

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

DATE: 4:00PM, WEDNESDAY, MARCH 8, 2023

PLACE: **IN-PERSON LOCATION:**
SUSD Annex (former Bank of America) 1661 Pacific Avenue

TO: **MMID Board Members:** Tina Wells Lee, Lisa Whirlow, Jean Callahan, Juanita Pasley, Rex Dhatt, Jeff Dundas, Jeff Gamboni, Manuel Guizar, Tammy Nguyen, John V. Precissi, Nicole Snyder, Rachelle Turner, Yonie Young
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 – *Tina Wells Lee, Board President*
2. Public Comments
3. Bike Share Update - *Mobility Development Foundation*
4. Capital Improvement Project – *Steve Sievers, from the office of Assemblyman Villapudua*
5. Minutes of the February 8, 2023, General Board Meeting – *Juanita Pasley (ACTION)*
6. February 2023 Financial Statements – *Jean Callahan (ACTION)*
7. Approval of proposed Bike Share location *(ACTION)*
8. Approval of Security Camera RFP *(ACTION)*
9. City of Stockton Announcements & Project Updates – *Nicole Snyder*
10. Executive Director Report – *Kim Byrd*
11. Committees Assignments & Reports
 - a. Bylaws – *Yonie Young*
 - b. Events & Promotions – *Juanita Pasley*
 - c. Civil Sidewalk – *Rex Dhatt*
 - d. Miracle Mile Overlay (Adhoc) – *Jeff Gamboni*
12. Member Requests/Announcements

Adjournment

Next MMID Board of Directors General Meeting Scheduled Wednesday, April 8, 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, February 8, 2023

In-Person and Virtual Meeting – SUSD Annex / Zoom Video Conference

PRESENT: Tina Wells Lee, Lisa Whirlow, Jean Callahan, Juanita Pasley, Rex Dhatt, Jeff Dundas, Jeff Gamboni, Tammy Nguyen, John V. Precissi, Yonie Young, Rachelle Turner, Manuel Guizar, Kim Byrd

ABSENT: Nicole Snyder

GUESTS: Steven Sievers, Kevin Hernandez, Kevin Dougherty, Angelacety, Edwin Lavagnino

1. **Meeting Called to Order** at 4:06pm by Tina Wells-Lee, Board President

2. **Public Comments:**

Kevin Hernandez – Wanted to thank the MMID & the City of Stockton for painting of the crosswalks, it's a great start to where we are heading in the future.

Kevin Dougherty – Had done a walk around tour with people who may possibly like to join the Mile. Expressed concern of seeing lots of trash. He feels like we need to kick start how we can improve (broken windows, trash). Pushing to start being more proactive on trash and changing up the façade, we can do better than what we are doing.

3. **Capital Improvement Project:** Steve Sievers, from the office of Assemblyman Villapudua.

Mr. Sievers stated that there was a budget request written for \$20 million, and the money was received. An ADHOC committee is being formed to make recommendations to the City on how to use the funds to improve the Miracle Mile. There have been visits to Livermore to see how they changed their district. Right now, the ADHOC committee is looking at a number of anywhere from 19-21/23 people to serve on the committee so that there is representation from lots of different views. A charter was needed to set what the goals would be, and various members of the community have already volunteered to help. What Mr. Sievers would like to do is organize the committee so that the \$20,000,000 will be used to utilize safety crossings, improve economic growth, improve business & growth on the Miracle Mile. Consultants will be hired to train the committee to understand all aspects. Everyone is still trying to figure out how the committee members will be picked, but they have not been picked yet. It was stated that we want representation from everyone. Goal of the project is growth & safety for the Miracle Mile merchants and shoppers. Kim asked is there a timeline for the project? Steve stated that he would like to get everything done in 2 years. He assured the board that he will be fighting for the MMID the whole time.

Steve Sievers (209) 298-9052 – Call with any questions or suggestions.

4. **Minutes of the January 11, 2023, General MMID Board Meeting**

MOTION to approve Minutes of January 11, 2023

Motion: Tammy Nguyen **Second:** Lisa Whirlow **Vote:** 11/12 **Abstentions:** 1

Motion Approved

MMCID Minutes – January 11, 2023, General MMCID Board Meeting

Motion to approve Minutes of January 11, 2023

Motion: Jeff Gamboni **Second:** Jeff Dundas **Vote:** 11/12 **Abstentions:** 1

Motion Approved

5. **January 2023 Financial Statements** – Kim Byrd

Standard expenses, nothing unexpected. First half of the ARPA funds have been received, this will go for the new banner pole retrofit, event & general marketing. Signature event deposits have been paid for (see schedule) as well as having paid the city for required permits for Banner Pole Retrofit.

Note that Security and Maintenance Services will be found under Civil Sidewalk (Clean & Safe)

MOTION to approve Financial Statements

Motion: Juanita Pasley **Second:** Rachelle Turner **Vote:** 12/12 **Abstentions:** 0
Motion Approved

6. **AB361 Sunsets February 2023** – Tina Wells-Lee

There will be no more virtual meetings, SUSD building has been secured to host in-person meetings.

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

Nicole did not attend the meeting, Kim presented on her behalf.

City has some funds available if needed for property damage from the weather.

There was a meeting held for funds that are available (part of the ARPA). For now, they will be focusing on the downtown area. Funds will not be available for Miracle Mile until 2024 (Improvement grant).

Storefront Beautification Micro Grant is available for façade improvements (matching funds up to \$2k).

Commercial Façade Improvement Forgivable Loan Program (matching funds up to \$75k)

Kevin Dougherty asked if the MMID will provide any assistance to fill out the grant form? MMID is willing to be advocate for a business owner who is invested in getting the grant.

8. **Executive Director Report** – Kim Byrd

Kim reminded all Board of Directors to fill out their whistleblower statement.

Update on MMCID – We are in the process of establishing the bank account. We are getting help looking over forms to minimize the back & forth, paperwork takes time.

