



Miracle Mile Community Improvement District
General Meeting of the Board of Directors Agenda
Wednesday, March 12, 2025, 4:00 pm
250 Dorris Place Conference Room

AGENDA

1. Call to Order General Session – *Jeffrey Gamboni, President* 2-minutes
2. Roll Call – Determination of Quorum – *Juanita Pasley, Secretary* 2-minutes
3. Adoption of the Agenda – *Jeffrey Gamboni, President* 5-minutes *Action Item*
4. Introductions – *Jeffrey Gamboni, President* 5-minutes
5. Public Comment (3-Minutes Max Per Person)
Please complete comment card and deliver to Board Secretary. 10-minutes
6. Guest WMB Architects – *Melanie Vieux, Principal Architect* 5-minutes
7. Guest Visit Stockton – *Robyn Camino –Visit Stockton, CEO* 5-minutes
8. City of Stockton Report – *Tina McCarty, COS Economic Development* 10-minutes
9. Approval of the February 12, 2025, BOD Meeting Minutes – *Juanita Pasley, Secretary* 5-minutes *Action Item*
10. Approval of the August 27, 2024, Special BOD Meeting Minutes – *Juanita Pasley, Secretary* *Action Item*
11. Finance – *John Precissi, Treasurer and Kim Byrd, Executive Director* 15-minutes
 - a. Action Items
 - i. Approval of the MMCID February 2025 Financials *Action Item*
 - ii. Approval of Surveillance Sign Installation Proposal *Action Item*
 - iii. Approval of MMCID Non-profit Taxes Filing 2025 *Action Item*
 - iv. Approval Bill Pay Procedure *Action Item*
 - v. Approval of Budget for Taste of the Mile Band *Action Item*
 - vi. Approval of ED Contract *Action Item*
 - vii. \$10k Sponsorship City of Stockton Earmark: Car Show & Cruise Night *Action Item*
 - b. Non-Action Items
 - i. \$5K Donation City of Stockton Council Member Enriquez (\$2,500 - 2024/\$2,500 - 2025) No Earmark
12. Finance – Dorris Place/Bedford Road 5-minutes
 - a. Approval Dorris Place Final Budget *Action Item*
 - b. Update on K&K Law Lease at Dorris Place *Action Item*
13. Sub-Committee Reports 35-minutes
 - a. Bylaws – *Clem Lee, Chair*
 - i. Statement of Purpose *Action Item*
 - ii. Governance Bulletin 25-01 Regarding the Responsibilities of Committee Chairpersons *Action Item*

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- b. Events & Promotions – *Juanita Pasley, Chair*
 - i. Miracle Mile Car Show & Concert *Action Item*
 - c. Civil Sidewalk –*Lisa Whirlow, Chair*
 - d. Economic Development – *Jeffrey Gamboni, Chair*
 - e. Adhoc Asset Management – *Kevin Dougherty, Chair*
 - f. Adhoc ED Transition – *Jeffrey Gamboni, Chair*
 - g. Adhoc \$20m Capital Improvement – *Jean Callahan & Kevin Dougherty, Co-Chairs*
14. Executive Director Report – *Kailani Haro, Executive Director and Kim Byrd, Outgoing Executive Director* 10-minutes
- a. February Overview – *Kim Byrd*
 - b. E.D. Onboarding Overview – *Kailani Haro*
15. Director Agenda Requests / Announcements 5-minutes
16. Next Meeting: April 9, 2025, 4:00 pm @ MMCID Conference Room 2-minutes
17. Adjournment Action Item *Action Item*

Brown Act: All MMCID 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 three 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.

Accessibility: If you require special assistance to participate in the meeting, notify Kim Byrd at 209-481-1843 or via email at info@stocktonmiraclemile.com at least 48-hours prior to the meeting.

**MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
GENERAL MEETING BOARD OF DIRECTORS**

MINUTES OF THE MEETING

Wednesday, February 12, 2025, at 4:00pm
Lawrence Knapp Law, 250 Dorris Place, Stockton, CA 95204

PRESENT: Kim Byrd, Juanita Pasley, Jeff Gamboni, John Precissi, Clem Lee, Tammy Nguyen, Rex Dhatt, Lisa Whirlow, Brian Wright, Jovie Lor, Jean Callahan, Kevin Dougherty (arrived 4:10pm), Manuel Guizar (arrived 4:10pm)

ABSENT: Yonie Young

GUESTS: Tim Leach, Nicole Snyder, Jazmin Galvan, Matthew Flint, Sangeeta Jha, Tina McCarty, Mario Gardea, Kevin Hernandez, Monyca Annotti, Jason Laurenti, Terry Como, Mario Enriquez, Sophia Ortega, Carlos Villapudua, Katie Siegfried, Chris Gomez

1. **Call to Order General Session** – Meeting called to order at 4:01pm by Jeff Gamboni, Board President
2. **Roll Call** – Determination of Quorum – Juanita Pasley, Secretary – Quorum was met.
3. **Adoption of the Agenda** – Jeffrey Gamboni, President -
MOTION to approve February 2025 agenda:
Motion: Clem Lee **Second:** Jean Callahan **Vote:** 10/10 **Abstentions:** 0
Motion Approved with the following corrections:
 - 14a. - Add action item
 - 14f. – Add action item
 - 13a. – Move between 8-9 - Consider recommendations
4. **Introductions** – Jeff welcomed all of the guests in attendance.
5. **Public Comment (3-Minutes Max Per Person):** *Please complete comment card and deliver to Board Secretary.*
 - Monica Annotti. – Voiced her support for the cruise night.
 - Mario Gardea – Showed his support for cruise night and the deep culture and tradition that it has brought.
 - Jason Laurenti – As manager of The Ave, Jason talked having a conversation to ensure safety and the funds to make it happen. In his opinion, the COS and the MMCID should work together to continue making this happen.
 - Cindy (Car Club President) – Expressed her support for cruise night.
 - Terry Cano – Owner of Majestic Barbershop – Showed his support and stated that it gives something to do in the community.
 - Sophia Ortega – Echoes what others have said before her.
 - Kevin Hernandez (MM Property/Business Owner) – Spoke of having consistent events for the community, including cruise night. He believes that the COS and MMCID should work together to make it happen.
 - Mario Enriquez (City of Stockton Council Member) – Shared that he would like to keep cruise night in his district. Whether by helping to reduce red tape with the COS and/or help with discretionary funds he is dedicated to helping.
 - Don King (Business Owner of Fat City BBQ) – Spoke of looking forward to cruise night because it brings people to his business.

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- Carlos Villapudua – Spoke of the history of cruise nights and legislation that has happened in support of cruise nights. Volunteered to be part of a subcommittee.

6. **Calidad 2024 Annual Report** – Tim Leach, Calidad Security Services – With the camera program being rolled out in March of 2024, Tim presented the statistics of the calls for service thus far. He stated how loudspeaker responses have been an effective method with helping out. Calidad is continuing weekly “health checks” to work out any issues that have been happening. Phase 3 expansion - there will be 7 HD cameras added to the north side of the Mile (near Save Mart and Groundstack Coffee side). With Phase 4, there will be a resweeping of what we currently have and any blind spots that may exist. He also spoke of optional add-ons including AI detection for guns. Jean asked if there was more opportunity to work with the city for license plate readers (Phase 4). They are currently working with SPD (Sgt. Kihlthau) to create a portal to get numbers (data) to the police department to help them generate their data for reporting purposes.
7. **Shop San Joaquin-Open Reward** – Nicole Snyder, SJC Employment & Economic Development with Jazmin Galvan, Matthew Flint, and Sangeeta Jha – Nicole explained that the program is funded through the ARPA funds and is meant to help some businesses with Covid relief. It gives customers who shop with small businesses cash back for shopping with them. There are criteria that must be met in order for the business to be able to participate. Participation is through using an app that has been created. Business owners can also use the app to track how the program is helping their business. Currently, there are about 5,000 users. There are workshops being held to help people understand the program. Matthew stated that we can email him with any questions and/or requests for marketing material. The customer receives \$25 upon initial sign up and can get back up to \$200 per year. There is no heavy lift for the business itself, the consumers just need to download and utilize the app. \$750,000 is the budget, and just under \$500,000 has been used. Sangeeta stated that they have been advertising at various businesses and community events to encourage consumers to use.
8. **City of Stockton Report** – Tina McCarty, COS Economic Development – Tina has reached out to Chad with Public Works for an update on the MMCID project (funds). She spoke of the cruise night, specifically SPD, and how they are there as a presence and not there to enforce. Kevin Hernandez spoke of the possibility of having ABC present to help with the drinking in public.

8.5 – Stockton Cruise Night Considerations – Clem stated that the issue is not that the Board wants to get rid of cruise night, but rather that there are no funds to continue to pay anything. There was a spend of over \$8,000 for the cruise night series last year. Tina McCarty stated that, should the MMCID not pay the insurance, an issue would arise that cruise night (Justin) would have to cover it himself.

MOTION to endorse the continuation of cruise night but with Miracle Mile (501c3) as a conduit for contributions and providing coordination for this effort (i.e. insurance and security):

Motion: Clem Lee **Second:** Rex Dhatt **Vote:** 9 Yea/ 2 Nay Jean Call **Abstentions:** 1 Kevin Dougherty
Motion Approved

9. **Approval of the January 8, 2025, BOD Meeting Minutes** – Juanita Pasley, Board Secretary

MOTION to approve Minutes of January 8, 2025:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 12/12 **Abstentions:** 0
Motion Approved

10. **Finance** – John Precissi, Treasurer, and Kim Byrd, Executive Director -

- a. Approval of the MMCID January 2025 Financials – Spending is per usual. Clem asked about the insurance expense, John explained that we were billed late for the Car Show. There was an overlap in services for the bookkeeper for January. There was a \$1,000 reimbursement from LDA for a check that was issued by accident. Budget is \$247,000 for 2025. Assessment lines are currently reflecting what it is right now, not for the year. Lisa asked about the QuickBooks fee. Kim stated that she is trying to get us into a donation fee-based service. Kevin D. asked when we are going to be able to move everything out of storage to be able to get rid of the storage cost. Move out of storage is dependent upon readiness of the Maintenance SubStation.

