income	1,100.00	1,080.00	2,180.00
Other Non-Assessed Income		30,000.00	30,000.00
Total NON-ASSESSED INCOME	1,100.00	31,080.00	32,180.00
Total Income	1,100.00	31,080.00	32,180.00
GROSS PROFIT			
	1,100.00	31,080.00	32,180.00
EXPENSES			
ADMINISTRATION			0.00
Contract Services Mgmt			0.00
Contractor - Management		2,262.00	2,262.00
Total Contract Services Mgmt		2,262.00	2,262.00
Operational Costs			0.00
Bank Fees or Merchant Fees	32.80	32.52	65.32
Dues, Subscriptions & Memberships	460.03	25.50	485.53
Phone & Internet Service	29.13	29.13	58.26
Storage Lease	309.00	309.00	618.00
Total Operational Costs	830.96	396.15	1,227.11
Professional Services			0.00
Accounting	385.52	830.00	1,215.52
Total Professional Services	385.52	830.00	1,215.52
Total ADMINISTRATION	1,216.48	3,488.15	4,704.63
ENHANCED MAINTENANCE			0.00
Contractor - Maintenance	4,293.16	4,293.14	8,586.30
Waste Management	380.20	380.20	760.40
Total ENHANCED MAINTENANCE	4,673.36	4,673.34	9,346.70
ENHANCED SECURITY			0.00
Contractor - Security	6,266.00	7,444.00	13,710.00
Total ENHANCED SECURITY	6,266.00	7,444.00	13,710.00
MARKETING			0.00
Branding and Management	1,500.00	1,500.00	3,000.00
Event Expenses			0.00
Event Marketing & Advertising		51.00	51.00
Total Event Expenses		51.00	51.00
Total MARKETING	1,500.00	1,551.00	3,051.00
RESERVE & SPECIAL FUNDING			0.00
District Renewal Expense	8,000.00	8,000.00	16,000.00

	Jan 2022	Feb 2022	Total
Total RESERVE & SPECIAL FUNDING	8,000.00	8,000.00	16,000.00
Total Expenses	21,655.84	25,156.49	46,812.33
NET OPERATING INCOME	-20,555.84	5,923.51	-14,632.33
NET INCOME	\$ -20,555.84	\$5,923.51	\$ -14,632.33

2022 Budget vs. Actuals - Budget YTD

January - February, 2022

				Total
	Actual	Budget	over Budget	% of Budget
INCOME				
ASSESSMENT INCOME				
Assessed Properties		96,078.48	-96,078.48	
Total ASSESSMENT INCOME		96,078.48	-96,078.48	
NON-ASSESSED INCOME				
Event Income		0.00	0.00	
Event Pop-Up Nights	2,180.00		2,180.00	
Total Event Income	2,180.00	0.00	2,180.00	
Other Non-Assessed Income	30,000.00	30,000.00	0.00	100.00 %
Total NON-ASSESSED INCOME	32,180.00	30,000.00	2,180.00	107.27 %
Total Income	32,180.00	126,078.48	-93,898.48	25.52 %
GROSS PROFIT	32,180.00	126,078.48	-93,898.48	25.52 %
EXPENSES				
ADMINISTRATION				
Contract Services Mgmt				
Contractor - Management	2,262.00	10,176.80	-7,914.80	22.23 %
Total Contract Services Mgmt	2,262.00	10,176.80	-7,914.80	22.23 %
Operational Costs				
Bank Fees or Merchant Fees	65.32		65.32	
Dues, Subscriptions & Memberships	485.53	182.89	302.64	265.48 %
Office Printing		250.00	-250.00	
Office Supplies		50.00	-50.00	
Phone & Internet Service	58.26	70.00	-11.74	83.23 %
Postage & Mailing Service		255.00	-255.00	
Storage Lease	618.00	329.00	289.00	187.84 %
Total Operational Costs	1,227.11	1,136.89	90.22	107.94 %
Professional Services				
Accounting	1,215.52	2,160.00	-944.48	56.27 %
Total Professional Services	1,215.52	2,160.00	-944.48	56.27 %
Total ADMINISTRATION	4,704.63	13,473.69	-8,769.06	34.92 %
ENHANCED MAINTENANCE				
Contractor - Maintenance	8,586.30	8,586.38	-0.08	100.00 %
Waste Management	760.40	745.84	14.56	101.95 %
Total ENHANCED MAINTENANCE	9,346.70	9,332.22	14.48	100.16 %
ENHANCED SECURITY				
Contractor - Security	13,710.00	11,704.82	2,005.18	117.13 %
Total ENHANCED SECURITY	13,710.00	11,704.82	2,005.18	117.13 %
MARKETING				