Interim board has been established, once we are an official 501(c) we will reelect.

Utilize the “Ask Stockton” app to report issues, always notify Kim as well.

9. **Committees Assignments & Reports**

a. **Bylaws** – Yonie Young, Tina Wells-Lee

b. **Events & Promotions** – Juanita Pasley, Rachelle Turner, Tammy Nguyen, John Precissi, Tina Wells-Lee

c. **Civil Sidewalk** – Rex Dhatt, Tammy Nguyen, Jeff Gamboni, John Precissi, Jeff Dundas, Yonie Young, Juanita Pasley, Tina Wells-Lee, Jean Callahan

d. **Miracle Mile Overlay (Adhoc)** – Jeff Gamboni – Update: Assignments were given out for all members to review. Comparing and contrasting the different zones for businesses. They are currently taking recommendations to bring to the MMID board before taking them to the public. 2/14 @ 3pm is the next meeting. Documents can be found on the website. Members: Jeff Gamboni, Jean Callahan, Kevin Dougherty, Kevin Hernandez & Jason Laurenti

10. **Member Requests/Announcements**

Tina will be participating in a coalition of organizations like the MMID. They would like to focus on different types of actions that can be taken to help with homelessness and shopping cart theft.

Chamber of Commerce mixer and she wants to get with Tina and would like to do a walkabout on the mile the week of 2/20.

Upcoming Events:

En Blanc – June 24, 2023

Car Show – October 7, 2023

Small Business Saturday – November 25, 2023

Sip & Shop – December 2, 2023

Adjournment – Motion to adjourn made by Juanita Pasley @ 5:30pm

Next MMID Board of Directors General Meeting Scheduled Wednesday, April 12, 2023 at 4:00pm

Respectfully submitted by Juanita Pasley, Secretary



Board of Directors Report

Miracle Mile Improvement District
Monthly Financials

Prepared by
MMID Finance Committee

Prepared on
March 7, 2023

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Financial Report Highlights

Balance Sheet

As of February 28, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Checking	80,030.03
F&M Emergency Reserve x619	23,211.64
Total Bank Accounts	103,241.67
Total Current Assets	103,241.67
Fixed Assets	
Accumulated Depreciation	-1,526.01
Fixed Asset Furniture	1,526.01
Total Fixed Assets	0.00
TOTAL ASSETS	\$103,241.67
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	-0.06
Retained Earnings	98,655.34
Net Income	4,586.39
Total Equity	103,241.67
TOTAL LIABILITIES AND EQUITY	\$103,241.67

Profit and Loss by Month

January - February, 2023

	Jan 2023	Feb 2023	Total
INCOME			
NON-ASSESSED INCOME			0.00
Event Income			0.00
Event Pop-Up Nights	2,752.45	193.90	2,946.35
Total Event Income	2,752.45	193.90	2,946.35
Grant Income	50,000.00		50,000.00
Total NON-ASSESSED INCOME	52,752.45	193.90	52,946.35
Total Income	52,752.45	193.90	52,946.35
GROSS PROFIT			
	52,752.45	193.90	52,946.35
EXPENSES			
CIVIL SIDEWALK			0.00
Banner Pole Retrofit (ARPA Grant Funded)	847.85		847.85
Enhanced Maintenance			0.00
Contract Maintenance Services	5,435.04	5,435.04	10,870.08
Repair & Maintenance Supplies	56.24		56.24
Waste Management Service	289.57	744.89	1,034.46
Total Enhanced Maintenance	5,780.85	6,179.93	11,960.78
Enhanced Security			0.00
Contract Security Services	8,106.00	8,781.00	16,887.00
Total Enhanced Security	8,106.00	8,781.00	16,887.00
Total CIVIL SIDEWALK	14,734.70	14,960.93	29,695.63
DISTRICT IDENTITY			0.00
Marketing (ARPA Grant Funded)	1,658.89	1,550.00	3,208.89
Car Show & Concert		3,375.00	3,375.00
En Blanc Event		1,568.75	1,568.75
Holiday Sip & Shop (Event Planner)		2,525.00	2,525.00
Website Hosting & Services	289.14	90.90	380.04
Total Marketing (ARPA Grant Funded)	1,948.03	9,109.65	11,057.68
Total DISTRICT IDENTITY	1,948.03	9,109.65	11,057.68
DISTRICT MANAGEMENT & ADMINISTRATION			0.00
Contract Accounting Services	87.50	500.00	587.50
Contract Management Services	2,141.36	3,336.74	5,478.10
Office/General Administrative			0.00
Dues, Subscriptions & Memberships	12.00	24.00	36.00
Office Supplies		58.43	58.43
Phone & Internet Service	29.13	29.13	58.26
Total Office/General Administrative	41.13	111.56	152.69
QuickBooks	103.36	85.00	188.36
Storage Lease	1,200.00		1,200.00

	Jan 2023	Feb 2023	Total
Total DISTRICT MANAGEMENT & ADMINISTRATION	3,573.35	4,033.30	7,606.65
Total Expenses	20,256.08	28,103.88	48,359.96
NET OPERATING INCOME	32,496.37	-27,909.98	4,586.39
NET INCOME	\$32,496.37	\$ -27,909.98	\$4,586.39

Actuals to Budget (Y-T-D)