MOTION to approve January 2025 Financials:

Motion: Juanita Pasley **Second:** Jean Callahan **Vote:** 12/12 **Abstentions:** 0

Motion Approved

- b. Phase 3 Camera Installation & Signage Location – Tim presented on the three buildings that will benefit from Phase 3. Funds have already been procured for this. We are going to try to tap into Go Falafel’s cameras to be able to add more vision to our current camera system on that side.

MOTION to approve Phase 3 camera installation:

Motion: Clem Lee **Second:** John Precissi **Vote:** 12/12 **Abstentions:** 0

Motion Approved

- c. MMCID Non-profit Taxes Filing 2025 – Tabling to March 2025 awaiting final reports.

No Action At This Time.

- d. Bookkeeper Contract – Formalizing the new contract at \$525 per month.

MOTION to approve the Bookkeeper Contract:

Motion: Juanita Pasley **Second:** Brian Wright **Vote:** 11 yea / 1 nay (Clem Lee) **Abstentions:** 0

Motion Approved

- e. MM PBID Entity Dissolution Update – All of the paperwork is effective as of December 2024. It appears that, since 2017, the MMID did not file its registry. In order to officially dissolve, we have to pay the fees of \$525 plus a \$425 late fee. Kim is petitioning for a waiver of the late fees and has submitted the paperwork through the State of California, DOJ.

11. **Finance** – Dorris Place/Bedford Road

- a. Dorris Place DRAFT Budget Draft – Figures are based on the current leases. We have a current tenant, with the second tenant scheduled to move in as of June 2025. Services listed are based on what the current tenant has historically paid. The only items that will not be reimbursed will be the property assessment, property insurance, and property taxes. All of the other expenses will be reimbursed. There is a base rent plus the CAM charge. For the MMCID Annex, the committee is looking into the possibility of solar.

MOTION to approve the Dorris Place DRAFT Budget:

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Motion: Jean Callahan **Second:** Kevin Dougherty **Vote:** 11 yea /1 nay (**Clem Lee**) **Abstentions:** 0
Motion Approved

- b. Dougherty Donation – Request to fund Exterior Door Replacement – Kevin has offered to donate his commission from the sale back to the district (around \$18,000). He requests that the funds be utilized to replace 3 doors, the cover, and the northeast corner eave so that there is no dry wrought. He also asked about, if there is residual funds, donating towards the utilization of using Placer.AI for analytics and marketing.

MOTION to request that the donation of the money go towards doors and dry wrought with the remaining going towards Placer.AI and/or marketing for Miracle Mile:

Motion: Rex Dhatt **Second:** Lisa Whirlow **Vote:** 11 yea/0 nay **Abstentions:** 1 (Kevin Dougherty)
Motion Approved

- c. Marketing and Leasing Agreement with First Commercial –

MOTION to approve the Leasing Agreement with First Commercial for \$1750 per perspective tenant:

Motion: Clem Lee **Second:** Juanita Pasley **Vote:** 11 yea / 0 nay **Abstentions:** 1 (Kevin Dougherty)
Motion Approved

- d. Tenant Lease Agreement –
 - i. Knapp Law (legal reviewed) –

MOTION to approve the Tenant Least Agreement:

Motion: Clem Lee **Second:** Rex Dhatt **Vote:** 10 yay /0 nay **Abstentions:** 2 (Kevin Dougherty & Brian Wright)

Motion Approved

- ii. K & K Attorneys (under by prospective tenant) – no action taken

- e. Architect Design Services RFP with LDA Partners – LDA has worked with the MMCID with developing initial plans for the new building space. They have been asked to help with additional services for a design for the second tenant office space. The cost will come out of the improvement budget. Depending on the cost, there may be a need for additional bids. The initial bid was almost \$40,000.

MOTION to approve the Architect Design Services with LDA Partners:

Motion: Clem Lee **Second:** Lisa Whirlow **Vote:** 12/12 **Abstentions:** 0

Motion Approved

12. Director Agenda Requests

- a. Stockton Cruise Night, Juanita Pasley and Clem Lee – **Moved to 8.5.**
- b. District Fund Raising Strategy, Clem Lee and Jeff Gamboni – Clem stated that we need to utilize our resources to make clear requests for funding.

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- c. Strategic Communications and Action Plan, Clem Lee and Jeff Gamboni – Jeff asked that, when any meetings are being held, to make sure that we include someone from the executive board. We need to make sure that we utilize the BCC: option when amongst ourselves.

13. Sub-Committee Reports:

- a. Bylaws – Clem Lee, Chair: Clem has suggested the “Bylaws” committee become “Bylaws and Governance” committee to make recommendations about things such as the “Pop Ups”.

MOTION to approve that the “Bylaws Committee” to become known as the “Bylaws and Governance Committee”:

Motion: Rex Dhatt **Second:** Jean Callahan **Vote:** 12/12 **Abstentions:** 0

Motion Approved

- b. Civil Sidewalk – Lisa Whirlow, Chair: The pressure washing schedule was reviewed. They also spoke of asking merchants to clean up their storefronts and possibly taking a questionnaire out to the merchants.
- c. Economic Development – Jeffrey Gamboni, Chair – Still waiting for the posting of the code that will most affect us. Mike McDowell is our new contact (Assistant Director of Community Development). They will meet with him once the Division 2 and Division 3 have been published.
- d. Events & Promotions – Juanita Pasley, Chair:
 - i. Miracle Mile Taste of the Mile – Still in the planning stages. We will update more after the next meeting.
 - ii. Miracle Mile Car Show & Concert – As of right now is TBD if the car show will happen or not.
 - iii. Miracle Mile Holiday Sip & Shop – Has been moved to the Small Business Saturday, which is Saturday, November 29, 2025.
 - iv. UOP Tigers Prowlin’ the Mile – We are awaiting a break down from Jean with the expenditures of the past year event. Will be discussing more at next meeting.
 - v. Candy Crawl and BOO-tique Market – Event date TBD, will be either 10/25/25 or 11/1/25.

MOTION to approve Taste of the Mile and to calendar UOP Tigers Prowlin’ the Mile:

Motion: Clem Lee **Second:** Manuel Guizar **Vote:** 11 yay /0 nay **Abstentions:** Jean Callahan

Motion Approved

- e. Adhoc Asset Management – Kevin Dougherty, Chair: First meeting was last month.
- f. Adhoc ED Transition – Jeffrey Gamboni, Chair: One strong applicant, Kahlani Haro. She was interviewed on Monday, February 10, 2025. Kim has talked to her since then and she is receptive to trying to meet her salary request. Last year’s budget of \$54,000 will not be enough. Rex is suggesting offering a percentage of funds raised to help meet what she is asking.

MOTION to direct committee to address Executive Director as soon as possible.

Motion: Clem Lee **Second:** Lisa Whirlow **Vote:** 11/11 **Abstentions:** 1

Motion Approved

- g. Adhoc \$20m Capital Improvement – Jean Callahan & Kevin Dougherty, Co-Chairs:

14. Executive Director Report – Kim Byrd, Executive Director –

- a. 2025 MMCID Annual Report – New board members, as well as, board members serving in the reported year, were included.

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MOTION to approve the 2025 MMCID Annual Report:

Motion: Clem Lee **Second:** Rex Dhatt **Vote:** 11/11 **Abstentions:** 1

Motion Approved

- b. Contractor Review – Kim Byrd, Executive Director – Our current list of contractors is listed on the back of each month Finance packet.

15. **Director Requests / Announcements:**

16. **Next Meeting: March 12, 2025, at 4:00 pm at MMCID Conference Room**

17. **Adjournment** – Motion to adjourn made by Manuel Guizar at 7:15pm, seconded Clem Lee.

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**MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT
CLOSED MEETING of BOARD OF DIRECTORS**

MINUTES OF THE MEETING

Tuesday, August 27, 2024, at 4:15pm
SUSD Annex – SUSD Annex 1661 Pacific Avenue

PRESENT: Jeffrey Gamboni, Juanita Pasley, John Precissi, Jean Callahan, Jovie Lor, Yonie Young, Jason Laurenti, Manuel Guizar, Rex Dhatt

Guests: Kevin Dougherty

1. **Call to Order General Session** – Jeffrey Gamboni, Board President at 4:18pm
2. **General Session adjourned**
3. **Call to Order Closed Session** – Jeffrey Gamboni, Board President at 4:19pm

MOTION to approve offer of \$975,000 for the Dorris Place property:

Motion: Manuel Guizar **Second:** Jason Laurenti **Vote:** 9/9 **Abstentions:** 0

Motion Approved

MOTION to set maximum amount offer of \$1,000,000 for the Dorris Place property:

Motion: Rex Dhatt **Second:** Jason Laurenti **Vote:** 9/9 **Abstentions:** 0

Motion Approved

4. **Adjournment** – Motion to adjourn made by Manuel Guizar @ 4:46pm

MMCID Board Financial Report

Miracle Mile Community Improvement District
For the period ended February 28, 2025



Prepared by
Finance Committee

Prepared on
March 9, 2025

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A/R Aging Summary

As of February 28, 2025

	Current	1 - 30	31 - 60	61 - 90	91 and over	Total
Contractor - sprio@zi.solutions					185.20	185.20
Susan Lenz					2,500.00	2,500.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$2,685.20	\$2,685.20

Statement of Financial Position

As of February 28, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
F&M Certificate of Deposit x0823	22,000.00
F&M Checking x0801	125,967.02
F&M Money Market x0802	2,500.00
F&M Sweep x0800	4.01
Total Bank Accounts	150,471.03
Total Current Assets	150,471.03
Fixed Assets	
Accumulated depreciation	-2,137.29
Security Equipment	85,491.44
Total Fixed Assets	83,354.15
TOTAL ASSETS	\$233,825.18
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Advance of Grant Funds (\$3.1M)	653.35
Tenant Deposit	2,650.00
Total Other Current Liabilities	3,303.35
Total Current Liabilities	3,303.35
Total Liabilities	3,303.35
Equity	
Opening balance equity	0.01
Retained Earnings	162,507.53
Net Revenue	68,014.29
Total Equity	230,521.83
TOTAL LIABILITIES AND EQUITY	\$233,825.18