				Total
	Actual	Budget	over Budget	% of Budget
Branding and Management	3,000.00	3,791.70	-791.70	79.12 %
Website Hosting & Services		287.64	-287.64	
Total Branding and Management	3,000.00	4,079.34	-1,079.34	73.54 %
Event Expenses				
Event Marketing & Advertising	51.00		51.00	
Total Event Expenses	51.00		51.00	
Total MARKETING	3,051.00	4,079.34	-1,028.34	74.79 %
RESERVE & SPECIAL FUNDING				
District Renewal Expense	16,000.00	18,000.00	-2,000.00	88.89 %
Other Special Projects		94,381.00	-94,381.00	
Total RESERVE & SPECIAL FUNDING	16,000.00	112,381.00	-96,381.00	14.24 %
Total Expenses	46,812.33	150,971.07	-104,158.74	31.01 %
NET OPERATING INCOME	-14,632.33	-24,892.59	10,260.26	58.78 %
NET INCOME	\$ -14,632.33	\$ -24,892.59	\$10,260.26	58.78 %

2022 Budget vs. Actuals - Budget Total

January - February, 2022

				Total
	Actual	Budget	over Budget	% of Budget
INCOME				
ASSESSMENT INCOME				
Assessed Properties		96,078.48	-96,078.48	
Total ASSESSMENT INCOME		96,078.48	-96,078.48	
NON-ASSESSED INCOME				
Other Non-Assessed Income	30,000.00	30,000.00	0.00	100.00 %
Total NON-ASSESSED INCOME	30,000.00	30,000.00	0.00	100.00 %
Total Income	30,000.00	126,078.48	-96,078.48	23.79 %
GROSS PROFIT	30,000.00	126,078.48	-96,078.48	23.79 %
EXPENSES				
ADMINISTRATION				
Contract Services Mgmt				
Contractor - Management	2,262.00	10,176.80	-7,914.80	22.23 %
Total Contract Services Mgmt	2,262.00	10,176.80	-7,914.80	22.23 %
Operational Costs				
Dues, Subscriptions & Memberships	485.53	182.89	302.64	265.48 %
Office Printing		250.00	-250.00	
Office Supplies		50.00	-50.00	
Phone & Internet Service	58.26	70.00	-11.74	83.23 %
Postage & Mailing Service		255.00	-255.00	
Storage Lease	618.00	329.00	289.00	187.84 %
Total Operational Costs	1,161.79	1,136.89	24.90	102.19 %
Professional Services				
Accounting	1,215.52	2,160.00	-944.48	56.27 %
Total Professional Services	1,215.52	2,160.00	-944.48	56.27 %
Total ADMINISTRATION	4,639.31	13,473.69	-8,834.38	34.43 %
ENHANCED MAINTENANCE				
Contractor - Maintenance	8,586.30	8,586.38	-0.08	100.00 %
Waste Management	760.40	745.84	14.56	101.95 %
Total ENHANCED MAINTENANCE	9,346.70	9,332.22	14.48	100.16 %
ENHANCED SECURITY				
Contractor - Security	13,710.00	11,704.82	2,005.18	117.13 %
Total ENHANCED SECURITY	13,710.00	11,704.82	2,005.18	117.13 %
MARKETING				
Branding and Management	3,000.00	3,791.70	-791.70	79.12 %
Website Hosting & Services		287.64	-287.64	
Total Branding and Management	3,000.00	4,079.34	-1,079.34	73.54 %
Total MARKETING	3,000.00	4,079.34	-1,079.34	73.54 %