January - February, 2023

	Actual	Budget	over Budget	Total % of Budget
INCOME				
NON-ASSESSED INCOME				
Event Income		0.00	0.00	
Event Pop-Up Nights	2,946.35		2,946.35	
Total Event Income	2,946.35	0.00	2,946.35	
Grant Income	50,000.00	50,000.00	0.00	100.00 %
Total NON-ASSESSED INCOME	52,946.35	50,000.00	2,946.35	105.89 %
Total Income	52,946.35	50,000.00	2,946.35	105.89 %
GROSS PROFIT	52,946.35	50,000.00	2,946.35	105.89 %
EXPENSES				
CIVIL SIDEWALK				
Banner Pole Retrofit (ARPA Grant Funded)	847.85	30,000.00	-29,152.15	2.83 %
Enhanced Maintenance				
Contract Maintenance Services	10,870.08		10,870.08	
Repair & Maintenance Supplies	56.24		56.24	
Waste Management Service	1,034.46		1,034.46	
Total Enhanced Maintenance	11,960.78		11,960.78	
Enhanced Security				
Contract Security Services	16,887.00		16,887.00	
Total Enhanced Security	16,887.00		16,887.00	
Republic Services - Waste Management		416.67	-416.67	
Total CIVIL SIDEWALK	29,695.63	42,068.17	-12,372.54	70.59 %
DISTRICT IDENTITY				
Marketing (ARPA Grant Funded)	3,208.89	4,166.67	-957.78	77.01 %
Car Show & Concert	3,375.00		3,375.00	
En Blanc Event	1,568.75		1,568.75	
Holiday Sip & Shop (Event Planner)	2,525.00		2,525.00	
Website Hosting & Services	380.04	800.00	-419.96	47.51 %
Total Marketing (ARPA Grant Funded)	11,057.68	4,966.67	6,091.01	222.64 %
Total DISTRICT IDENTITY	11,057.68	4,966.67	6,091.01	222.64 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Accounting Services	587.50	458.33	129.17	128.18 %
Contract Management Services	5,478.10	4,720.00	758.10	116.06 %
Legal & Professional Fees		3,000.00	-3,000.00	
Office/General Administrative		208.33	-208.33	
Dues, Subscriptions & Memberships	36.00		36.00	
Office Supplies	58.43		58.43	
Phone & Internet Service	58.26		58.26	

	Total			
	Actual	Budget	over Budget	% of Budget
Total Office/General Administrative	152.69	208.33	-55.64	73.29 %
QuickBooks	188.36		188.36	
Storage Lease	1,200.00	1,200.00	0.00	100.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	7,606.65	9,586.66	-1,980.01	79.35 %
Total Expenses	48,359.96	56,621.50	-8,261.54	85.41 %
NET OPERATING INCOME	4,586.39	-6,621.50	11,207.89	-69.27 %
NET INCOME	\$4,586.39	\$ -6,621.50	\$11,207.89	-69.27 %

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	
SUSD Assessment		20,202.00	-20,202.00	
Total ASSESSMENT INCOME		230,020.40	-230,020.40	
NON-ASSESSED INCOME				
Event Income		10,000.00	-10,000.00	
Event Pop-Up Nights	3,385.82		3,385.82	
Total Event Income	3,385.82	10,000.00	-6,614.18	33.86 %
Grant Income	50,000.00	100,000.00	-50,000.00	50.00 %
Interest Income		8.00	-8.00	
Other Non-Assessed Income		94,381.00	-94,381.00	
Total NON-ASSESSED INCOME	53,385.82	204,389.00	-151,003.18	26.12 %
Total Income	53,385.82	434,409.40	-381,023.58	12.29 %
GROSS PROFIT				
	53,385.82	434,409.40	-381,023.58	12.29 %
EXPENSES				
CIVIL SIDEWALK				
Banner Pole Retrofit (ARPA Grant Funded)	847.85	30,000.00	-29,152.15	2.83 %
Enhanced Maintenance				
Contract Maintenance Services	10,870.08		10,870.08	
Repair & Maintenance Supplies	56.24		56.24	
Waste Management Service	1,034.46		1,034.46	
Total Enhanced Maintenance	11,960.78		11,960.78	
Enhanced Security				
Contract Security Services	16,887.00		16,887.00	
Total Enhanced Security	16,887.00		16,887.00	
Harding Way Reimbursement Project		94,381.00	-94,381.00	
Republic Services - Waste Management		5,000.00	-5,000.00	
Total CIVIL SIDEWALK	29,695.63	269,199.00	-239,503.37	11.03 %
DISTRICT IDENTITY				
Event Expenses		30,000.00	-30,000.00	
Marketing (ARPA Grant Funded)	3,208.89	50,000.00	-46,791.11	6.42 %
Car Show & Concert	3,375.00		3,375.00	
En Blanc Event	1,568.75		1,568.75	
Holiday Sip & Shop (Event Planner)	2,525.00		2,525.00	
Website Hosting & Services	380.04	800.00	-419.96	47.51 %

	Total			
	Actual	Budget	over Budget	% of Budget
Total Marketing (ARPA Grant Funded)	11,057.68	50,800.00	-39,742.32	21.77 %
Total DISTRICT IDENTITY	11,057.68	80,800.00	-69,742.32	13.69 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Accounting Services	1,387.50	5,500.00	-4,112.50	25.23 %
Contract Management Services	5,478.10	56,640.00	-51,161.90	9.67 %
Insurance Liability / D&O		11,000.00	-11,000.00	
Legal & Professional Fees		3,000.00	-3,000.00	
Office/General Administrative		2,500.00	-2,500.00	
Dues, Subscriptions & Memberships	36.00		36.00	
Office Supplies	58.43		58.43	
Phone & Internet Service	58.26		58.26	
Total Office/General Administrative	152.69	2,500.00	-2,347.31	6.11 %
QuickBooks	188.36		188.36	
Storage Lease	1,200.00	1,200.00	0.00	100.00 %
Total DISTRICT MANAGEMENT & ADMINISTRATION	8,406.65	79,840.00	-71,433.35	10.53 %
Total Expenses	49,159.96	429,839.00	-380,679.04	11.44 %
NET OPERATING INCOME	4,225.86	4,570.40	-344.54	92.46 %
NET INCOME	\$4,225.86	\$4,570.40	\$ -344.54	92.46 %