Statement of Activity by Month

February 2025

	Total
REVENUE	
ASSESSMENT INCOME	
SJC Assessments	559.00
Total ASSESSMENT INCOME	559.00
NON-ASSESSED INCOME	
Event Income	
Car Show & Concert	
Sponsorship	500.00
Total Car Show & Concert	500.00
Total Event Income	500.00
Interest Income	4.01
Total NON-ASSESSED INCOME	504.01
Total Revenue	1,063.01
GROSS PROFIT	1,063.01
EXPENDITURES	
CIVIL SIDEWALK	
Enhanced Service Programs	
Maintenance Ambassador	6,296.25
Safety Ambassador	6,431.25
Safety Service Calls	350.00
Security Camera Monitoring	3,565.00
Waste Management	910.39
Total Enhanced Service Programs	17,552.89
Total CIVIL SIDEWALK	17,552.89
DISTRICT IDENTITY	
Social Media Contractor	1,500.00
Total DISTRICT IDENTITY	1,500.00
DISTRICT MANAGEMENT & ADMINISTRATION	
Contract Management Services	4,738.60
Office/General Administrative	
Google Workspace	40.80
Office printing	70.54
Phone & Internet Service	29.13
Total Office/General Administrative	140.47
Professional Fees	
Bookkeeping	525.00
CPA	925.00
Total Professional Fees	1,450.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	6,329.07

	Total
Total Expenditures	25,381.96
NET OPERATING REVENUE	-24,318.95
OTHER REVENUE	
DORRIS PLACE INCOME	
CAM Reimbursements	1,465.58
Lease Income	4,017.68
Total DORRIS PLACE INCOME	5,483.26
Total Other Revenue	5,483.26
OTHER EXPENDITURES	
DORRIS PLACE	
Dorris Place Acquisition Costs	-2,827.55
Dorris Place Outside Services	625.00
Dorris Place Utilities	75.06
Total DORRIS PLACE	-2,127.49
Total Other Expenditures	-2,127.49
NET OTHER REVENUE	7,610.75
NET REVENUE	\$ -16,708.20

Statement of Activity Y-T-D

January - February, 2025

	Jan 2025	Feb 2025	Total
REVENUE			
ASSESSMENT INCOME			0.00
SJC Assessments	107,554.39	559.00	108,113.39
Total ASSESSMENT INCOME	107,554.39	559.00	108,113.39
NON-ASSESSED INCOME			
Event Income			0.00
Car Show & Concert			0.00
Sponsorship		500.00	500.00
Total Car Show & Concert		500.00	500.00
Total Event Income		500.00	500.00
Interest Income		4.01	4.01
Total NON-ASSESSED INCOME		504.01	504.01
Total Revenue	107,554.39	1,063.01	108,617.40
GROSS PROFIT	107,554.39	1,063.01	108,617.40
EXPENDITURES			
CIVIL SIDEWALK			
Enhanced Service Programs			0.00
Maintenance Ambassador	6,041.00	6,296.25	12,337.25
Safety Ambassador	6,431.25	6,431.25	12,862.50
Safety Service Calls	245.00	350.00	595.00
Security Camera Monitoring	3,665.00	3,565.00	7,230.00
Waste Management	910.39	910.39	1,820.78
Total Enhanced Service Programs	17,292.64	17,552.89	34,845.53
Total CIVIL SIDEWALK	17,292.64	17,552.89	34,845.53
DISTRICT IDENTITY			
Event Expenses			0.00
Car Show & Concert Expense			0.00
Event Insurance	253.66		253.66
Total Car Show & Concert Expense	253.66		253.66
Total Event Expenses	253.66		253.66
Social Media Contractor	1,500.00	1,500.00	3,000.00
Website & Email Services	347.64		347.64
Total DISTRICT IDENTITY	2,101.30	1,500.00	3,601.30
DISTRICT MANAGEMENT & ADMINISTRATION			
Contract Management Services	3,342.54	4,738.60	8,081.14
License and Permits	28.00		28.00
Office/General Administrative			0.00

	Jan 2025	Feb 2025	Total
Dues, subscriptions & memberships	169.49		169.49
Google Workspace	28.80	40.80	69.60
Office printing		70.54	70.54
Phone & Internet Service	29.13	29.13	58.26
QuickBooks	235.00		235.00
Total Office/General Administrative	462.42	140.47	602.89
Professional Fees			0.00
Bookkeeping	605.00	525.00	1,130.00
CPA		925.00	925.00
Total Professional Fees	605.00	1,450.00	2,055.00
Total DISTRICT MANAGEMENT & ADMINISTRATION	4,437.96	6,329.07	10,767.03
Total Expenditures	23,831.90	25,381.96	49,213.86
NET OPERATING REVENUE	83,722.49	-24,318.95	59,403.54
OTHER REVENUE			
DORRIS PLACE INCOME			0.00
CAM Reimbursements		1,465.58	1,465.58
Lease Income		4,017.68	4,017.68
Total DORRIS PLACE INCOME		5,483.26	5,483.26
Total Other Revenue	0.00	5,483.26	5,483.26
OTHER EXPENDITURES			
DORRIS PLACE			0.00
Dorris Place Acquisition Costs	-1,000.00	-2,827.55	-3,827.55
Dorris Place Outside Services		625.00	625.00
Dorris Place Utilities		75.06	75.06
Total DORRIS PLACE	-1,000.00	-2,127.49	-3,127.49
Total Other Expenditures	-1,000.00	-2,127.49	-3,127.49
NET OTHER REVENUE	1,000.00	7,610.75	8,610.75
NET REVENUE	\$84,722.49	\$ -16,708.20	\$68,014.29

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Finance Committee: Budget vs. Actuals 2025 YTD

January - February, 2025

	Actual	Budget	over Budget	Total % of Budget
				Total
REVENUE				
ASSESSMENT INCOME				
COS Assessment		0.00	0.00	
SJC Assessments	108,113.39	107,554.00	559.39	100.52 %
SUSD Assessment		0.00	0.00	
Total ASSESSMENT INCOME	108,113.39	107,554.00	559.39	100.52 %
NON-ASSESSED INCOME				
Event Income		0.00	0.00	
Car Show & Concert				
Sponsorship	500.00		500.00	
Total Car Show & Concert	500.00		500.00	
Total Event Income	500.00	0.00	500.00	
Interest Income	4.01	12.33	-8.32	32.52 %
Total NON-ASSESSED INCOME	504.01	12.33	491.68	4,087.67 %
Uncategorized Income		55,402.00	-55,402.00	
Total Revenue	108,617.40	162,968.33	-54,350.93	66.65 %
GROSS PROFIT	108,617.40	162,968.33	-54,350.93	66.65 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	12,337.25	12,862.50	-525.25	95.92 %
Safety Ambassador	12,862.50	12,960.00	-97.50	99.25 %
Safety Service Calls	595.00		595.00	
Security Camera Monitoring	7,230.00	9,496.00	-2,266.00	76.14 %
Waste Management	1,820.78	1,764.00	56.78	103.22 %
Total Enhanced Service Programs	34,845.53	37,082.50	-2,236.97	93.97 %
Security Camera Hardware		16,000.00	-16,000.00	
Total CIVIL SIDEWALK	34,845.53	53,082.50	-18,236.97	65.64 %
DISTRICT IDENTITY				
Event Expenses		0.00	0.00	
Car Show & Concert Expense				
Event Insurance	253.66		253.66	
Total Car Show & Concert Expense	253.66		253.66	
Total Event Expenses	253.66	0.00	253.66	
Marketing & Advertising		2,140.00	-2,140.00	
Social Media Contractor	3,000.00	3,000.00	0.00	100.00 %

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				Total
	Actual	Budget	over Budget	% of Budget
Website & Email Services	347.64	350.00	-2.36	99.33 %
Total DISTRICT IDENTITY	3,601.30	5,490.00	-1,888.70	65.60 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	8,081.14	9,030.00	-948.86	89.49 %
Insurance		0.00	0.00	
License and Permits	28.00		28.00	
Office/General Administrative		420.00	-420.00	
Dues, subscriptions & memberships	169.49		169.49	
Google Workspace	69.60		69.60	
Office printing	70.54		70.54	
Phone & Internet Service	58.26		58.26	
QuickBooks	235.00		235.00	
Total Office/General Administrative	602.89	420.00	182.89	143.55 %
Professional Fees				
Bookkeeping	1,130.00	1,050.00	80.00	107.62 %
CPA	925.00		925.00	
Legal		1,250.00	-1,250.00	
Total Professional Fees	2,055.00	2,300.00	-245.00	89.35 %
Storage Lease		200.00	-200.00	
Total DISTRICT MANAGEMENT & ADMINISTRATION	10,767.03	11,950.00	-1,182.97	90.10 %
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00	
Total Expenditures	49,213.86	77,993.50	-28,779.64	63.10 %
NET OPERATING REVENUE	59,403.54	84,974.83	-25,571.29	69.91 %
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	1,465.58		1,465.58	
Lease Income	4,017.68		4,017.68	
Total DORRIS PLACE INCOME	5,483.26		5,483.26	
Total Other Revenue	5,483.26	0.00	5,483.26	0.00%
OTHER EXPENDITURES				
DORRIS PLACE				
Dorris Place Acquisition Costs	-3,827.55		-3,827.55	
Dorris Place Outside Services	625.00		625.00	
Dorris Place Utilities	75.06		75.06	
Total DORRIS PLACE	-3,127.49		-3,127.49	
Total Other Expenditures	-3,127.49	0.00	-3,127.49	0.00%
NET OTHER REVENUE	8,610.75	0.00	8,610.75	0.00%
NET REVENUE	\$68,014.29	\$84,974.83	\$ -16,960.54	80.04 %

