

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

**DATE:** (new day) TUESDAY, October 12, 2021 **TIME:** 4:00PM  
**PLACE:** ZOOM Video Conference: <https://zoom.us/92053431854>  
or via telephone 1-669-900-9128, Meeting ID: 920 5343 1854, Password: 522606  
**TO:** **Miracle Mile Improvement District Board Members:** Kim Byrd, Lisa Whirlow, Yonie Young, Tina Wells Lee, Jeff Dundas, Jeff Gamboni, Manuel Guizar, Kevin Hernandez, Mike Klocke, Nadja King, Nicole Snyder, Tanya Watters

**GENERAL MEETING REQUIREMENTS:**

**Brown Act:** All Miracle Mile Improvement District 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](#).

**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 – *Kim Byrd, Board President*
2. Public Comments
3. Minutes of the September 8<sup>th</sup>, 2021 General Board Meeting (ACTION)
4. September 2021 Financial Statements – *Tina Wells Lee, Treasurer* (ACTION)
5. AB 361 – Brown Act Update (ACTION)
6. MMID Safety Resolution (ACTION)
7. Board of Directors 2022-2023 Elections Discussion
8. PBID Renewal Report - *Kim Byrd*
9. City of Stockton Announcements & Project Updates – *Nicole Snyder*
10. Standing Committees Discussion
  - a. Executive Committee - *Kim Byrd*
  - b. Security – *Jeff Dundas & Tanya Waters*
  - c. Improvement – *Jeff Gamboni & Kevin Hernandez*
  - d. Events & Promotions – *Nadja King & Nicole Snyder*
  - e. Policies & Procedures – *Manuel Guizar & Nadja King*
11. Board Member Requests/Announcements
12. Adjournment

Next MMID Board of Directors General Meeting Scheduled Tuesday, November 9<sup>th</sup>, 2021

*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, September 8, 2021  
Virtual Meeting via Zoom Video Conference**

**Present:**

Kim Byrd, Tina Wells Lee, Susan Lenz, Lisa Whirlow, Helena Monica, Mike Klocke (left meeting at 5:07 p.m), Kevin Hernandez, Manny Guizar, Jeff Gamboni, and Nadya King (entered at 4:38 pm)

Absent: Yonie Young, Nicole Snyder, Jeff Dundas, and Tanya Watters

**Public Guests:**

Tristan Osborn, City of Stockton's Community Development Department/Advanced Planning  
Gina Ratto  
Darren Wilkinson  
Allen Sawyer

Call to Order Open Session: Meeting called to order at 4:12 p.m. by the Board President.

Public Comments - President Kim Byrd announced guests are allotted 5 minutes for public comment.

Gina Ratto – Her son works for the Avenue. She is present today as she is concerned about safety on the Mile. She is willing to join in the efforts to improve safety.

Susan Lenz – Stockton City Council Member

Ms. Lenz announced the City is working on the crosswalk. This will be discussed later under City action.

Tristan Osborn reported that there is often land use inconsistency based on zoning maps and the City's General Plan. An example is land that is zoned for residential may be in fact be used for commercial uses thus resulting in a Land use Inconsistency study which is beginning its third phase. At this point, the City is seeking input. For the Miracle Mile, several parcels are zoned commercial but are used for office space. Many zoning inconsistencies pertain to vacant lots. Commercial General zoning applies to the Miracle Mile. The City has proposed reviewing the General Plan and identifying the zoning mismatches. There is also a new zone being introduced called a Commercial Neighborhood (CN). This type of designation would not allow drive thrus within the zone. According to Mr. Osborn, The Mile is identified as the most walkable district in the City. Jeff Gamboni asked about zones that are designated Commercial Residential. Stockton views this as mixed use. According to Tristan, a CN zoning allows up to 30 units per acre. The City is willing to set up a workshop for Miracle Mile interested parties. The Board President stated she is interested in such a session so property owners can review the zoning and mismatches.

Darren Wilkinson is the brother of the Casey, the deceased. Mr. Wilkinson was present to ask that the MMID make a safety plan a top priority.

Allen Sawyer – He is a new property owner on the Mile as well as a Stockton attorney. Mr. Sawyer and his business partner recently purchased the CoCoro building and House of Shaw. He reported that Casey is the third person that he knows who was hit by vehicles on the Mile. Mr. Sawyer believes the speed limit contributes to the problem. He has spoken to our Mayor about his safety concerns.