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 February 2023

ARPA DISTRICT GRANT (\$100k)	<p>1) Banner Pole Retrofit: Diede Construction completed retrofit on March 6th. Reinforcement concrete to cure for several day. Diede to schedule final inspection with the City for final signoff</p> <p>Retrofit Budget \$30k Diede Construction \$27,784 Diede Construction Special Inspections \$1,760 City of Stockton (permit) \$847.45 Total to Date \$30,391.45</p> <p>Painting of Poles with Price Painting. Will utilized extra paint in storage. Date of painting, weather permitting to be scheduled. Estimated cost approximately \$1k. Would like to explore options to beautify the pole base with either paint and/or brick/stone finish.</p> <p>Projected Project Total: \$31,391.45 Any amount more than the requested \$30k will be funded by Miracle Mile funds.</p> <p>2) 2023 MIRACLE MILE MARKETING PROGRAM - \$70k</p> <p>A) Signature Event Planning & Implementation \$20,000</p> <ul style="list-style-type: none"> • Deposits paid to Goodstock LLC for event planning for Miracle Mile En Blanc, Car Show & Concert, and Holiday Sip & Shop • Special Event permits to be pulled with the City Special Events department. <p>B) Marketing & Branding Implementation \$37,200 (\$3,100/Mo)</p> <ul style="list-style-type: none"> • Website Brand Implementation • Brand Implementation • Monthly Social Video • Campaign & Designs (Spring, Summer Fall & Winter) • Pitches to Media Outlets • History Podcast Episodes • Historic Walking Tour Landing Page • Event Recap Video (En Blanc, Car Show, Sip & Shop) • Social Media Digital Boosts <p>C) Shop Local Mailing Campaign \$12,800 A shop local mailing campaign will feature merchants in a SHOP LOCAL coupon booklet to be mailed out to the community, inviting shoppers to save when visiting the Miracle Mile shops.</p> <p>UOP Athletics Partnership:</p> <ul style="list-style-type: none"> • Mike Hermann - Marketing Grant for co-branding of light pole banners
501(c)3	<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 • File 1023 & 3500 IRS Application for Recognition of Exemption (IRS) - pending final review by NCA • Bylaws Approved – Complete <p>Appoint Interim MMCID Board & Executive Committee - Complete New MMCID Bank Account - Complete Insurance Application Submittals – In process</p>

2022 Year End	MMID YEAR COMPLIANCE REPORTING <ul style="list-style-type: none"> • 2022 MMID Annual Report – Pending delivery in final graphical format • 2022 CPA Financial Review – Complete • 2022 Tax Preparation – Complete
2023 Initiatives:	\$20M Improvement Grant (Assemblyman Villapudua) <ul style="list-style-type: none"> • ADHOC Committee Membership to include: • Miracle Mile Commercial Property Owner & Business Owner • Miracle Mile Business Owner • Miracle Mile Commercial Property Owner • University of the Pacific • University Neighborhood Renaissance (or an adjoining residential community member) • UNRC • UOP • Chamber Representatives • COS • Assemblyman Villapudua representative • CalTrans <p>Development of Charter is currently underway at this time.</p>
RFPs	Industrial Camera Purchase & Installation RFP <ul style="list-style-type: none"> • Calidad Security - Dennis Smallie • Hammer Head Security - Lakh Singh • American High Security - Mandy • American Custom Private Security - Raj Patti Camera Monitoring RFP <ul style="list-style-type: none"> • Calidad Security - Dennis Smallie • Hammer Head Security - Lakh Singh • UOP - Wayne German • American High Security - Mandy • American Custom Private Security - Raj Patti Maintenance Services RFP – Phase 2 <ul style="list-style-type: none"> • DSA - Mike Huber • Your Local Realtor - Scott Sherman • Cultivate Landscape – Antonio Harding Way Project: <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	Trip/Fall Insurance Litigation Karin Bruce reported they are continuing efforts to have MMID dismissed from the case. Trial is scheduled for March 11, 2024. Requested, again, council to review of the indemnity language being proposed by the City of Stockton for our new contract with the City. Rates are \$450 per hour and awaiting a return from their office. Meeting schedule with City of Stockton

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/ 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
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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

**PRESIDENT**

Tina Wells Lee

VICE PRESIDENT

Lisa Whirlow

SECRETARY

Rachelle Turner

TREASURER

Manuel Guizar

ELECTED DIRECTORS

Julie Cosgrove

Rex Dhatt

Jeff Gamboni

Juanita Pasley

Tanya Waters

Yonie Young

APPOINTED DIRECTORS

Jean Callahan, UOP

Jeff Dundas, SUSD

Nicole Snyder, COS

EXECUTIVE DIRECTOR

Kim Byrd

221 Tuxedo Court, Ste B

P.O. Box 4016

Stockton, CA 95204

209.623.1144

info@stocktonmiraclemile.com

March 8, 2023

Dear:

Stockton's Miracle Mile Improvement District (MMID) is requesting proposals from Security vendors that have experience in providing security camera hardware recommendations, placement, purchase, and installation. We will be considering camera monitoring service, as well. We invite you to submit your proposal for consideration. A description of our organization, the services needed, and other pertinent information follows:

Background of Stockton's Miracle Mile Improvement District

Stockton's Miracle Mile Improvement District is a California nonprofit public benefit corporation recognized by the Internal Revenue Service as a charitable, tax-exempt organization pursuant to section 501c6 of the Internal Revenue Code. The Miracle Mile Improvement District (MMID) was established in 2008 with a defined mission to provide for the safety and security of the guests and members, maintain and improve the existing infrastructure, provide a clean environment, assist in and advocate for the economic development and growth of the district, and promote the businesses through advertising and events. Funds to achieve this mission come from a tax assessment paid by the property owners, and are managed by, the executive director, under direction of the member-elected Board of Directors. The Security Committee, comprised of six (6) members, will make the final recommendation from the proposals received to the Board of Directors. For more information about our organization, please visit our website at www.stocktonmiraclemile.org.