Finance Committee: Budget vs. Actuals FY 2025

January - December 2025

	Actual	Budget	over Budget	Total % of Budget
				Total
REVENUE				
ASSESSMENT INCOME				
COS Assessment		23,630.00	-23,630.00	
SJC Assessments	108,113.39	203,736.00	-95,622.61	53.07 %
SUSD Assessment		21,653.00	-21,653.00	
Total ASSESSMENT INCOME	108,113.39	249,019.00	-140,905.61	43.42 %
NON-ASSESSED INCOME				
Event Income		57,000.00	-57,000.00	
Car Show & Concert				
Sponsorship	500.00		500.00	
Total Car Show & Concert	500.00		500.00	
Total Event Income	500.00	57,000.00	-56,500.00	0.88 %
Interest Income	10.24	800.00	-789.76	1.28 %
Total NON-ASSESSED INCOME	510.24	57,800.00	-57,289.76	0.88 %
Uncategorized Income		55,402.00	-55,402.00	
Utilities	-28.68		-28.68	
Total Revenue	108,594.95	362,221.00	-253,626.05	29.98 %
GROSS PROFIT	108,594.95	362,221.00	-253,626.05	29.98 %
EXPENDITURES				
CIVIL SIDEWALK				
Enhanced Service Programs				
Maintenance Ambassador	12,337.25	77,175.00	-64,837.75	15.99 %
Safety Ambassador	12,862.50	77,700.00	-64,837.50	16.55 %
Safety Service Calls	595.00		595.00	
Security Camera Monitoring	7,230.00	56,976.00	-49,746.00	12.69 %
Waste Management	1,820.78	10,584.00	-8,763.22	17.20 %
Total Enhanced Service Programs	34,845.53	222,435.00	-187,589.47	15.67 %
Security Camera Hardware		16,000.00	-16,000.00	
Total CIVIL SIDEWALK	34,845.53	238,435.00	-203,589.47	14.61 %
DISTRICT IDENTITY				
Event Expenses		5,721.00	-5,721.00	
Car Show & Concert Expense				
Event Insurance	253.66		253.66	
Total Car Show & Concert Expense	253.66		253.66	
Total Event Expenses	253.66	5,721.00	-5,467.34	4.43 %
Marketing & Advertising		12,800.00	-12,800.00	

				Total
	Actual	Budget	over Budget	% of Budget
Social Media Contractor	3,000.00	18,000.00	-15,000.00	16.67 %
Website & Email Services	347.64	832.00	-484.36	41.78 %
Total DISTRICT IDENTITY	3,601.30	37,353.00	-33,751.70	9.64 %
DISTRICT MANAGEMENT & ADMINISTRATION				
Contract Management Services	8,081.14	54,140.00	-46,058.86	14.93 %
Insurance		13,922.00	-13,922.00	
License and Permits	28.00		28.00	
Office/General Administrative	71.49	2,500.00	-2,428.51	2.86 %
Dues, subscriptions & memberships	169.49		169.49	
Google Workspace	69.60		69.60	
Office printing	70.54		70.54	
Phone & Internet Service	58.26		58.26	
QuickBooks	235.00		235.00	
Total Office/General Administrative	674.38	2,500.00	-1,825.62	26.98 %
Professional Fees				
Bookkeeping	1,130.00	6,300.00	-5,170.00	17.94 %
CPA	925.00		925.00	
Legal		1,500.00	-1,500.00	
Total Professional Fees	2,055.00	7,800.00	-5,745.00	26.35 %
Storage Lease		600.00	-600.00	
Total DISTRICT MANAGEMENT & ADMINISTRATION	10,838.52	78,962.00	-68,123.48	13.73 %
RESERVE & SPECIAL FUNDING		7,471.00	-7,471.00	
Total Expenditures	49,285.35	362,221.00	-312,935.65	13.61 %
NET OPERATING REVENUE	59,309.60	0.00	59,309.60	0.00%
OTHER REVENUE				
DORRIS PLACE INCOME				
CAM Reimbursements	1,465.58		1,465.58	
Lease Income	4,017.68		4,017.68	
Total DORRIS PLACE INCOME	5,483.26		5,483.26	
Total Other Revenue	5,483.26	0.00	5,483.26	0.00%
OTHER EXPENDITURES				
DORRIS PLACE				
Dorris Place Acquisition Costs	-3,827.55		-3,827.55	
Dorris Place Outside Services	625.00		625.00	
Dorris Place Utilities	75.06		75.06	
Total DORRIS PLACE	-3,127.49		-3,127.49	
Total Other Expenditures	-3,127.49	0.00	-3,127.49	0.00%
NET OTHER REVENUE	8,610.75	0.00	8,610.75	0.00%

	Actual	Budget	over Budget	Total % of Budget
NET REVENUE	\$67,920.35	\$0.00	\$67,920.35	0.00%

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A/P Aging - Authorized Bill Pay

As of February 28, 2025

	Current	1 and over	Total
Calidad Services, Inc.	3,500.00		3,500.00
City of Stockton (Sewer)		28.68	28.68
Department of Justice	50.00		50.00
Downtown Stockton Alliance (Maintenance Ambassador)	6,346.25		6,346.25
Downtown Stockton Alliance, Inc. (Security Ambassador)	6,431.25		6,431.25
Emily Henderson	525.00		525.00
Federico Chavez	625.00		625.00
John Precissi Jr.		37.78	37.78
Katie Siegfried	1,500.00		1,500.00
Kim Byrd	5,329.23		5,329.23
Kim Byrd - V		28.00	28.00
Zen VoIP	29.13		29.13
TOTAL	\$24,335.86	\$94.46	\$24,430.32

Notes

CIVIL SIDEWALK (Clean & Safe)

Enhanced Maintenance & Ambassador Services provided by Downtown Stockton Alliance (DSA)

Camera Monitoring Services provided by Calidad Security

Waste Management Service provided by Republic Services

DISTRICT IDENTITY (Marketing & Events)

Social Media Services provided by Katie Siegfried, 19 Colors Marketing

DISTRICT MANAGEMENT & ADMINISTRATION

District Management Services provided by Kim Byrd

Bookkeeping Services provided by Emily Henderson

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

COMMITTEE REPORTS
February 2025

FINANCE – JOHN V. PRECISSI

Dorris Place DRAFT budget, based on available information, proposed for inclusion in MMCID Operating Budget 2025.

INCOME		Proposed 2025 Budget
DORRIS PLACE INCOME		
	Lease Income	\$47,018
	CAM Reimbursement	\$6,228
TOTAL INCOME		\$53,246
EXPENSE		Proposed 2025 Budget
DORRIS PLACE		
	Alarm Monitoring	\$540
	Cleaning - Janitorial	\$7,500
	Cleaning - Windows	\$1,200
	General Maintenance & Repairs	\$2,700
	Property Assessment	\$1,745
	Property Insurance	\$7,300
	Property Taxes	\$8,005
	Utilities	\$6,500
TOTAL DORRIS PLACE		\$35,490
MMCID ANNEX		
	Alarm	\$1,200
	General Administrative	TBD
	Janitorial Services	\$1,080
	Phone & Internet	\$6,500
	Utilities	TBD
MMCID ANNEX		\$8,780
TOTAL EXPENSE		\$44,270
Dorris Place Net Profit/Loss		\$8,976

Authorized Bill Pay Process:

To streamline and improve efficiency and accuracy of bill payments implementing the following:

Vendors with contracted amounts:

- Schedule monthly bill payments for the contracted amount
- Payments will be issued the 10th of the month
- Modify/cancel if level of service provided by vendor is not sufficient (requires notification from MMCID Board member)
- *Examples: Social Media contractor, DSA maintenance, DSA ambassador FLAT FEE portion, janitorial, phone*

Utilities

- Schedule upon receipt of bill, to be paid by due date
- If amount varies significantly from run rate/expected amount, notify Treasurer and President to confirm approval to pay
- *Examples: PG&E, Trash*

Vendors with variable amounts, all other items

- With approval of treasurer or President, schedule to pay on 10th of the month
- *Examples: DSA Ambassador service call fees, expense reimbursements to board members*

BYLAWS – CLEM LEE:

Subcommittee met at 4pm 27 Feb. at Taps Barrel House.

Statement of Purpose – *for action*

It is recommended that the Board of Directors approve the Statement of Purpose submitted by the Governance and Bylaws Committee.

Governance Bulletin 25-01 Regarding the Responsibilities of Committee Chairpersons – *for action*

It is recommended that the Board of Directors approve Governance Bulletin 25-01 regarding the responsibilities of committee chairpersons.

See full report attached.

Next Meeting: April 1st, 2025

CIVIL SIDEWALK – LISA WHIRLOW:

Subcommittee met 6 March at Taps Barrel House.

Review of Contractual Duties

1. DSA Maintenance Duties
 - a. Sidewalk Maintenance: Kailani to meet with DSA.
 - b. Community Clean-Up: Expand reach and recruit additional volunteers for the March 23 event in partnership with Kiwanis.
 - i. Kailani to design a flyer.
 - ii. Collaborate with Katie to promote the event on social media.

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- iii. Melissa to provide beignets.
- iv. Kailani and Lisa will collaborate with local coffee shops to secure coffee donations.
- c. DSA Ambassadors and Calls for Service
 - i. Received clarity on service call pricing: Price is 1 hour per service call
 - ii. Notable increase in safety over the past year.
- 2. Calidad Security Camera Monitoring
 - a. Security measures have contributed to improved safety in the past year.

Next Meeting: April 3rd, 2025, at 1:00pm

ECONOMIC DEVELOPMENT – JEFF GAMBONI:

Subcommittee met at 4:00 25 February at LDA Partners.

TRASH: We discussed the desirability of getting the City to reimburse DSA for trash collection similar to the arrangement downtown. Downtown also gets 4 free dumpsters. We will look into reimbursement per trash can. Also green waste removal. We should be evaluating new trash can locations prior to installation. We requested an ETA for garbage can installation.

CRUISE NIGHT: We identified 8K for cruise night including clean-up, PD and insurance. Plan to request 10K. MMCID to be a conduit for funds for 7 nights. Insurance \$80. Cleaning \$60.

TASTE of the MILE: Showmobile booked for Event at a cost of \$850.
STREET CLOSURES: Taste of the Mile (\$1000), Car Show (\$10,000), UOP Night (\$4,000).

THE ASK: Jean will prepare the talking points for meeting with Steve Colangelo, City Manager.

SURVEY: To be prepared for new director to present to business Owners.

CODE REVISIONS: Still waiting for Division 2 and Division 6 to be published for review 21M AdHoc—designers are negotiating contract. To be announced at 18 March City Council Meeting. Requesting your attendance.

FACADEIMPROVEMENT PROGRAM FACILITATOR—Meeting with Tina, Angelina, Paris, Jeff, Kevin, Kevin, Paul and Kim (Divisions 01) planned for 3 March. Facilitator to be paid on a per project basis on a time and materials basis not to exceed. Perhaps \$3-5K each. Projects to include bidding, lighting.