**Motion to Approve Minutes of August 11, 2021 General Meeting**

Motion: Lisa Whirlow

Second: Manny Guizar

Motion Approved

Abstentions: None

### **Motion to approve August, 2021 Financial Statements – Tina Wells Lee, Treasurer**

Motion: Helena Monica

Second: Mike Klocke

Motion passed

Abstentions: None

### **PBID Renewal Report**

President Kim Byrd reported Committee met yesterday. Stakeholders survey going out next week.

### **Executive Committee Report**

Jeff Dundas asked if MMID can change the day of its Board meetings as SUSD moved its Board Meetings to Wednesdays. Assistant to Kim Byrd, Frankie, was hired by and is compensated by President Byrd at the rate of \$16/hour. The assistance is ad hoc with no commitment for consistent hours. Helena Monica recommended that Frankie be paid between a range of \$18 - \$20 per hour due to her skill level and love for the Mile. Board Member King asked why MMID did not open the position and recruit and wanted to know the status of an executive director. President Byrd responded she had recruited for an intern but did not find a quality candidate. Tina Wells Lee announced that the budgeting process for next year will begin soon which will include discussion regarding the hiring of executive director or some other type of assistant. The Board approved reimbursing the President for Frankie's work.

### **Improvement Committee Report**

Kevin Hernandez and Jeff Gamboni attended the City Planning Commission Meeting.

At that meeting, Kevin Hernandez presented plans for the MMID bump out project that was designed in 2020. The Planning Commission requested the Mile safety issues be taken to the City Council. Kevin's suggestions for moving the safety initiative forward:

Begin a community signed petition

Requested a MMID Board letter of support as well as requested Nicole Snyder's assistance

Request the City assign funding for bump out

Other traffic mitigation including flashing lights to slow traffic and revisions of parking and bike lanes

MMID was previously denied bike lanes due to traffic.

Many Board Members expressed frustration with the lack of resources given to the MMID from the City. It was agreed that MMID needs better City staff relationships.

Jeff Gamboni will hold clean up on September 16 at 8 a.m. and again September 24.

### **Events and Promotions**

Car Show coming up

Sponsorships will total between \$9000- \$10,000 which could pay for street closure. Kevin Hernandez suggested appealing to the City to waive the closure fee as it has been done for Downtown Stockton Alliance. Nadya King reported she is putting the beer garden together and will also sell sangria. Pop ups may be present.

Sip and Shop is scheduled for November 19.

There was a discussion about the merchants' perception of the Cruise Night vs Car Show. Kevin Hernandez suggested that events need to be publicly labeled as a MMID event in the promotions to differentiate the two.

**Motion to Adjourn** 5:53pm: Motion: Lisa Whirlow

Next MMID Board of Directors General Meeting to be determined, based on BOD availability.

Respectfully submitted by Tina Wells Lee



# Board of Directors Report

Miracle Mile Improvement District  
Monthly Financials

Prepared by  
MMID Finance Committee

Prepared on  
October 10, 2021

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# Balance Sheet

As of September 30, 2021

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
F&M Checking	124,246.32
F&M Emergency Reserve x619	18,004.87
F&M Savings x719	15,003.75
<b>Total Bank Accounts</b>	<b>157,254.94</b>
<b>Total Current Assets</b>	<b>157,254.94</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>\$157,254.94</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
Opening Balance Equity	33,503.69
Retained Earnings	73,863.07
Net Income	49,888.18
<b>Total Equity</b>	<b>157,254.94</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$157,254.94</b>