Request for Proposal

Your proposal should cover the following:

1. A system overview with appropriate recommendation on a camera system best suited for the unique conditions of the MMID.
2. Identify camera placement, including installation maximizing benefit to our stakeholder community, while describing the infrastructure required to support the proposed system.
3. Describe your camera monitoring services program, communication methodology and fee structure for both one-time and recurring costs.
4. Include system warranty, maintenance, and support information.

Proposal Content

In order to simplify the evaluation process and obtain maximum comparability, the MMID requests that all responses to the RFP be organized in the manner and format described below:

A. Executive Summary

Describe your understanding of the work to be performed with a summary of fees.

B. Approach and Timeline

Describe how you will approach the hardware selection, camera placement and installation, on-going camera maintenance and any end-user training that may be required. Describe the type of assistance that will be required from the MMID, property, and/or business owner, where units are placed. Included the expected timeline of implementation.

C. Professional Experience

Describe your capabilities and commitment to provide hardware selection, installation, and ongoing maintenance of camera system. Include monitoring service experience, and details of services to be provided. Include a list of the relevant clients served within the past three years and furnish the names and telephone numbers of any references whom we may contact.

D. Fees

Please provide a firm and detailed estimate for all hardware, software, installation, and services to be provided. Include fixed and recurring cost, along with any warranty coverage.

Proposal Timetable

RFP distributed <DATE>

Written proposals due to the MMID <30 Days from DATE>

RFP vendor review and presentations through <+30 Days >

Vendor selection, contingent upon board approval, <based on next available board date>

Evaluation of Proposals

While price is an important factor, the MMID will evaluate proposals on price and the following criteria:

- Prior experience and proven track record
- Understanding of work to be performed
- References
- Completeness and timeliness of the proposal

Upon selection, vendor will need to provide appropriate licensure and insurance. If you have any questions, please let me know. We would also appreciate a response should you decline to submit a proposal at this time..

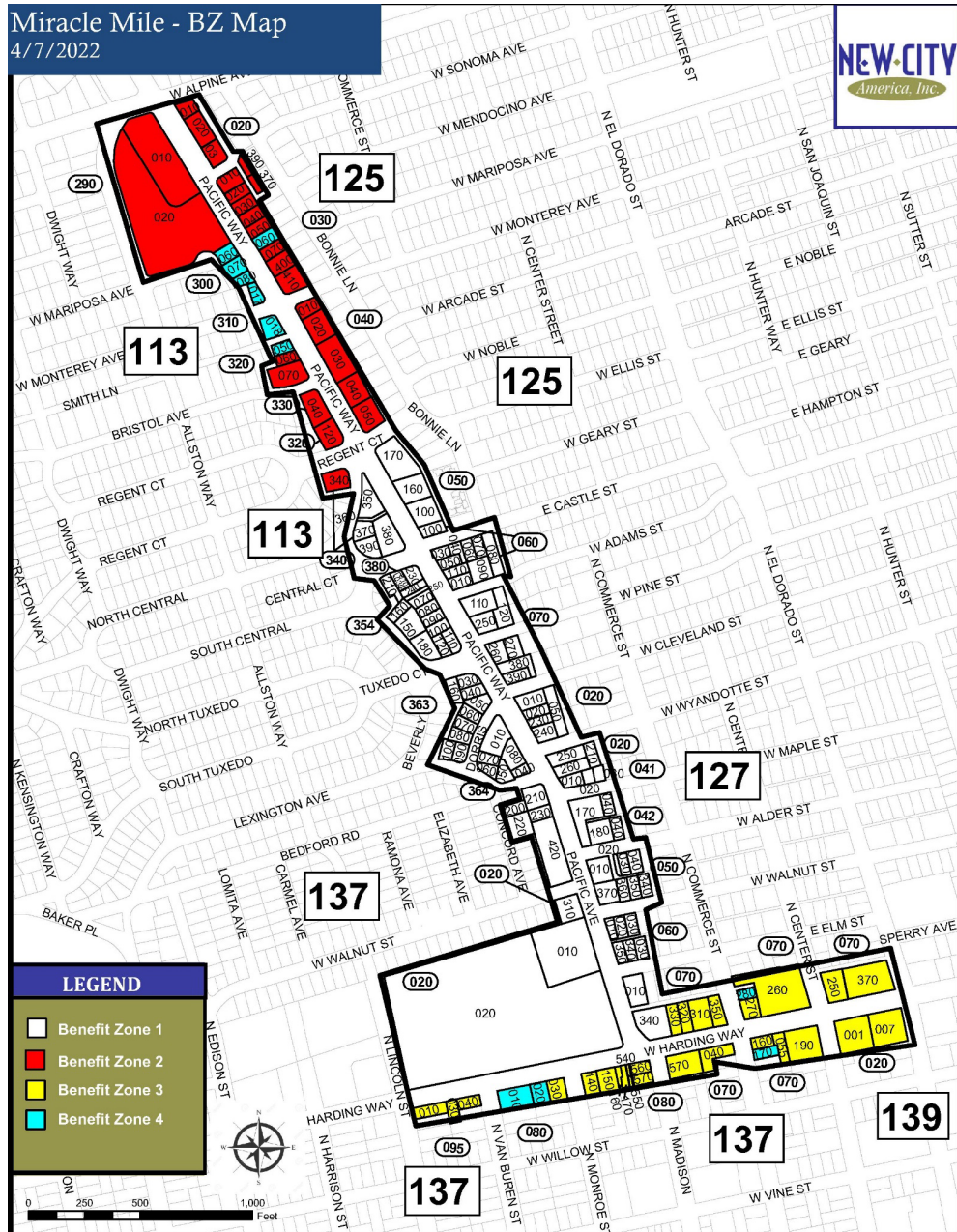
Sincerely,

Kimberly Byrd

MMID, Executive Director
209-481-1843

Miracle Mile - BZ Map
4/7/2022

NEW CITY
America, Inc.