				Total
	Actual	Budget	over Budget	% of Budget
RESERVE & SPECIAL FUNDING				
District Renewal Expense	16,000.00	18,000.00	-2,000.00	88.89 %
Other Special Projects		94,381.00	-94,381.00	
Total RESERVE & SPECIAL FUNDING	16,000.00	112,381.00	-96,381.00	14.24 %
Total Expenses	46,696.01	150,971.07	-104,275.06	30.93 %
NET OPERATING INCOME	-16,696.01	-24,892.59	8,196.58	67.07 %
NET INCOME	\$ -16,696.01	\$ -24,892.59	\$8,196.58	67.07 %

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 February 2022

Compliance & Operations	<p>Annual Compliance: The MMID Annual Report and Budget presentation provided to Stockton City Council on Tuesday, March 1, 2022. After presentation City Council approved the plan and budget for FY 2022. On Wednesday, March 2nd, invoices sent to City for General Assessment, \$95,679.50, and for City of Stockton property assessment, \$20,270.87. Will monitor and report when payments are received.</p> <p>With council approval, quote for printing of the Annual Report requested and received. As previously reported, printed Annual Reports provided all Property Owners and key stakeholders. To be “green” and reduce district costs, an electronic version of the Annual Report, will be sent out, via Constant Contact and is currently posted to the MMID website for all other stakeholders to access. https://stocktonmiraclemile.com/wp-content/uploads/2019/02/MMID-Annual-Report-2021.pdf</p> <p>Finance Report Creation – COMPLETE: Board of Directors 2022 Financial Reports created, including customized (1) 2022 Budget vs. Actuals – Budget YTD and (2) 2022 Budget vs. Actuals – Budget Total</p> <p>Tax Filing – PENDING: As of 2/1/22, the 2021 taxes are complete, but CPA is unable to file as the IRS and State of California has not finalized the tax documentation. Continue to monitor.</p> <p>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.</p> <p>Claim Against a Public Entity – UPDATE: 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. <i>Susan Lenz was contacted and asked to bring this claim to the City’s Attorney office to address. Was informed that the City Attorney would be addressing with the claimant’s attorney, as the incident occurred on a city sidewalk. No further action to be taken.</i></p> <p>Storage Unit Move – COMPLETE 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 pickup truck, please let me know. Many hands make light work.</p>					
	District Renewal	<p>Received funds from City of Stockton, to assist with the renewal cost(\$30k). Working with Adam Brucker, San Joaquin County, for a funding match of \$30k. Ask letter to Adam on March 15th, for Board of Supervisor agenda, April 19th.</p> <p>Next Onsite Visit: Marco Li Mandri tentatively scheduled for afternoon of Tuesday, March 22 and departing the afternoon of Wednesday, March 23. Property Owner presentations being planned, location TBD. One (1) morning session, one (1) evening session and one (1) zoom session.</p> <table><tr><td>Renewal Timeline for City Approval/Adoption</td><td>MMID Due Date</td><td>Council Date</td></tr></table>			Renewal Timeline for City Approval/Adoption	MMID Due Date
Renewal Timeline for City Approval/Adoption	MMID Due Date	Council Date				