PROPERTIES FOR LEASE: Available to post on website. Track on CRM.

Next Meeting: April 22, 2025, at 4:00pm

EVENTS & PROMOTIONS – JUANITA PASLEY:

Subcommittee met 10 March at Taps Barrel House.

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Next Meeting: March 17, 2025, at 4:00pm

AD HOC WORK GROUP – JEAN CALLAHAN AND KEVIN DOUGHTERY

MIRACLE MILE AD HOC COMMITTEE STATUS REPORT – March 2025

Please see below update on the Miracle Mile Ad Hoc Committee Project as provided by the City of Stockton March 5, 2025:

- All seven pre-qualified firms submitted responses to the RFP on 1/21
- Consultant interviews/presentations were conducted the week of 2/3
- The City has identified the firm they believe will best support the project, based on a number of factors (evaluation sheet below).
- Request to approve the design contract will be presented to the City Council during March 18.
- Specific details will be available to the public at that time. It is also expected that the “design firm” will be present at the meeting for brief introduction. Please attend.
- The Public Works Department continues to look forward to working with the Ad-Hoc Committee, local community, and the design firm in the coming months. The City specifically added additional requirements to the final proposed contract in support of collaborating with the community.

AD HOC COMMITTEE HISTORICAL INFORMATION

- Assemblymember Villapudua secured \$20 million in the 2022 California Budget Act AB 179
- The funding received from AB 179 allows for the improvement of the Miracle Mile along Pacific Avenue between Alpine Avenue and Harding Way and the immediate surrounding area.
- It also called for an Ad Hoc Workgroup comprised of members of the community.
- The Ad Hoc Workgroup of 21 volunteers included the Assemblymember, business owners, community leaders and local residents was supported by Caltrans and the City of Stockton.
- They worked tirelessly for eight months, holding Ad Hoc Committee meetings biweekly and four public meetings during which hundreds of ideas from residents were discussed.
- Cumulatively, the workgroup spent more than 1100 hours working on the project
- Subcommittees were established around key areas for improvement.

MIRACLE MILE AD HOC COMMITTEE STATUS REPORT – March 2025

- The Ad Hoc Committee delivered to the City of Stockton a detailed 269-page Conceptual Design Report which identified expectations and improvements for the Miracle Mile was submitted to the City in May 2023
- The City has elected to use a two-step, RFQ/RFP, consultant selection method to identify and select the most qualified consultant for the Project.
https://www.stocktonca.gov/bid_detail_T22_R720.php
- City of Stockton releases RFQ – 7 qualified submissions received

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- City of Stockton releases RFP, 11/26/2024
 - o All seven pre-qualified firms submitted responses to the RFP on 1/21
 - 1. BKF Engineers, Inc. (Sacramento, CA)
 - 2. Bureau Veritas North America, Inc. (Sacramento, CA)
 - 3. RHAA Landscape Architecture & Planning (Mill Valley, CA)
 - 4. RRM Design Group (San Leandro, CA)
 - 5. Siegfried Engineering, Inc. (Stockton, CA)
 - 6. Westwood Professional Services, Inc. (Modesto, CA)
 - 7. Wood Rodgers, Inc. (Sacramento, CA)
- The Assemblymember also secured an additional \$3.1 million in the Budget Act of 2023. These funds are being utilized for the MMCID substation

Next Meeting: TBD

**Miracle Mile Community Improvement District
Governance and Bylaws Committee
March 4, 2025**

**Statement of Purpose
2025**

The Governance and Bylaws Committee will strive to achieve the following objectives during 2025 in the form of recommendations for action to the MMCID Board of Directors.

- Systematically review and recommend revisions to the bylaws with the aim to conform them with actual MMCID practices, evolving governance needs, best governance practices, and applicable law.
- Recommend protocols, procedures, and policies related to governance based on stated board needs, stakeholder input, observations, emerging exigencies, and informal practices that will benefit from specificity, clarity, and formality.
- Perform such tasks the President and/or Board of Directors shall assign to the committee.

Governance and Bylaws Committee Action

Statement of Purpose was approved and forwarded to the MMCID Board of Directors for approval on March 4, 2025.

Motion/Second: Gamboni/Young
Voting Yes: Gamboni, Lee, Lor, Young
Voting No: none
Abstaining: none
Absent: none

Miracle Mile Community Improvement District (MMCID)

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Recommended by the Governance and Bylaws Committee March 4, 2025, to the Board of Directors of the MMCID for March 12, 2025

RE: Governance Bulletin 25-01 Regarding the Responsibilities of Committee Chairpersons

Background

The executive director currently plays a primary role in the organization, preparation, posting, conduct, and follow-up of committee meetings. The board vice president has stated that we need a heavier lift from board members in general, and there is consensus among board members supporting that point of view. The board is in the process of hiring a new executive director, and the Executive Committee, in triaging the important work of the incoming executive director, has informally determined that committee chairpersons must take a primary role in facilitating the operation of their committees to prevent the new ED from being consumed by the administrative of committee operations – at least relative to more pressing and important administrative functions such as fund raising and outreach. This bulletin seeks to formalize the Executive Committee’s determination about the expanded role of committee chairpersons.

Analysis

The execution of a committee meeting requires, at minimum, seeking input from committee members and board members, planning an agenda, assembling backup materials, posting the agenda, providing meeting materials for committee members, providing a Zoom link for the meeting, conducting the meeting, maintaining minutes of the meeting including committee actions and recommendations, and reporting back to the full board. And the MMCID currently has five standing committees and three ad hoc committees. The organizational health and sustainability of the MMCID requires that our new ED gets to work on the most critical issues facing the Mile in the short term and then assimilate other tasks over time.

Financial Impact

There are no significant financial impacts associated with this action, although there might be a nominal expense associated with providing Zoom access to committee chairpersons.

Governance Bulletin 25-01

Effective immediately committee chairpersons shall assume primary responsibility for the operations of their committees including (from Analysis, above)

- seeking input from committee members and board members,
- planning an agenda,
- assembling backup materials,
- posting the agenda,
- providing meeting materials for committee members,
- providing a Zoom link for the meeting,
- conducting the meeting,
- maintaining minutes of the meeting including committee actions and recommendations,
- providing a written report to the full board for inclusion in the monthly board packet, and
- all other responsibilities appropriately under the purview of committee chairpersons.

Support for committee chairpersons in their expanded roles will be provided generally by the Executive Committee and specifically by the chair of the Governance and Bylaws Committee.

The executive director should be copied on all committee communications and should be made aware of committee meetings.

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Recommendation

It is recommended that the Governance and Bylaws Committee approve Governance Bulletin 25-01 and forward it to the Board of Directors for its consideration and adoption.

Governance and Bylaws Committee Action

Date of Approval: March 4, 2025
Motion/Second: Gamboni/Young
Voting Yes: Gamboni, Lee, Lor, Young
Voting No: none
Abstaining: none
Absent: none

EXECUTIVE DIRECTOR REPORT

January/February 2025

ADMINISTRATIVE UPDATES:

1. MMCID Non-Profit 2024 Tax Preparation: Taxes and Compiled Report finalized by CPA and approved by Board President
2. MM PBID Dissolution Status
 - **Document Type:** Election to Terminate - CA Nonprofit Corporation, General Cooperative
 - **Document No:** BA20242291996
 - **Termination Effective Date:** 12/31/2024
3. 2024 Annual Report for City Council & Stakeholders. District report to City Council scheduled for April 1. [MMCID Annual Report 2024](#)
4. District360 contract finalized. Project kickoff date to be scheduled.



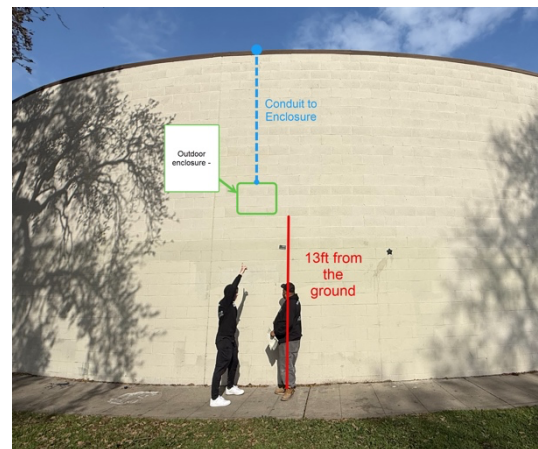
PHASE 3 CAMERA INSTALLATION & SIGNAGE

Funded by \$28k provided by Supervisor Canepa, through available funding through San Joaquin County.

Each location will be equipped with customized solutions tailored to its specific security and networking requirements. This includes the installation of cameras, speaker horns, network switches, and other equipment to ensure optimal performance and integration.

Building 1 - Save Mart (Pacific Ave)

- 1x Axis P4708-PLVE Cameras.
- 1x Axis Network Speaker Horn MKII.
- 1x Ubiquiti USW-PRO-8-POE Switch.
- 1x Ubiquiti NanoBeam 5AC.
- 1x Articulating Arm / Camera



Building 2 - Wang (Pacific Ave and Alpine)

- 3x NEMA enclosures with backup Basics UPS.
- 1x Axis Network Speaker Horn MKII.
- 4x Axis 2-imager cameras.
- 3x Ubiquiti USW-Flex-Mini switches.



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Building 3 - Dominos (Pacific Ave and Regent Ct)

- 2x Axis cameras.
- 1x Axis speaker horn.
- 1x indoor network switch.
- 1x Calidad VMS Server

Labor Requirements:

- Mount and configure all devices at the specified locations.
- Securely run and conceal all cables.
- Configure and test all systems to ensure functionality.



Timeline:

1. Save Mart: 2 days.
2. Wang Building - Building 2 (Pacific & Alpine): 2 days.
3. Dominos: 1 day.

Additional Requirements:

- All devices will be mounted visibly for customers and passersby.
- Structural modifications, if required, are not included.
- Permits, if needed, must be obtained by the client.

Exclusions:

Structural modifications, if required, are not included.
 Permits, if needed, must be obtained by the client.
 Power to be provided. (Preferred dedicated circuit).

