

*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

*Open Letter from the Miracle Mile Improvement District*  
*Page 2*

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

**Text from the Budget Bill Jr.**

- (I) \$20,000,000 to the City of Stockton for the Miracle Mile Pedestrian Crossing 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 down the funds to fulfill the requirements of this subparagraph.

**Civil Sidewalks (Clean and Safe) \$ 6,500,000.00**

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

**District Identity and Placemaking \$ 6,500,000.00**

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**

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**

Discretionary		\$ 1,040,000.00
Administration		\$ 960,000.00

**\$20,000,000.00**