	Annual Report, Workplan & Budget	01/12/2022	03/01/2022 - Complete																								
	CBD Ordinance	02/03/2022	03/22/2022 – On Agenda																								
	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																								
Harding Way	Harding Way Funds: \$94,380.98 – (PLANNING) 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. Quotes obtained and are being evaluated. Mountain Landscape is the only respondent, to date. <ul style="list-style-type: none">• Crepe Myrtle trees for empty tree wells.• Installation of much needed garbage cans.• Updates to the Harding Way entrance median• Fill Tree Belt (between sidewalk and street) with Stabilized DG and/or pavers/stamped concrete at Corner of Pacific & Harding Way Walk-through of Harding Way, along with Mountain Landscape and Jeff Gamboni, to identify and fully document scope. Will work request a re-quote																										
Promotions	Merchant highlights on social media. In appreciation of donations received to support UOP’s Men’s Basketball, Miracle Mile Appreciation Night, Katie has been instructed to highlight merchants on the MM social media pages, who volunteered gift cards for our neighbor partner: <table><tr><td>Delta Awards</td><td>The Black Rabbit</td><td>The Lush Studio</td></tr><tr><td>Nail Lounge</td><td>Whirlow’s Card</td><td>La Palma Mexican Cuisine</td></tr><tr><td>Online Printing & Graphics</td><td>The Little Shop</td><td>Cena Luna</td></tr><tr><td>Gian’s Deli</td><td>Taps Barrel House</td><td>Bellissima</td></tr><tr><td>Green’s Nutrition</td><td>Moore’s Martial Arts & Yoga</td><td>Vintage N9ne</td></tr><tr><td>Valley Brew</td><td>Dojo</td><td>JR Clothing</td></tr><tr><td>Kharma Spa</td><td>Midtown Creperie</td><td>Thai Me Up</td></tr><tr><td>House of Shaw</td><td>Cocoro Bistro</td><td></td></tr></table>			Delta Awards	The Black Rabbit	The Lush Studio	Nail Lounge	Whirlow’s Card	La Palma Mexican Cuisine	Online Printing & Graphics	The Little Shop	Cena Luna	Gian’s Deli	Taps Barrel House	Bellissima	Green’s Nutrition	Moore’s Martial Arts & Yoga	Vintage N9ne	Valley Brew	Dojo	JR Clothing	Kharma Spa	Midtown Creperie	Thai Me Up	House of Shaw	Cocoro Bistro	
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Repairs & Maintenance	ASK Stockton - Updates: 22/01/05: Street lighting out on two (2) poles on the 1700 block of Pacific Avenue (East side). http://user.GovOutreach.com/stockton/case.php?id=6056915&access=3730306236366532 Status – Work order in with PG&E to resolve. Lights out since January, issue has been escalated. 22/02/09: Damage to three (3) sections of the median at Harding/Pacific http://user.GovOutreach.com/stockton/case.php?id=6113189&access=6562326562613161 Status – Custom fabrication required. Work order created. 22/02/09: In public right of way (Mattresses and Dressers) http://user.GovOutreach.com/stockton/survey.php?cid=6113171&access=3762666533353831 Closed – Code Enforcement investigating. 22/02/09: Hazard – PGE Lid Missing http://user.GovOutreach.com/stockton/case.php?id=6113073&access=3932363936663839 Closed – PG&E notified to replace missing lids.																										

Business Watch	February Meeting – 2nd Tuesday of the Month Homeless – Boise Law, changed the landscape of homelessness. Until laws are changed, DA & PD working within the legal constraints. Stockton shelters do not currently support (using, cohabitating & animals), creating large number of homeless outside of the shelters. Nuisance & Mental Health – Downtown program success. Triage team, including SPD, Behavior Health, and DA's office to address mental health and/or substance abuse, Low camera presence on the Miracle Mile, making it very difficult to identify and prosecute property damage and theft. President Biden grants (technology & equipment) to explore.
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SPD Business Watch Stats											Jan 2022	Feb 2022	Mar 2022
											2022	2022	2022
											12/13	01/10	2/09
											01/09	02/08	3/07
Calls for Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Timeframe	4/11	5/09	6/06	7/11	8/08	9/12	10/06	11/07	12/12	01/09	02/08	3/07	
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	3	0	2	1	1	1	2	0	2	2	2	2	
Aggravated Assault	2	0	1	3	2	1	4	1	3	1	1	1	
Burglary	4	0	0	0	0	5	4	1	3	1	6	6	
Vehicle Theft	0	0	1	0	1	0	0	0	0	0	0	0	
Burglary – Auto	1	2	1	1	1	0	0	0	0	1	1	1	
Theft	7	4	4	2	5	2	5	3	6	0	3	3	
Arson	0	0*	0	0	0	0	0	0	1	0	0	0	
Vandalism	0	3	3	3	1	3	6	7	5	1	2	2	
Total	17	9	12	10	11	12	21	12	20	6	15		
Calls for Service	288	210	264	158	184	339	339	123	299	*	211		