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Next Steps:

Finalizing approval of placement by property owners. Upon approval completion of the Letter of Understanding prior to installation. Lastly, schedule installation and test connectivity.

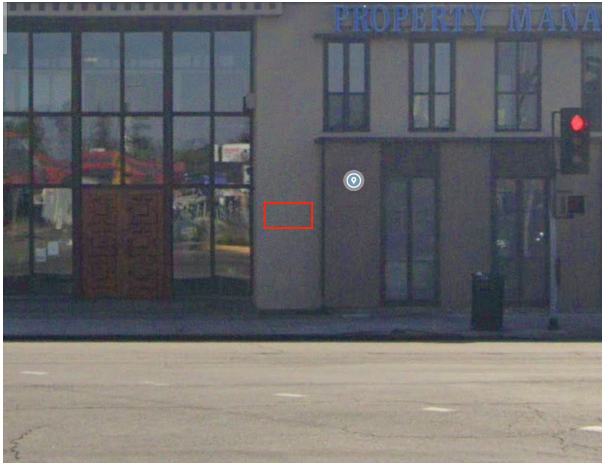
Surveillance Signage:

Vendor pricing and recommended placement pending. All hardware, software, and installation to be completed within Camera Hardware and Monitoring budget.



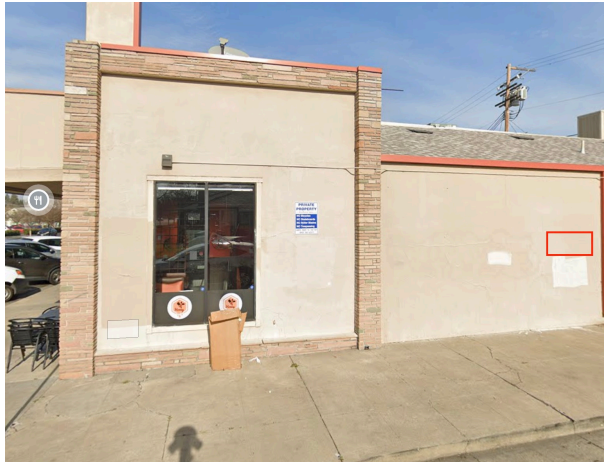
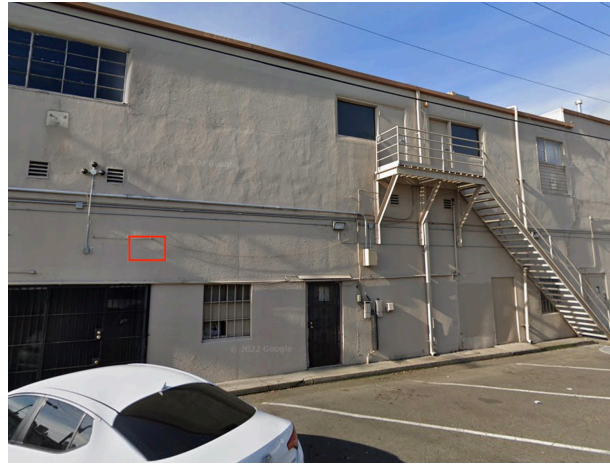
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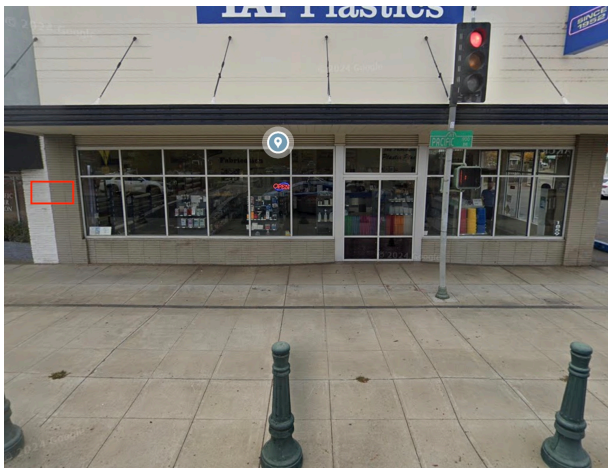
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CONTRACTOR REVIEW

(all contracts listed below are 30-day notice to cancel)

1. Accounting Firm – Kemper CPA
2. Bookkeeping – Emily Henderson
3. Executive Director – Kailani Haro
4. Executive Director Transition and CRM Integration – Kim Byrd
5. Maintenance & Community Ambassador – Downtown Stockton Alliance
6. Security Camera Hardware, Installation & Monitoring, Calidad Security Services
 - a. Phase 1-2
 - b. Phase 3
7. Social Media - Katie Siegfried

CITY OF STOCKTON CARRY-OVER ITEMS: CITY OF STOCKTON PUBLIC WORKS PROJECTS

City Council approved an additional \$500,000 on May 24, 2022, for continued traffic and safety improvement projects within the Miracle Mile Improvement District. The project scope is pending additional outreach with the MMID Board.

UPDATE: Chad to confirm purpose/status of Council approved Funding. (None at this time)

MMID Traffic Engineering Evaluation – Traffic Engineering staff have been observing and collecting traffic signal and traffic flow data from the corridor since March 2022. The purpose is garner information for strategizing use of alternative stop controls at intersections and/or other measures to positively affect traffic flow. Traffic signals that are temporarily impacted during this evaluation, operating in red flash mode, include any combination of the following intersections along the Miracle Mile: Central Ct/Castle St, Doris Pl/Cleveland St, and Maple St. The observations run approximately from 8:00 p.m. to 5:00 a.m. daily. The duration of this study will continue until enough data has been collected.

UPDATE: As reported January 8, 2025, Dodgie Vidad, Traffic Engineering has adjusted the observation time to 6:30pm until 7:00am daily, in continuance of the traffic study.

Public Litter Receptacles – City of Stockton has committed to provide trash receptacles and inserts. Once installed on-going responsibility will be the MMCIDs.

UPDATE: With inventory of existing trash receptacles complete, City of Stockton will procure the units for installation along Pacific Avenue to Alpine. Approximately 10 additional units have been identified for Harding Way, which will be covered on a previous city program designated for Harding Way. Reminder, once in receipt of receptacles, MMCID will be responsible for the maintenance, repair and replacement of all units.



(46) \$3,100,000 to the City of Stockton, for the City of Stockton – Redevelopment on the Miracle Mile: Public Safety/Maintenance Substation/Parking

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UPDATE: City Council approved and awarded funding the MMCID on Tuesday, December 3, 2024. Since the approval the MMCID has closed escrow on the MMCID Maintenance Substation located at 250 Dorris Place/231 Bedford Road. Purchasing and reimbursement requirements have recently been provided

STOCKTON PD BUSINESS WATCH

STATISTIC COMPARISON		STATISTIC COMPARISON	
CRIME TYPE		CRIME TYPE	
HOMICIDE	0	HOMICIDE	0
SEXUAL ASSAULT	0	SEXUAL ASSAULT	0
ROBBERY	1	ROBBERY	2
AGGRAVATED ASSAULT	1	AGGRAVATED ASSAULT	0
BURGLARY	2	BURGLARY	0
MOTOR VEHICLE THEFT	2	MOTOR VEHICLE THEFT	0
BURGLARY - AUTO	0	BURGLARY - AUTO	0
THEFT	4	THEFT	2
ARSON	1	ARSON	1
VANDALISM	3	VANDALISM	3
TOTAL	14	TOTAL	8

12/10 – 01/13
CALLS FOR SERVICE-225

01/14 – 02/10
CALLS FOR SERVICE-197

DSA AMBASSADOR CALLS FOR SERVICE

Business Name	Date	Time in	Time Out	Total	Bill Rate
Siamese Street	2/4/2025	12:00PM	1:00PM	1	\$35.00
Siamese Street	2/4/2025	1:45PM	2:45PM	1	\$35.00
Save Mart	2/4/2025	8:00PM	9:00PM	1	\$35.00
Siamese Street	2/5/2025	12:15PM	1:15PM	1	\$35.00
Kevin Doherty	2/6/2025	10:45AM	11:45AM	1	\$35.00
Kevin Doherty	2/10/2025	6:16PM	7:15PM	1	\$35.00
1st Unitarian Church	2/12/2025	9:30AM	10:30AM	1	\$35.00
Black Rabbit	2/13/2025	1:00PM	2:00PM	1	\$35.00
Kevin Doherty	2/14/2025	1:30pm	2:30pm	1	\$35.00
1st Unitarian Church	2/18/2025	5:45PM	6:45PM	1	\$35.00
Cocoro's	2/20/2025	6:00PM	7:00PM	1	\$35.00
Sam's Cafe	2/23/2025	11:30AM	12:30AM	1	\$35.00
Stockton Chiropractic	2/25/2025	6:45PM	7:45PM	1	\$35.00
					\$455.00

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

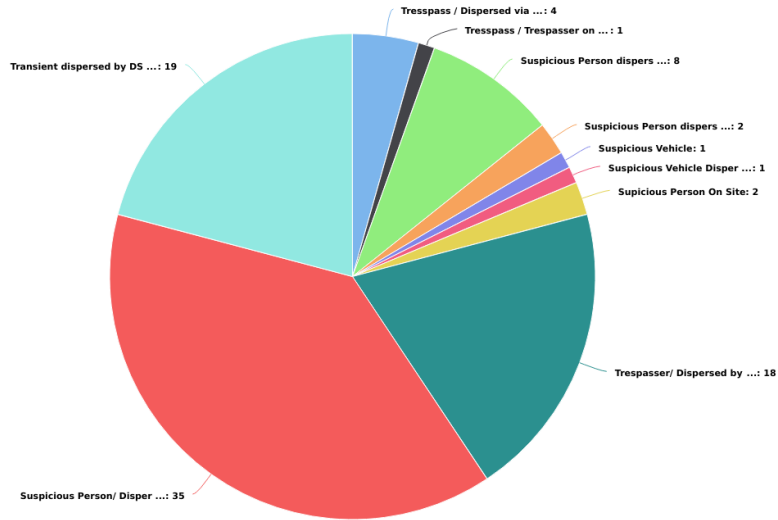
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CALIDAD SECURITY MONITORING (JANUARY/FEBRUARY)