# Profit and Loss by Month

January - September, 2021

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>INCOME</b>										
Assessment Income			115,950.37			19,526.22			95,201.69	220,978.28
Non-Assessed Income - (Other)									0.00	0.00
Event Income									0.00	0.00
Event Car Show Registration									4,720.00	6,440.00
Event Pop-Up Nights						1,453.72	1,529.96	3,900.00	3,900.00	6,883.68
Event Sponsorship						2,500.00	3,500.00	4,000.00	10,000.00	10,000.00
Event Ticket Sales/Drink								1,194.00	1,194.00	1,194.00
<b>Total Event Income</b>						<b>3,953.72</b>	<b>6,749.96</b>	<b>13,814.00</b>	<b>24,517.68</b>	<b>24,517.68</b>
Interest Income			2.32			2.47			2.49	7.28
Net Restitution		0.00	0.00			0.00	320.00	-320.00	0.00	0.00
RTD Maintenance Contract		1,200.00								1,200.00
<b>Total Non-Assessed Income - (Other)</b>		<b>1,200.00</b>	<b>2.32</b>	<b>0.00</b>	<b>0.00</b>	<b>2.47</b>	<b>4,273.72</b>	<b>6,429.96</b>	<b>13,816.49</b>	<b>25,724.96</b>
<b>Total Income</b>	<b>0.00</b>	<b>1,200.00</b>	<b>115,952.69</b>	<b>0.00</b>	<b>0.00</b>	<b>19,528.69</b>	<b>4,273.72</b>	<b>6,429.96</b>	<b>99,018.18</b>	<b>246,703.24</b>
<b>GROSS PROFIT</b>	<b>0.00</b>	<b>1,200.00</b>	<b>115,952.69</b>	<b>0.00</b>	<b>0.00</b>	<b>19,528.69</b>	<b>4,273.72</b>	<b>6,429.96</b>	<b>99,018.18</b>	<b>246,703.24</b>
<b>EXPENSES</b>										
Contract Services Mgmt	5,500.00	8,250.00					17.11		-50.00	13,750.00
Contractor Management Services										-32.89
Workmans Comp Insurance										
<b>Total Contract Services Mgmt</b>	<b>5,500.00</b>	<b>8,250.00</b>					<b>17.11</b>		<b>-50.00</b>	<b>13,717.11</b>
Enhanced Maintenance										0.00
Contractor - Maintenance	5,088.33	5,210.08	5,260.08	5,210.00	5,260.00	5,260.08	80.00	10,530.00	5,917.37	47,765.94
Infrastructure Improvement Program		973.17		371.74	480.27	16,700.00		6,000.00	183.28	24,686.46
Repair & Maintenance Supplies		489.31	109.87	345.54	56.00	1,491.76	372.94	822.94	1,461.19	5,149.55
<b>Total Enhanced Maintenance</b>	<b>5,088.33</b>	<b>6,672.56</b>	<b>5,369.95</b>	<b>5,927.28</b>	<b>5,778.27</b>	<b>23,451.84</b>	<b>432.94</b>	<b>17,352.94</b>	<b>7,561.84</b>	<b>77,803.95</b>
Enhanced Security	125.00	6,104.09	6,516.00	9,524.00	6,296.00	6,516.00	6,391.00	6,266.00	12,457.00	60,165.09
Grant Funding Distribution										0.00
Patio Lighting			129.87							129.87
Patio Umbrellas/Stands		438.82								438.82
<b>Total Grant Funding Distribution</b>		<b>438.82</b>	<b>129.87</b>							<b>568.69</b>
Marketing										490.57
Advertising, Events & Promotions	750.00	1,350.00	1,689.72	1,500.00	4,500.00	1,800.00	1,720.90	1,935.00	1,500.00	16,555.62
Event Expenses										0.00
Event Car Show Expenses								379.56	13,722.48	14,102.04
Event License/Permit Fees								56.50	207.10	263.60
Event Pop-Up Night								187.50	187.50	375.00
Event Printing									63.00	63.00
Event Supplies			50.00		130.80	88.28				332.08
<b>Total Event Expenses</b>			<b>50.00</b>		<b>130.80</b>	<b>88.28</b>	<b>56.50</b>	<b>379.56</b>	<b>14,180.08</b>	<b>14,885.22</b>
MMMC - Events & Promotions	253.26	109.45		189.98		69.00	19.48			641.17
Website Management & Hosting										