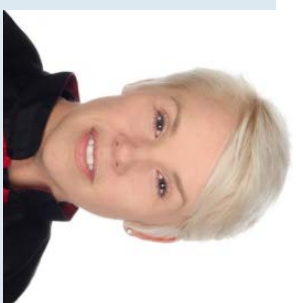
Miracle Mile

IMPROVEMENT DISTRICT
2021 ANNUAL REPORT



“There is no power for change greater than a community discovering what it cares about.”

~ Margaret J. Thatcher



Kimberly Byrd
Board President 2021

On behalf of the Miracle Mile Improvement District (MMID) and our Board of Directors, we present this 2021 Annual Report to all Miracle Mile property owners, merchant business owners and representatives of the City of Stockton.

The attached report highlights our major organizational accomplishments last year and financial performance in the fiscal year ending December 31, 2021.

This past year continued to be one filled with unique challenges due to the COVID-19 pandemic and associated limitations both to individual businesses and the district as a whole. This report will demonstrate the creative efforts that were made to help support all the merchants of the district during this ever-evolving crisis and still push forward on some major district objectives.

Kimberly Byrd

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our district



**The Mission of the MMID is
To foster the economic vitality,
value, and appeal of the Miracle Mile.**

Introduction

The Miracle Mile Improvement District (MMID) was formed as a non-profit organization to improve the safety, security, appearance, and economic growth of the area. The Miracle Mile District includes all the businesses fronting Pacific Avenue from Alpine to Harding, and those businesses on Harding Way from El Dorado Street to Lincoln Street.

There are SIXTY-ONE property owners within the district and over **TWO HUNDRED** businesses call the Miracle Mile home!

our board officers

"I would like to take this opportunity to thank my Executive Committee and all our volunteer board members for their service and dedication to the Miracle Mile. Since 2018, it has been an honor and privilege to serve along side this group. As my tenure, serving as your board president, comes to an end, I reflect back on all of the challenges presented to this group and am very proud of the selfless sacrifices made, humor provided and the general "get it done" spirit that makes this group, amazing! I look forward to the growth and exciting opportunities that lie ahead for our eclectic community. The best is yet to come to the Miracle Mile!"

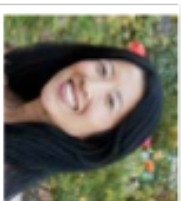
- Kim Byrd



Kimberly Byrd
Property Owner
Board President



Lisa Whitlow
Property Owner
Vice President



Yvette Young
Property Owner
Secretary

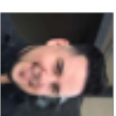


Tina Wells Lee
Business Owner
Treasurer

meet the directors



Jett Gumbel
Property Owner
January - December



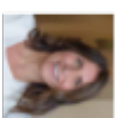
Manuel Guiter
Property Owner
January - December



Jon Prael
Property Owner
January



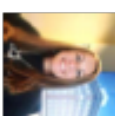
Mike Klode
UOP Representative
January - December



Helena Monica
Property Owner
February - December



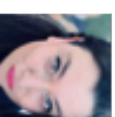
Kevin Hernandez
Business Owner
January - December



Nicole Snyder
COO of Sunstone
January - December



Sergio Villar
Property Owner
January - December



Nadia King
Business Owner
January - December



Jett Dudas
SUSO Representative
January - December

MMMD Board

» Our board of directors consists of thirteen (13) members: seven (7) property owners, three (3) merchant business owners and one (1) appointed representative from the Stockton Unified School District, the City of Stockton & University of the Pacific respectively.