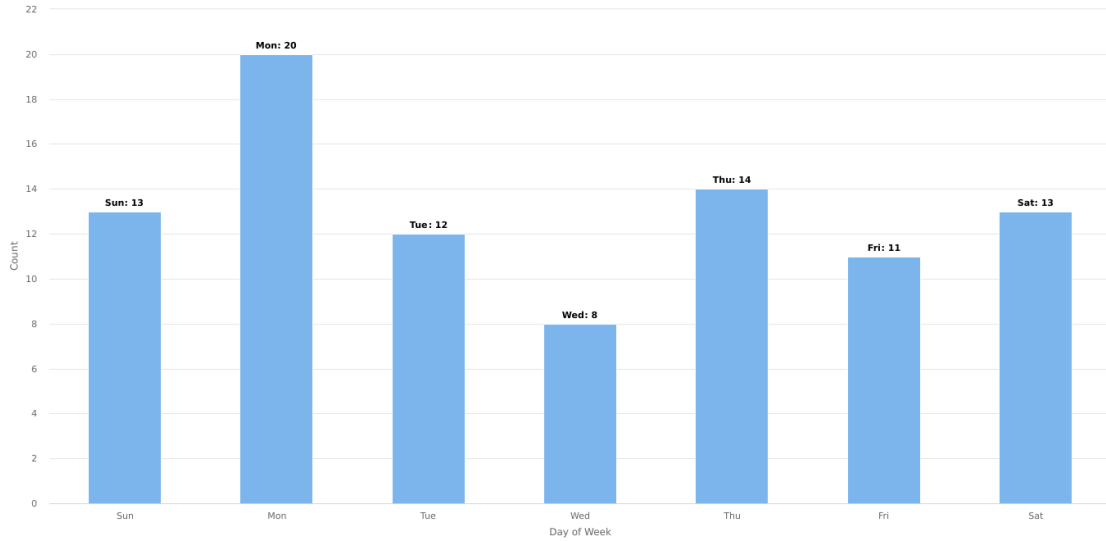
Miracle Mile Incident Analysis
01/01/2025 - 01/31/2025



Incident Category



Day of Week



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On-Premise Site Location vs Hours of Day

01/01/2025 - 01/31/2025



On-Premise Site Location	0	1	2	3	4	5	6	22	23	Total
Starbucks/Calidad SOC Parking (1810 Pacific)	3	6	2	2	1	4	1		1	20
Whirlows East parking lot		2							2	4
Pacific Ave (Thai Me Up/La Palma/Tuxedo Ct.)			1			1				2
Dutch Bro's (1665 Pacific Ave)	1	1								2
Baskin-Robbins (2300 Pacific Ave)		1	3	2		2			1	9
Thai Me Up (2125 Pacific Ave)	1	2				1		1	1	6
Whirlows (1926 Pacific Ave)		3	1			2		1		7
TAP Plastics (1859 Pacific Ave)	1		1		1					3
Fat City Brew & BBQ (1740 Pacific Ave)			1		1	1		1		4
Luu's Chicken Bowl (1632 Pacific Ave)					2	2	2	1	1	8
Jack in the Box (1504 Pacific Ave)						5	1			6
Vintage N9ne (2018 Pacific Ave)		1	1		1	1			1	5
AVE on the mile (2333 Pacific Ave)		1	1		1	1				4
Puffy's Thrift (2210 Pacific Ave)	1									1
LA PALMA	1	2	2	1	1	1			1	9
Studio Six	1									1
Total	9	19	13	5	8	21	4	4	8	91

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

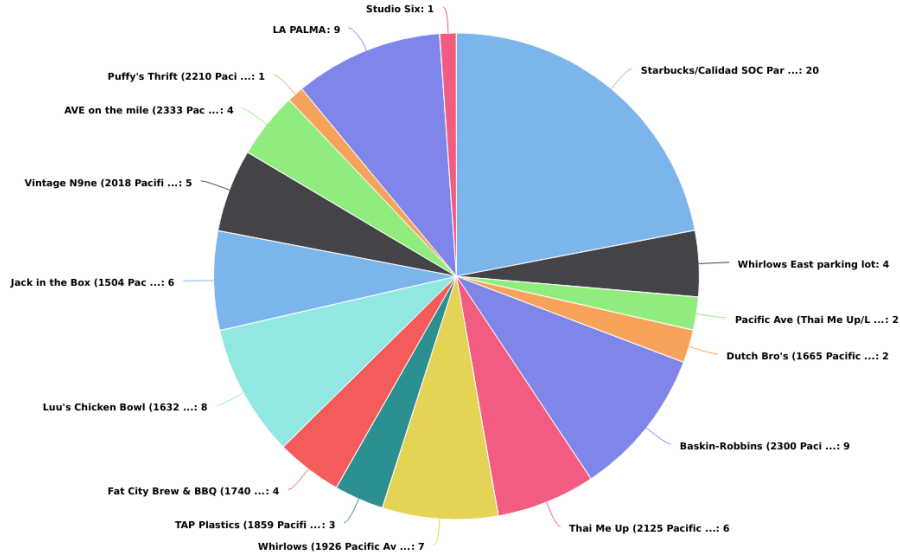
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Miracle Mile Incident Analysis

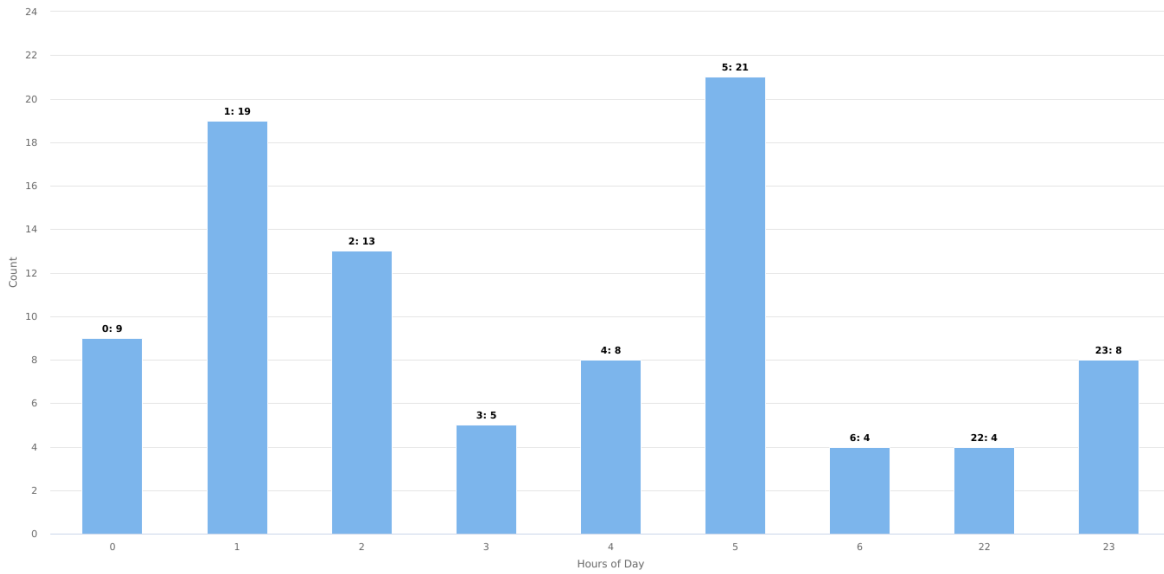
01/01/2025 - 01/31/2025



On-Premise Site Location



Hours of Day



MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

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On-Premise Site Location vs Hours of Day

01/01/2025 - 01/31/2025



On-Premise Site Location	0	1	2	3	4	5	6	22	23	Total
Starbucks/Calidad SOC Parking (1810 Pacific)	3	6	2	2	1	4	1		1	20
Whirlows East parking lot		2							2	4
Pacific Ave (Thai Me Up/La Palma/Tuxedo Ct.)			1			1				2
Dutch Bro's (1665 Pacific Ave)	1	1								2
Baskin-Robbins (2300 Pacific Ave)		1	3	2		2			1	9
Thai Me Up (2125 Pacific Ave)	1	2				1		1	1	6
Whirlows (1926 Pacific Ave)		3	1			2		1		7
TAP Plastics (1859 Pacific Ave)	1		1		1					3
Fat City Brew & BBQ (1740 Pacific Ave)			1		1	1		1		4
Luu's Chicken Bowl (1632 Pacific Ave)					2	2	2	1	1	8
Jack in the Box (1504 Pacific Ave)						5	1			6
Vintage N9ne (2018 Pacific Ave)		1	1		1	1			1	5
AVE on the mile (2333 Pacific Ave)		1	1		1	1				4
Puffy's Thrift (2210 Pacific Ave)	1									1
LA PALMA	1	2	2	1	1	1			1	9
Studio Six	1									1
Total	9	19	13	5	8	21	4	4	8	91

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

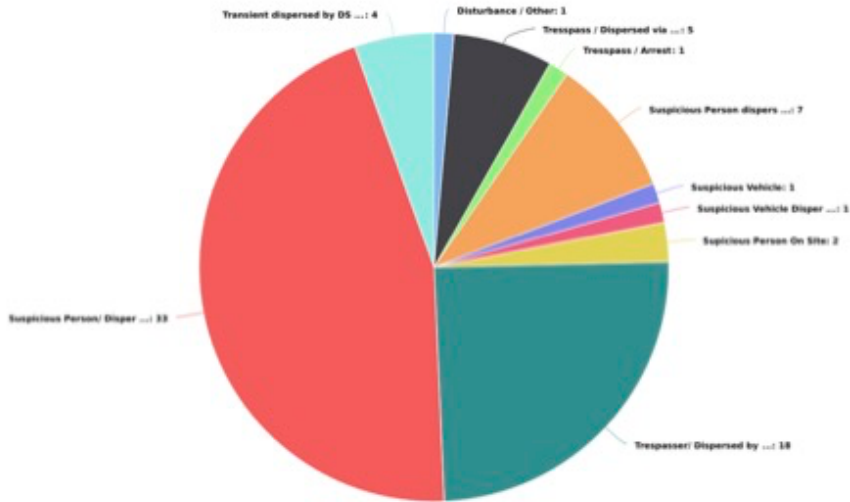
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Miracle Mile Incident Analysis