	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Total
<b>Total Marketing</b>	<b>1,003.26</b>	<b>1,459.45</b>	<b>1,749.72</b>	<b>1,989.99</b>	<b>4,650.80</b>	<b>1,757.29</b>	<b>1,796.89</b>	<b>2,805.13</b>	<b>15,715.09</b>	<b>32,807.59</b>
Operational Costs		38.59							280.23	38.59
Bank Charges & Fees										
Dues & Subscriptions	413.89	88.95	435.00	55.90	12.00	12.00	12.00	13.50	12.00	280.23
Liability Insurance					3,914.33					1,055.24
Office Printing					77.96					3,914.33
Office Supplies		62.17	135.95	137.86		26.68	87.52	96.85	667.86	1,262.55
Phone/Internet	29.12	29.12	149.62			74.34	174.12			232.36
Postage								188.00		468.84
Storage Lease	209.00	209.00	209.00	229.00	229.00	229.00	229.00	229.00	229.00	2,001.00
Travel/Gas/Parking				1.00						1.00
<b>Total Operational Costs</b>	<b>652.01</b>	<b>559.04</b>	<b>929.57</b>	<b>428.76</b>	<b>4,232.39</b>	<b>342.02</b>	<b>502.84</b>	<b>527.35</b>	<b>1,188.09</b>	<b>9,357.87</b>
PBD Renewal Expense							365.42		67.17	432.59
Professional Services		1,125.00	140.00	70.00	70.00	70.00	70.00	223.75	317.50	2,187.18
Accounting	100.93									0.00
Legal		175.00								175.00
<b>Total Professional Services</b>	<b>100.93</b>	<b>1,300.00</b>	<b>140.00</b>	<b>70.00</b>	<b>70.00</b>	<b>70.00</b>	<b>70.00</b>	<b>223.75</b>	<b>317.50</b>	<b>2,362.18</b>
<b>Total Expenses</b>	<b>12,439.53</b>	<b>24,793.96</b>	<b>14,856.11</b>	<b>17,898.02</b>	<b>20,975.46</b>	<b>32,197.14</b>	<b>9,575.59</b>	<b>27,175.17</b>	<b>37,257.69</b>	<b>196,815.06</b>
<b>NET OPERATING INCOME</b>	<b>-12,439.53</b>	<b>-23,583.96</b>	<b>101,117.39</b>	<b>-17,898.02</b>	<b>-20,975.46</b>	<b>-12,308.45</b>	<b>-5,302.27</b>	<b>-20,745.21</b>	<b>61,760.50</b>	<b>48,988.18</b>
<b>NET INCOME</b>	<b>\$ -12,439.53</b>	<b>\$ -23,583.96</b>	<b>\$101,117.39</b>	<b>\$ -17,898.02</b>	<b>\$ -20,975.46</b>	<b>\$ -12,308.45</b>	<b>\$ -5,302.27</b>	<b>\$ -20,745.21</b>	<b>\$61,760.50</b>	<b>\$48,988.18</b>



# Budget vs. Actuals - 2021 YTD BUDGET

January - September, 2021

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
Assessment Income	220,978.28	221,380.08	-401.80	99.82 %
Non-Assessed Income - (Other)				
Event Income		5,000.00	-5,000.00	
Event Car Show Registration	6,440.00		6,440.00	
Event Pop-Up Nights	6,883.68		6,883.68	
Event Sponsorship	10,000.00		10,000.00	
Event Ticket Sales Drink	1,194.00		1,194.00	
<b>Total Event Income</b>	<b>24,517.68</b>	<b>5,000.00</b>	<b>19,517.68</b>	<b>490.35 %</b>
Interest Income	7.28	5.93	1.35	122.77 %
RTD Maintenance Contract	1,200.00		1,200.00	
<b>Total Non-Assessed Income - (Other)</b>	<b>25,724.96</b>	<b>5,005.93</b>	<b>20,719.03</b>	<b>513.89 %</b>
<b>Total Income</b>	<b>246,703.24</b>	<b>226,386.01</b>	<b>20,317.23</b>	<b>108.97 %</b>
<b>GROSS PROFIT</b>	<b>246,703.24</b>	<b>226,386.01</b>	<b>20,317.23</b>	<b>108.97 %</b>
<b>EXPENSES</b>				
Contract Services Mgmt				
Contractor Management Services	13,750.00	49,500.00	-35,750.00	27.78 %
Workmans Comp Insurance	-32.89		-32.89	
<b>Total Contract Services Mgmt</b>	<b>13,717.11</b>	<b>49,500.00</b>	<b>-35,782.89</b>	<b>27.71 %</b>
Enhanced Maintenance				
Contractor - Maintenance	47,765.94	46,800.00	965.94	102.06 %
Infrastructure Improvement Program	24,688.46	50,000.00	-25,311.54	49.38 %
Repair & Maintenance Supplies	5,149.55	900.00	4,249.55	572.17 %
<b>Total Enhanced Maintenance</b>	<b>77,603.95</b>	<b>97,700.00</b>	<b>-20,096.05</b>	<b>79.43 %</b>
Enhanced Security	60,165.09	54,000.00	6,165.09	111.42 %
Grant Funding Distribution				
Patio Lighting	129.87		129.87	
Patio Umbrellas/Stands	438.82		438.82	
<b>Total Grant Funding Distribution</b>	<b>568.69</b>		<b>568.69</b>	
Marketing	490.57		490.57	
Advertising, Events & Promotions	16,555.62	8,100.00	8,455.62	204.39 %
Event Expenses		2,500.00	-2,500.00	
Event Car Show Expenses	14,102.04		14,102.04	
Event License/Permit Fees	56.50		56.50	
Event Pop-Up Night	207.10		207.10	
Event Printing	187.50		187.50	
Event Supplies	332.08		332.08	
<b>Total Event Expenses</b>	<b>14,885.22</b>	<b>2,500.00</b>	<b>12,385.22</b>	<b>595.41 %</b>