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 2022 01/10	Mar 2022 2/07	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	3/06	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	0	0	0	2	3	0	4	0	1	1
Burglary	0	6	4	6	1	5	0	1	7	0	1	3
Vehicle Theft	2	0	1	0	1	1	0	0	0	0	0	0
Burglary – Auto	2	1	3	1	0	4	1	1	2	0	0	2
Theft	4	3	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	2	3	3	3	1	3	1	7	1	7	4
Total	13	15	13	14	10	18	10	7	12	8	12	19
Arrests										4		
Calls for Service	244	211	172	331	247	306	276	243	354	203	123	254

Improvement Committee Report Jeff Gamboni

Improvement Committee

The Improvement Committee acquired the chemical Mallet to be applied to the Crape Myrtles for the control of the “honey dew” that afflicts them. This can be a very messy situation and this chemical has been effective in controlling it.

We are planning a quick rose pruning at Cena Bella and spring planting at Tuxedo Court. Volunteers are encouraged. Help us pick a date and time that works for all. We also want to help remove the holiday decorations from the Cedar at the same time. We need an hour of your time.

Adhoc Overlay Committee Report

Jeff Gamboni

AD Hoc Overlay Committee

The AD Hoc Overlay Committee met twice at LDA this past month. Matt Diaz who is coordinating this effort has met with us and has provided invaluable information as we dissect the existing Development Code and Design Guidelines. We are particularly grateful for the heavy lifting provided by Paris Allen of LDA with her planning expertise and tech savvy. Also thanks to Jeanne Callahan for her participation and to non-Board participants merchants and property owners Kevin Dougherty, Kevin Hernandez and Jason Laurenti. We also will have met on 7 March to discuss Design Guidelines and some specific zoning issues related to the following:

Site Design

- Parking requirements(locations/lenience/alternatives)
- Site screening (fencing/landscape/buffers)
- Lighting/visibility

Character

- Signage
- Materials/colors
- Design Guidelines

Maintenance

- Maintenance of vacant properties
- Signage and junk at façade and in front of business

We are anticipating our participation at the Miracle Mile Workshop scheduled for 5-7 Thursday 16 March at the Cesar Chavez Library. All Board Members, property owners, merchants, and neighbors re highly encouraged to attend. Please participate in this important process.



Mobility Development Foundation

Siting Analysis: STEP Stockton

Bikeshare hubs

The bike racks that will be installed for all locations except Miracle Mile will be a series of racks on rails. These racks come in 3, 4, & 5 rack increments. The dimensions of each rack unit are the following:

3 Hoops: 2' 5 1/2" (W) x 2' 6 15/16" (H) x 5' 7 1/2" (L)

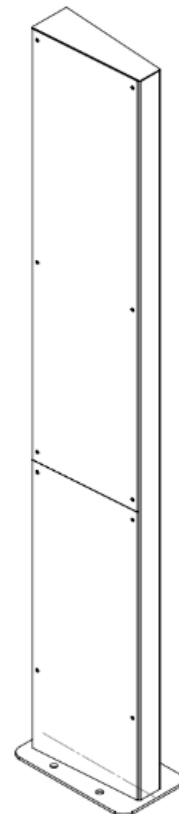
4 Hoops: 2' 5 1/2" (W) x 2' 6 15/16" (H) x 8' 2 1/4" (L)

5 Hoops: 2' 5 1/2" (W) x 2' 6 15/16" (H) x 10' 9 1/16" (L)

Signage is 4" (W) x 6' (H) x 1' (L)

See attached information on Bike and Bolt anchor specifications.

Below are photos of the racks and signage:





Mobility Development Foundation

The dimensions of the bikeshare hubs as displayed graphically below (by yellow boxes overlaid on satellite imagery) are inclusive of parked bikes, racks, and signage (Signs are only installed where noted). These dimensions represent the maximum footprint of the bikeshare hubs when bikes are parked. Where possible, locations are chosen that are nearby existing street lights and outdoor lights on buildings, for visibility.

Mounting hardware

For racks located on concrete surfaces (all locations except Victory Park), 3/8 x 3" spike anchors will be used. These have a depth of 3" into the concrete. For the racks at Victory Park on asphalt, Titan asphalt screws with a depth of 4" into the asphalt will be used.

Pricing Structure

Pricing

Bike Stockton is your nonprofit e-bikeshare.

Whether you're running errands, visiting town, or riding recreationally, we welcome residents and visitors to cruise the 209 with us!



Pay as you go

\$0.15/ min
\$1 to unlock

Great for short trips around town!
A refundable \$25 credit card hold is required to activate account

Annual

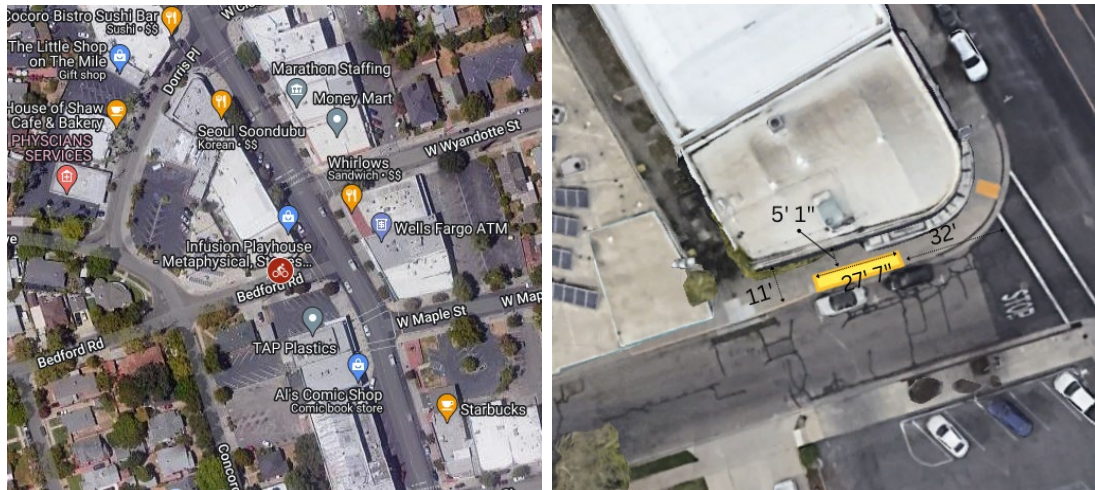
\$40/ year

Up to 30 min of free ride time per day (can be multiple trips)
\$0.05/minute after the initial 30 minutes
No unlock fee (even after free time is used up)