» The role of the volunteer board is to set the annual strategic plan for the district, provide financial oversight and give direction, via vote, to the Executive Director whom is the sole compensated individual of the organization.

» The Board of Directors meets regularly on the second Tuesday of every month at 4:00pm. Meeting locations and/or virtual meeting details are available in advance on our district website.

enhanced safety & security

We continued our partnership with Hammer Head Security in 2021. The unique issues presented with the onset of COVID-19 continued to challenge the district and impact the stakeholders throughout our community. We evolved and adapted to persevere and protect merchants and guests of the Miracle Mile.



Ongoing

1,179 Patrols
of security service provided

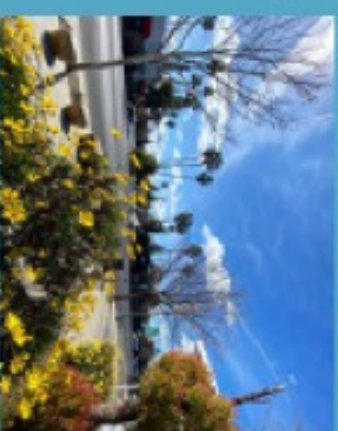
793 Incidents
reported to and addressed

237 Calls To SPD/ EMT
made by security guards for immediate response

Ongoing collaboration efforts of the MMID, Mile Merchants, Hammer Head Security with Stockton Police Department Business Watch Program has helped stem the influx of crime and vagrancy within the district boundary. Meeting monthly, on the 1st Tuesday of each month, additional resources are made available, including support from the District Attorney's Office, City Code Enforcement, Behavioral Health Services and Stockton Fire Department, whenever necessary.

enhanced maintenance

We continued our partnership with the Downtown Stockton Alliance in 2021. Garbage cleanup and removal is taken care of seven days a week, hand watering of trees & plants happens weekly and the curbs/sidewalks in the entire district are pressure washed every month. The maintenance crew also handles graffiti removal, street tree trimming and annual pre-emergent pest abatement.



608
hours spent
hand watering
trees & plants

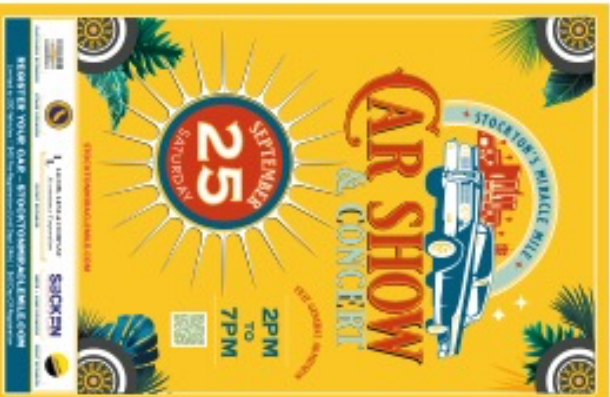
9,581
bags of
garbage
removed

541
hours spent
pressure
washing
sidewalks

0014

miracle mile car show & concert

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A community favorite, the Miracle Mile Car Show and Concert took place on Saturday, September 25th, featuring over 130 classic cars! This free to the public event offered a live concert, Beer & Wine Garden and all the great shops and pop-up vendors for the whole family to enjoy!

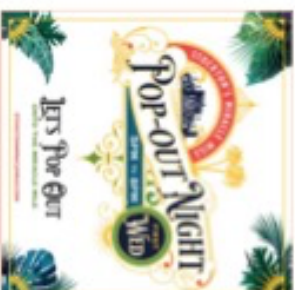
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first wednesdays pop-out nights

0015

Every First Wednesday from May through October in 2021 we hosted **Pop-Out Night** on the Miracle Mile. Inspired by Stockton Small Business week, the Pop-Out night evolved into a monthly event. Participating merchants would "Pop-Out" onto the sidewalk with hand crafted wares, while restaurants offered specials for attendees.