				Total
	Actual	Budget	over Budget	% of Budget
MMMC - Events & Promotions	35.00		35.00	
Website Management & Hosting	641.17	350.00	291.17	183.19 %
<b>Total Marketing</b>	<b>32,607.58</b>	<b>10,950.00</b>	<b>21,657.58</b>	<b>297.79 %</b>
Operational Costs	38.58		38.58	
Bank Charges & Fees	280.23		280.23	
Dues & Subscriptions	1,055.24	1,300.00	-244.76	81.17 %
Liability Insurance	3,914.33	10,300.00	-6,385.67	38.00 %
Meeting Expense		760.00	-760.00	
Office Printing	103.74	1,050.00	-946.26	9.88 %
Office Supplies	1,262.55	700.00	562.55	180.36 %
Phone/Internet	232.36	360.00	-127.64	64.54 %
Postage	468.84	200.00	268.84	234.42 %
Rent & Lease		3,150.00	-3,150.00	
Storage Lease	2,001.00	900.00	1,101.00	222.33 %
Travel/Gas/Parking	1.00		1.00	
<b>Total Operational Costs</b>	<b>9,357.87</b>	<b>18,720.00</b>	<b>-9,362.13</b>	<b>49.99 %</b>
PBID Renewal Expense	432.59		432.59	
Professional Services				
Accounting	2,187.18	1,893.00	294.18	115.54 %
Consulting Fees		500.00	-500.00	
Legal	175.00		175.00	
<b>Total Professional Services</b>	<b>2,362.18</b>	<b>2,393.00</b>	<b>-30.82</b>	<b>98.71 %</b>
<b>Total Expenses</b>	<b>196,815.06</b>	<b>233,263.00</b>	<b>-36,447.94</b>	<b>84.37 %</b>
<b>NET OPERATING INCOME</b>	<b>49,888.18</b>	<b>-6,876.99</b>	<b>56,765.17</b>	<b>-725.44 %</b>
<b>NET INCOME</b>	<b>\$49,888.18</b>	<b>\$ -6,876.99</b>	<b>\$56,765.17</b>	<b>-725.44 %</b>

# Budget vs. Actuals - 2021 TOTAL BUDGET

January - December 2021

	Actual	Budget	over Budget	Total % of Budget
<b>INCOME</b>				
Assessment Income	220,978.28	221,380.08	-401.80	99.82 %
Non-Assessed Income - (Other)				
Event Income		10,000.00	-10,000.00	
Interest Income	7.28	7.92	-0.64	91.92 %
<b>Total Non-Assessed Income - (Other)</b>	<b>7.28</b>	<b>10,007.92</b>	<b>-10,000.64</b>	<b>0.07 %</b>
<b>Total Income</b>	<b>220,985.56</b>	<b>231,388.00</b>	<b>-10,402.44</b>	<b>95.50 %</b>
<b>GROSS PROFIT</b>	<b>220,985.56</b>	<b>231,388.00</b>	<b>-10,402.44</b>	<b>95.50 %</b>
<b>EXPENSES</b>				
Contract Services Mgmt				
Contractor Management Services	13,750.00	66,000.00	-52,250.00	20.83 %
<b>Total Contract Services Mgmt</b>	<b>13,750.00</b>	<b>66,000.00</b>	<b>-52,250.00</b>	<b>20.83 %</b>
Enhanced Maintenance				
Contractor - Maintenance	47,765.94	62,400.00	-14,634.06	76.55 %
Infrastructure Improvement Program	24,688.46	50,000.00	-25,311.54	49.38 %
Repair & Maintenance Supplies	5,149.55	1,200.00	3,949.55	429.13 %
<b>Total Enhanced Maintenance</b>	<b>77,603.95</b>	<b>113,600.00</b>	<b>-35,996.05</b>	<b>68.31 %</b>
Enhanced Security	66,381.09	72,000.00	-5,618.91	92.20 %
Marketing				
Advertising, Events & Promotions	18,355.62	10,800.00	7,555.62	169.96 %
Event Expenses		5,000.00	-5,000.00	
Website Management & Hosting	641.17	350.00	291.17	183.19 %
<b>Total Marketing</b>	<b>18,996.79</b>	<b>16,150.00</b>	<b>2,846.79</b>	<b>117.63 %</b>
Operational Costs				
Dues & Subscriptions	1,068.74	1,400.00	-331.26	76.34 %
Liability Insurance	11,830.21	10,300.00	1,530.21	114.86 %
Meeting Expense		1,000.00	-1,000.00	
Office Printing	103.74	1,350.00	-1,246.26	7.68 %
Office Supplies	1,262.55	850.00	412.55	148.54 %
Phone/Internet	261.48	480.00	-218.52	54.48 %
Postage	468.84	240.00	228.84	195.35 %
Rent & Lease		4,200.00	-4,200.00	
Storage Lease	2,001.00	1,200.00	801.00	166.75 %
<b>Total Operational Costs</b>	<b>16,996.56</b>	<b>21,020.00</b>	<b>-4,023.44</b>	<b>80.86 %</b>
Professional Services				
Accounting	2,512.18	2,118.00	394.18	118.61 %
Consulting Fees		500.00	-500.00	
<b>Total Professional Services</b>	<b>2,512.18</b>	<b>2,618.00</b>	<b>-105.82</b>	<b>95.96 %</b>
<b>Total Expenses</b>	<b>196,240.57</b>	<b>291,388.00</b>	<b>-95,147.43</b>	<b>67.35 %</b>