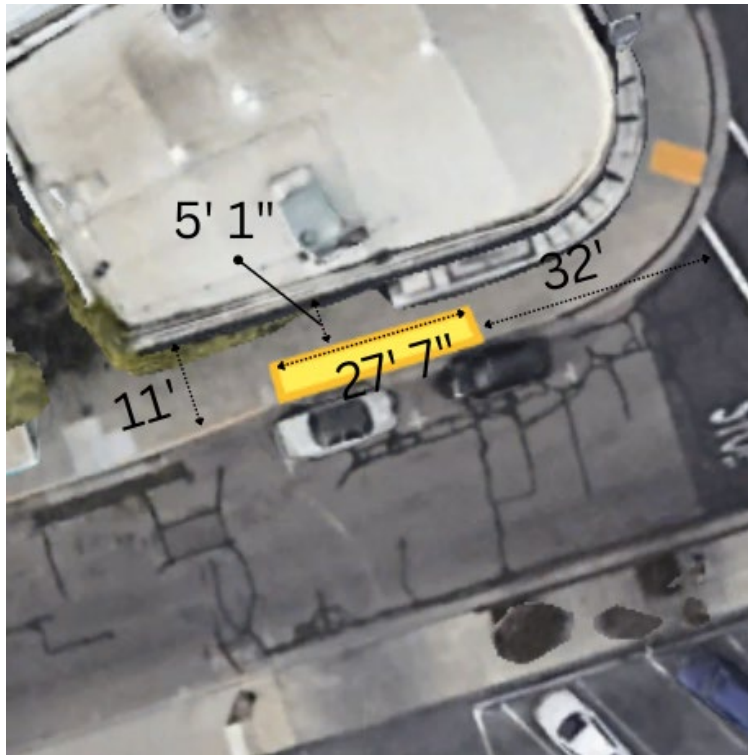
Mobility Development Foundation

Miracle Mile





Mobility Development Foundation



Rack located on the north side of Bedford Street
Approx 20 feet west of the intersection of Bedford Street and Pacific Avenue
Dimensions of hub (racks + sign*): 1' 10" x 26' 6"
Approx dimensions of hub with bikes parked: 5' 6" x 27' 7" (yellow box, above)
Mounting Hardware: 3/8 x 3" spike anchors
Racks will be set 3' from the curb, leaving 6' 2" sidewalk clearance between racks and the building facade and approximately 5' 1" sidewalk clearance with parked bicycles
Configuration: 8 individual racks installed on an angle to maximize space

***Sign will be placed on the east side of this rack**



Mobility Development Foundation



For the Miracle Mile Racks, the above racks will be used.

- This site was suggested by Kim Byrd, ED of the Miracle Mile Improvement District
- This site is located two blocks north of the route 40 BRT stop on Pacific Avenue
- This site facilitates connectivity to side streets for bicyclists from Pacific Avenue and good bicycle routes to University of the Pacific and Downtown.
- A Miracle Mile bikeshare hub received overwhelmingly positive feedback through the community engagement receiving 47 yes responses and 1 no responses.

STAFF REPORT

SUBJECT: Stockton Mobility Collective Launch Event

RECOMMENDED ACTION: Information

DISCUSSION:

SUMMARY:



community.

The San Joaquin Council of Governments (SJCOG) is proud to announce the official launch of the Stockton Mobility Collective project. The project aims to improve transportation options for people in Stockton looking for clean and affordable ways to travel. A launch event is scheduled on Saturday, April 1, 2023, from 10 AM to 2 PM at the University of the Pacific (UOP) campus in Stockton, California. SJCOG has partnered with UOP to locate pilot electric bikeshare and electric carshare stations on the campus, which will be available to both students and the Stockton

SJCOG has also partnered with the San Joaquin Regional Transit District, the City of Stockton, and the Housing Authority of the County of San Joaquin in providing convenient and accessible electric bikeshare and electric carshare station locations throughout the city of Stockton. At program launch, approximately 50% of pedal-assist electric bikes and electric vehicles will be deployed around the city, with the remaining bikes and cars rolling out over the following 90 days. Smaller events at new locations will be planned in those communities to sign-up new users and provide training for use of apps, vehicles, and mobility incentives.

At the April 1st launch event, attendees are welcome to learn about the various mobility programs that are part of the Stockton Mobility Collective project. There will be opportunities to sign up for the Vamos Mobility App, sign up and ride electric pedal assist bikes, apply for mobility incentives, and preview electric vehicles. The event will also provide the chance for members of the public to connect with various community organizations. The event is open to the public and will include a food truck, giveaways, and a chance to win raffle prizes.

FISCAL IMPACT

The Stockton Mobility Collective Project is identified in the FY 22-23 and FY 23-24 Overall Work Programs (OWPs) and funded with a multi-year \$7.4 million award from the California Air Resources Board (CARB) pilot program, Sustainable Transportation Equity Project (STEP).

RECOMMENDATION

This item is for information only.