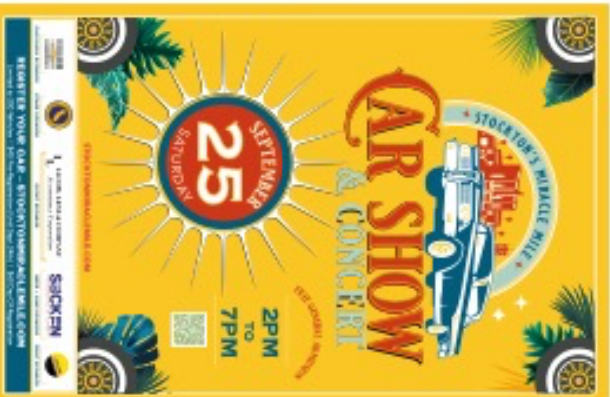


With an emphasis on bringing the community together, we also enjoyed **Third Thursdays Cruise Night**. Every Third Thursday from May through October, we partnered with Stockton Cruise Night, and hosted **Miracle Mile Trick or Treat** to bring **hundreds of families** to the district while participating merchants stayed open late and offered special discounts.

0014

miracle mile car show & concert

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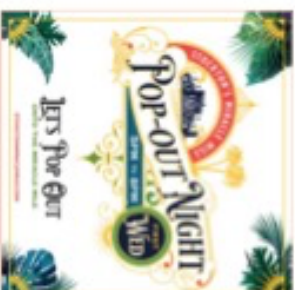
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2021 holiday sip and shop



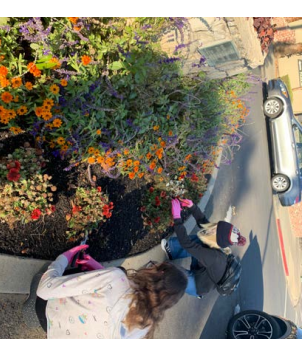
parking lot planter repairs

Many, if not all, planters in the district were in need of repair. Planters with the most deterioration, were replaced with 6" curbing. Masonry repairs were painted to create a uniform look.



tuxedo court landscaping

Our Improvement Committee along with friends & family provided seasonal plantings and donated lighting and installation for our district's holiday tree.



a look ahead to 2022 district objectives



bring back our signature events, if possible

- miracle mile en blanc
- miracle mile car show & concert
- miracle mile holiday sip & shop



make strides in our major improvement initiatives

- tivoli lighting along classic miracle mile
- flashing crosswalk projects along pacific
- nvr camera security program



complete general revitalization efforts

- facilitate resurfacing of parking lot
- replanting various landscaping planters
- repainting curbs & bollards



improve stakeholder & community engagement

- merchant welcome program
- merchant social media education
- promote merchant specific events & promotions



collaboration with our city and local partners

- evaluate pedestrian safety measures and installation of additional lighted cross walk
- broaden marketing partnerships with UOP

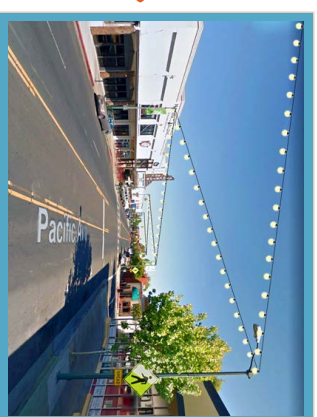


nvr security camera program

Pilot Program:

As technology improves and cost for the security camera systems become more accessible, NVR (network video recording) could serve to improve the safety and security of the Miracle Mile, for our merchants and those guests visiting. NVR, when coupled with, boots on the ground, security services and our partnership with the Stockton Police Department, gives us a comprehensive security approach to the every challenging issues experienced in our ever changing landscape.

tivoli lighting project





ORGANIZATION NAME:

Miracle Mile PBID
dba/Miracle Mile Improvement District

MAILING ADDRESS:

PO Box 4016
Stockton, CA 95204

CONTACT INFORMATION:

info@stocktonmiraclemile.com
(209) 623-1144

WEBSITE:

www.stocktonmiraclemile.com

January 2022