	Actual	Budget	over Budget	Total % of Budget
NET OPERATING INCOME	24,744.99	-60,000.00	84,744.99	-41.24 %
NET INCOME	\$24,744.99	\$ -60,000.00	\$84,744.99	-41.24 %

## Notes to the Financial Statements

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Note: Non-accessed Funds, \$40k carried over from 2020, are subject to project allocation.

# AB 361: Brown Act Update

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The provisions of AB 361 go into effect today, allowing public agencies to continue to meet virtually without adhering to the traditional requirements of agenda posting, physical access to meetings, and quorum requirements of the Brown Act. These changes are effective until January 1, 2024.

## 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.**

Note, it is not enough that county and/or city officials have issued a local emergency declaration: there must be a **currently active state of emergency issued by the governor**.

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

First, **the gubernatorial state of emergency must still be in effect**. 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.**

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## **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.

Please see the resources below for more information. If you have questions, please reach out to Roxanne Steinhoff at [rsteinhoff@civitasadvisors.com](mailto:rsteinhoff@civitasadvisors.com).

## **Resources**

- [AB 361 Text - Legislative Counsel's Digest](#)
- [AB 361 - Brown Act: Remote Meetings During a State of Emergency](#)

**DRAFT**  
**Resolution of the Miracle Mile Improvement District (MMID)**  
**Initiating Action to Improve District Safety**

WHEREAS, safety continues to be a paramount concern for businesses, property owners, and patrons of the Miracle Mile, especially but not limited to pedestrian safety; and

WHEREAS, the recent tragic fatality on the Miracle Mile illuminates the need for proactivity relative to Miracle Mile safety initiatives; and

WHEREAS near misses of extraordinary dimension are common among business owners, property owners, and patrons of the Miracle Mile; and

WHEREAS, the safety challenges attendant to the Miracle Mile, if unaddressed, harbor the potential to erode the district's commercial success; and

WHEREAS, a comprehensive, multi-faceted safety plan is necessary to engage all stakeholders, create appropriate accountability on the part of stakeholders, and commit appropriate resources from the correct stakeholders; and

WHEREAS, the MMID does not command the resources to address the major capital resources that will be an element of a safety plan; and

WHEREAS, the scope of the current emergency exceeds the charter of the standing Improvement Committee and requires a separate, sustained, and significant response;

WHEREAS, the matter has been discussed, deliberated, and debated among the members of the MMID Board of Directors; and

WHEREAS, the matter must now move from discussion to decisive action;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the Miracle Mile Improvement District hereby authorizes the Board President:

1. to appoint an ad hoc committee to address safety on the Miracle Mile,
2. to task the committee with identifying and engaging all stakeholders,
3. to identify necessary initiatives that must be undertaken to achieve a safe district,
4. to target the required resources and sources necessary for actualizing the safety plan, and
5. to compose the ad hoc committee with MMID stakeholders who demonstrate the commitment, capacity, and wherewithal to accomplish this important and complex undertaking.

Approved and adopted this \_\_\_\_ day of October, 2021.