BACKGROUND

The Stockton Mobility Collective is funded by a Sustainable Transportation Equity Project (STEP) Implementation Grant of \$7.4 million from the California Air Resources Board (CARB). The project is part of California Climate Investments (CCI), a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment — particularly in disadvantaged communities. Moving California, part of CCI, focuses on increasing education and awareness of clean transportation options while emphasizing program successes and providing guidance on how California's communities and residents can both benefit and access clean transportation opportunities. The project will provide access to nonprofit electric bikeshare and carshare programs and incentives to reduce the cost burden of transportation.

SJCOG serves as the lead agency for the Stockton Mobility Collective and has partnered with the following organizations to implement the project:

- San Joaquin Regional Transit District
- Institute for Local Government
- Míocar
- Mobility Development Group
- Sigala Inc.
- UC Davis Institute for Transportation Studies



The project area spans Stockton from north to south along major roads. Programs are focused on meeting transportation needs in areas where there is a higher likelihood that a resident will not have access to their own private vehicle and may rely on other modes of transportation. Electric bikeshare and carshare locations will be at sites in partnership with the San Joaquin Regional Transit District, the City of Stockton, the Housing Authority of the County of San Joaquin, the University of the Pacific, and others.

NEXT STEPS

Stockton Mobility Collective project activities over the next 90 days include:

- Continued coordination with site host partners to prepare and launch additional e-bike and e-carshare station locations throughout Stockton.
- Continued community outreach, promotion, and training to assist with community uptake of new shared mobility programs.
- Monitoring utilization and responding to customer service needs.

ATTACHMENT:

1. Stockton Mobility Collective April 1 Flyer

Prepared by: Christine Tran, Assistant Regional Planner, and Christine Corrales, Senior Regional Planner

The San Joaquin Council of Government's Stockton Mobility Collective (SMC) presents:



RISE 'N' RIDE

E-BIKE & CARSHARE EVENT

Saturday, April 1, 10:00 am - 2:00 pm

University of the Pacific
Next to William Knox Holt Memorial Library
Brubeck Way and Atchley Walkway

Bringing new transportation options to Stockton!

- Try out e-bikes and preview electric vehicles
- Sign up to use e-bikes, electric vehicles, and mobility apps
- Connect with community organizations

Event Host:

UNIVERSITY OF THE
PACIFIC

Chance to
win raffle
prizes



Managed by
SAN JOAQUIN
RTD



Operated by
miocar

**FOOD TRUCK
AND GIVEAWAYS!**

MOVING CALIFORNIA

cleaner transportation for all communities



Stockton Mobility Collective is a project led by the San Joaquin Council of Governments and made possible by a grant from the California Air Resources Board.

WWW.SJCOG.ORG/SMC



THE STOCKTON MOBILITY COLLECTIVE PARTNERS

The Project: The San Joaquin Council of Government's (SJCOG) Stockton Mobility Collective project is aimed at improving transportation options for people in Stockton who are looking for clean, affordable ways to travel to jobs, schools, healthcare, and other key destinations. The project will provide access to electric carsharing and bikesharing programs and incentives to reduce the cost burden of transportation where the need is greatest.

The Funding: The project is made possible by a \$7.4M Sustainable Transportation Equity Project Grant from the California Air Resources Board.

Who We Are: SJCOG is the regional planning agency in San Joaquin County responsible for transportation planning, habitat conservation planning, managing the Measure K transportation program as well as housing, air quality and airport land use planning.

 INSTITUTE FOR
LOCAL GOVERNMENTSM

SAN JOAQUIN
RTD

 | **BIKE
STOCKTON**

míocar


SigalaINC
Development and Consulting Services

Mobility 
Development
Group

ITS **UC DAVIS**
INSTITUTE OF TRANSPORTATION STUDIES



E-BIKESHARE IS COMING TO STOCKTON!



The San Joaquin Council of Governments' (SJCOC) Stockton Mobility Collective project will provide affordable access to 100 pedal assist electric bikes (e-bikes) at 12 locations in Stockton. The San Joaquin Regional Transit District (RTD) is a project partner managing this effort to enhance connections to transit with e-bikes.



What is E-Bikeshare?



- E-Bikeshare makes e-bikes easily available to you on a short term basis.
- Sharing them gives you the flexibility to return a bike to any designated location.
- Users will be able to locate e-bikes on demand through an app or online.



As part of the Stockton Mobility Collective, E-Bikeshare is coming to you through a collaboration between the San Joaquin Regional Transit District (RTD) and Mobility Development Foundation. Mobility Development Foundation is a non-profit bike sharing/bike program provider.



Follow the QR code to learn more
and get involved in the project!

MOVING CALIFORNIA

cleaner transportation for all communities



This project is part of San Joaquin Council of Governments' (SJCOC) Stockton Mobility Collective and made possible by a grant from the California Air Resources Board. Learn more at www.sjcog.org/SMC.



EV CARSHARE IS COMING TO STOCKTON!



The San Joaquin Council of Governments' (SJCOG) Stockton Mobility Collective project will provide affordable access to all-electric vehicles at convenient locations in Stockton. Miocar is a project partner managing this effort to provide clean transportation options with all-electric vehicles.

miocar

What is EV Carshare?



- Miocar EV carsharing makes it easy to reserve a car on an hourly or daily basis for errands and other types of trips. If you are 21 or older with a good driving record, you can book from your phone or call Miocar for assistance making a reservation.
- Shared vehicles can be reserved on the day-of travel or booked in advanced for easy travel planning.
- Miocar will have 30 vehicles at locations throughout Stockton.



As part of the Stockton Mobility Collective, EV Carshare is coming to you through a collaboration between Miocar, Mobility Development Partners, and Sigala Inc. Miocar is a non-profit carsharing service now serving the San Joaquin Valley.



**Follow the QR code to learn more
and get involved in the project!**

MOVING CALIFORNIA

cleaner transportation for all communities



This project is part of San Joaquin Council of Governments' (SJCOG) Stockton Mobility Collective and made possible by a grant from the California Air Resources Board. Learn more at www.sjcog.org/SMC.