Ayes:

Noes:

Absent:

Abstentions:

Attested: \_\_\_\_\_, President, Miracle Mile Improvement District



**Resolution of the Miracle Mile Improvement District (MMID)**  
**Initiating Action to Improve District Safety**  
**Discussion Items:**

Suggested amendment(s) to the Resolution:

- Jeff Gamboni. - to prioritize the funding for the enhanced crosswalks and bump outs planned for the Adam's at Pacific intersection.
- Kim Byrd – Evaluate the results and recommendations of the COS traffic study. Advocate for the recommendations that best serve the districts safety needs and funding source(s) available.

## MMID - COMMITTEE REPORTS

September 2021

<p><b>Executive:</b></p>	<p><b>Miracle Mile “Wish List”: Status</b> Submitted to the City for consideration. No official news as of this report, October 8, 2021</p> <ul style="list-style-type: none"> <li>• Parking Lot Resurfacing, Flashing Cross Walks, Tivoli Lighting, NVR Security Camera Pilot Program, Tree replacement along classic Mile &amp; Concrete sidewalk repairs</li> </ul> <p><b>MMID Saftey Advocacy:</b> <b>Safety Resolution</b> drafted by Tina Wells Lee for consideration and action as determined by the BOD. <b>Meeting with the City Manager</b> Executive Committee members, Kim Byrd, Lisa Whirlow and Tina Wells Lee, met with City Manager, Harry Black, Police Chief, Eric Jones and COS Economic Development Director, Carrie Wright, Friday, October 1<sup>st</sup> to discuss the safety concerns and initiatives, to improve safety, focusing primarily on walkable district corridor, between Castle and Harding. The City will be conducting a traffic safety study to aid providing additional recommendations as relates to vehicle/pedestrian issues. SPD traffic is currently conducting daily radar speed enforcement. Additional request for evening speed enforcement, for after 6pm checks. A temporary “Your Speed Is” digital radar has been placed at Regent, where two southbound lanes merge. Crosswalk requests for repainting was moved up in the queue and completed in August. A funding opportunity, through the CARES Act, will be available for the MMID to apply. Once available, the MMID will apply for funds to aid in the districts recovery.</p> <p><b>Welcome New Merchant(s):</b> Viv’s Hot Beauty Tools (previously Fritz Chin Photography) – <a href="https://vivshotbeautytools.wixsite.com/my-site">https://vivshotbeautytools.wixsite.com/my-site</a></p> <p><b>RAD Card</b> CARES Act funding provided by the San Joaquin County board of supervisors has been exhausted, for the “matching funds” program. An additional round of funding is being considered. RAD Card holders can use their cards until depleted and re-load (without the match) to be used at a touchless payment method.</p> <p><b>Marketing Billboard:</b> Installed in September and will run through early December. Located Southbound on Pacific, above the old Starbuck’s location at Regent.</p>
<p><b>PBID Renewal Steering Committee</b></p>	<p>PBID services survey was distributed to stakeholders the week of September 13, including property owners, business owners and residents. Out of over 476 surveys sent, 26 surveys were responded to, 6 of the 62 property owners among them. The committee has extended the response time and will be making personal outreach to the stakeholders, to ensure greater participation. The committee is in the process of gathering additional information, as relates to the benefits of Stockton, being a Charter City. More information as it becomes available.</p>
<p><b>Improvement Committee</b></p>	<p><b>Planter Repair/Replacement Project:</b></p> <ul style="list-style-type: none"> <li>• <i>Irrigation:</i> Pending outside estimates. COS requires back flow units in each of the parking lots. Will explore commercial vendors for additional quotes.</li> <li>• <i>Masonry Planters:</i> Painting of the masonry planters expected this month. Planters at parking lot J (behind Seoul Soon Dubu) and Lot I (next to A1 Cleaners) will be addressed. The third location will be addressed by property owner Kellie Jacobs to be consistent with the Valley Brew exterior.</li> <li>• <i>Landscaping:</i> design pending from Jeff Gamboni</li> </ul> <p><b>Harding Way:</b></p>

	<ul style="list-style-type: none"> <li>• COS to provide the remaining fund amount. Funds will be managed by Economic Development and provided to the MMID based on reimbursement. The committee has provided list of items for consideration.</li> </ul>
<b>Events &amp; Promotions</b>	<p><b>Signature Event – Holiday Sip &amp; Shop:</b> More information to following survey of merchant participation.</p> <p><b>Upcoming Activities on the Mile:</b></p> <ul style="list-style-type: none"> <li>• October 17<sup>th</sup> Walk Against Alzheimer’s, pending confirmation</li> </ul>
<b>Security</b>	

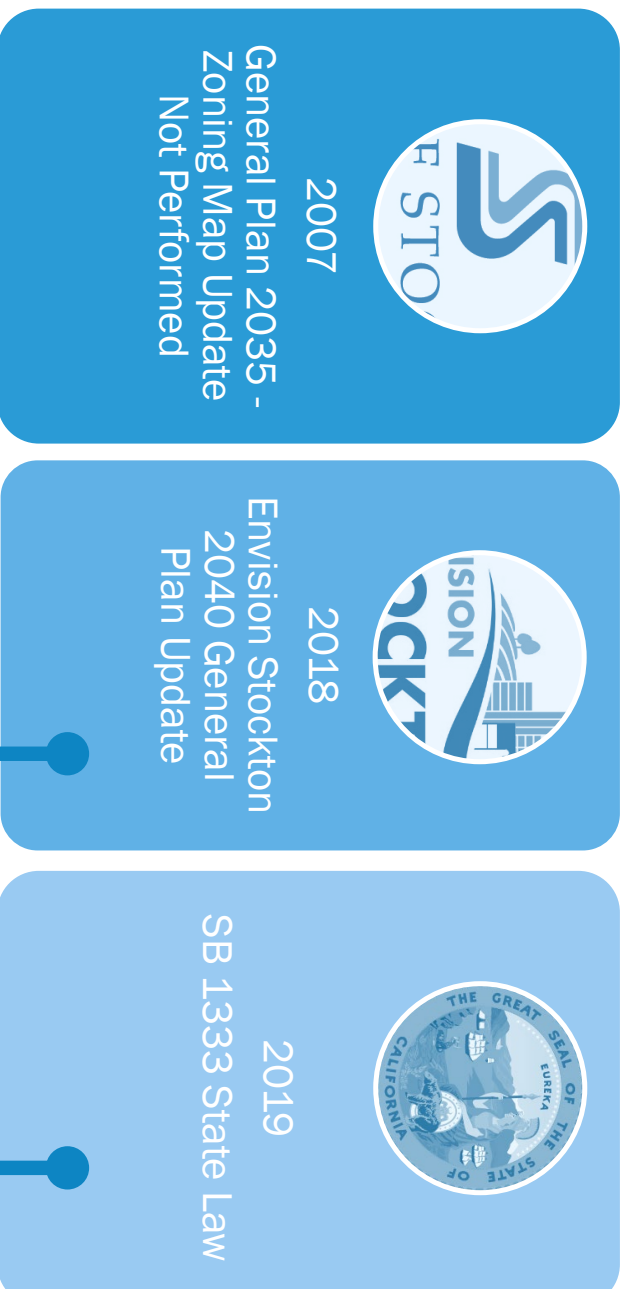


**MIRACLE MILE  
IMPROVEMENT DISTRICT  
Board of Directors  
General Monthly Meeting**

**LAND USE INCONSISTENCY EFFORT**

**September 8, 2021**

# Background



To Implement the General Plan, Zoning...



**must now be consistent**



**MIRACLE MILE  
IMPROVEMENT DISTRICT  
Board of Directors  
General Monthly Meeting**

**LAND USE INCONSISTENCY EFFORT**

**September 8, 2021**

# Series of Amendments

Spring 2020

Fall 2021

Winter 2021

## First Series

Straightforward  
Changes



City Council Approved  
3/9/2021

## Second Series

Additional Analysis  
& Outreach



Planning Commission  
8/26/2021

## Third Series

Additional Analysis & Outreach  
Paired with Title 16  
Development Code Updates





# Guiding Principles

- Separate conflicting uses
- Ensure property owner rights
- Sustainable growth through appropriate land use
- Bring clarity to permit processing
- Simplifies land use regulation understanding
- Makes development process more predictable
- Maintain City's housing capacity
- Streamline environmental reviews





## What Will it Accomplish?

- Changes will support property owners, businesses, neighborhoods, equity goals, City policies, and more!
- Changes implement General Plan along with other goals and regulations.
- Changes will not impact existing uses and will increase marketability of sites.
- No housing capacity sites will be impacted.
- No additional environmental impact beyond General Plan Environmental Impact Report.



Questions?

**Tristan Osborn**

**(209) 937-7220**

**[zoningupdate@stocktonca.gov](mailto:zoningupdate@stocktonca.gov)**