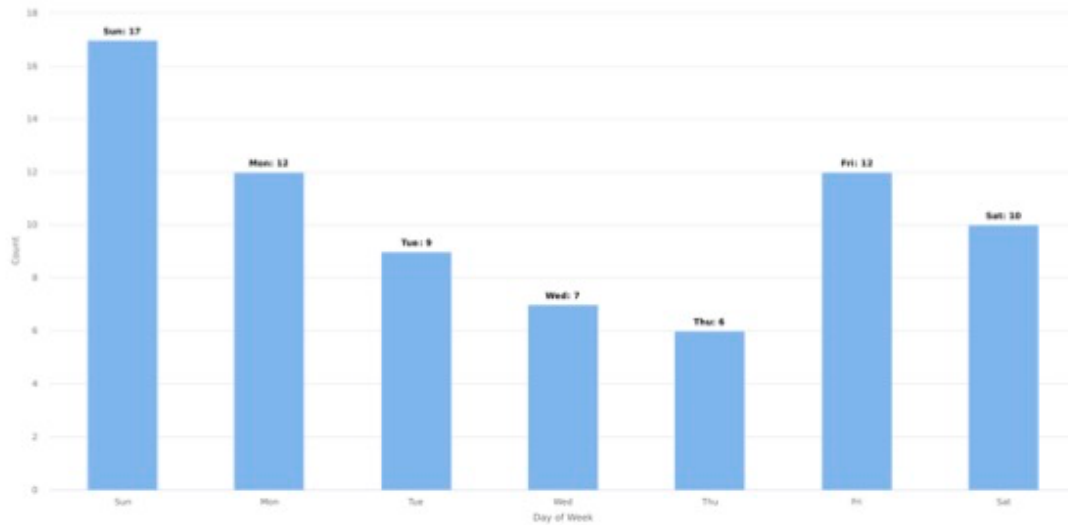
02/01/2025 - 02/28/2025



Incident Category



Day of Week



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Incident Category vs Day of Week

02/01/2025 - 02/28/2025



Incident Category	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total
Disturbance / Other	1							1
Tresspass / Dispersed via Loudspeaker		3	1				1	5
Tresspass / Arrest						1		1
Suspicious Person dispersed by Loudspeaker		1	1		3	1	1	7
Suspicious Vehicle			1					1
Suspicious Vehicle Dispersed By Patrol	1							1
Suspicious Person On Site						1	1	2
Trespasser/ Dispersed by DSA	7	6	1	1			3	18
Suspicious Person/ Dispersed by DSA	5	2	5	5	3	9	4	33
Transient dispersed by DSA	3			1				4
Total	17	12	9	7	6	12	10	73

MIRACLE MILE COMMUNITY IMPROVEMENT DISTRICT

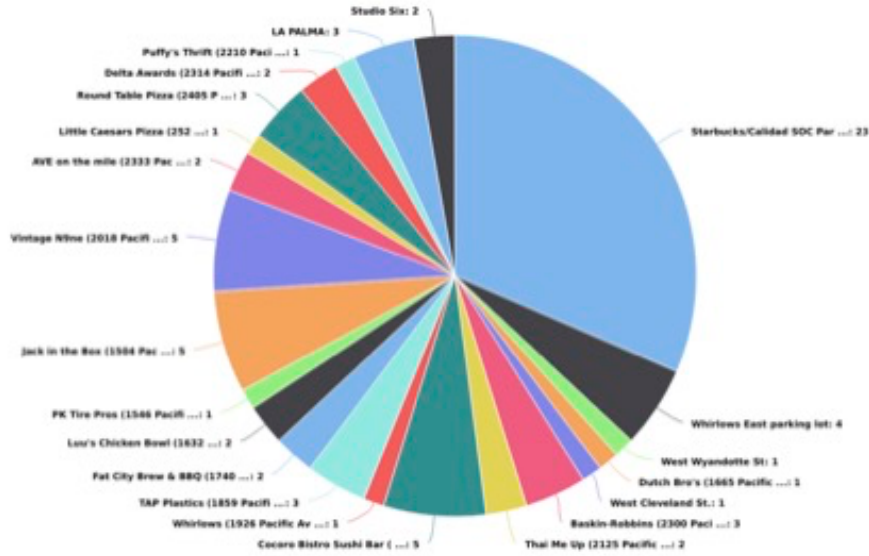
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Miracle Mile Incident Analysis

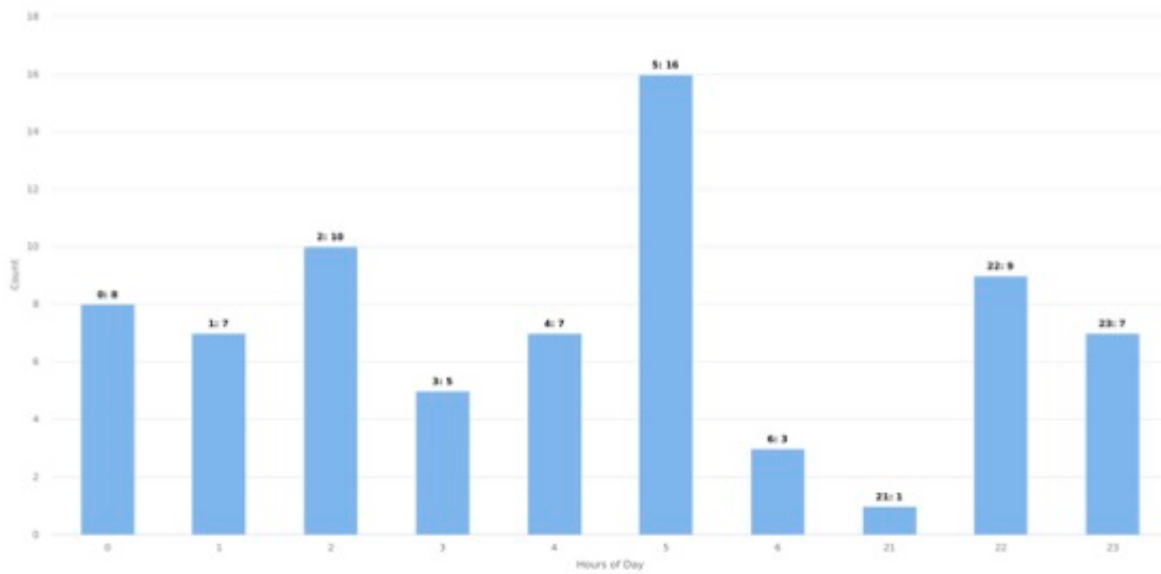
02/01/2025 - 02/28/2025



On-Premise Site Location



Hours of Day



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On-Premise Site Location vs Hours of Day

02/01/2025 - 02/28/2025



On-Premise Site Location	0	1	2	3	4	5	6	21	22	23	Total
Starbucks/Calidad SOC Parking (1810 Pacific)	2	4	3	2	1	3		1	6	1	23
Whirlows East parking lot			2		1	1					4
West Wyandotte St						1					1
Dutch Bro's (1665 Pacific Ave)						1					1
West Cleveland St.									1		1
Baskin-Robbins (2300 Pacific Ave)		1			1					1	3
Thai Me Up (2125 Pacific Ave)	1		1								2
Cocoro Bistro Sushi Bar (2105 Pacific Ave)	1		2			1			1		5
Whirlows (1926 Pacific Ave)	1										1
TAP Plastics (1859 Pacific Ave)					1	2					3
Fat City Brew & BBQ (1740 Pacific Ave)		1			1						2
Luu's Chicken Bowl (1632 Pacific Ave)					1					1	2
PK Tire Pros (1546 Pacific Ave)										1	1
Jack in the Box (1504 Pacific Ave)						3	2				5
Vintage N9ne (2018 Pacific Ave)		1	1		1	1				1	5
AVE on the mile (2333 Pacific Ave)			1	1							2
Little Caesars Pizza (2520 Pacific Ave)				1							1
Round Table Pizza (2405 Pacific Ave)						2			1		3
Delta Awards (2314 Pacific Ave)	1					1					2
Puffy's Thrift (2210 Pacific Ave)	1										1
LA PALMA	1			1						1	3
Studio Six							1			1	2
Total	8	7	10	5	7	16	3	1	9	7	73

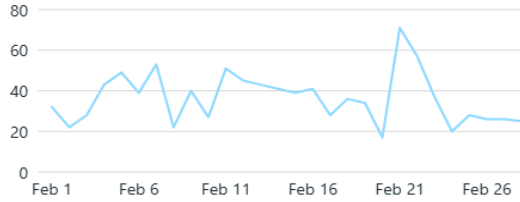
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SOCIAL MEDIA (February)

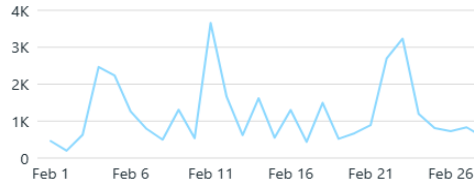
Visits ●

1K ↓ 29.9%



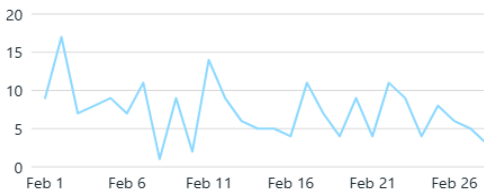
Views ●

33.9K ↑ 73.7%



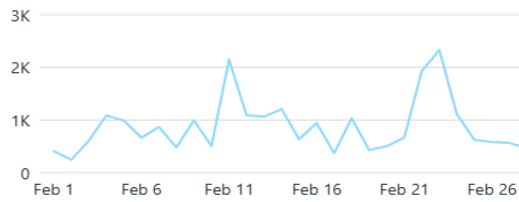
Follows ●

204 ↓ 14.3%



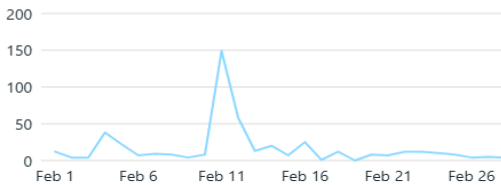
Reach ●

14.1K ↑ 25.4%



Content interactions ●

471 ↑ 42.3%



Link clicks ●

129 ↑ 1.5K%



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Audience

Demograph...

Trends

Segments

Potential audience

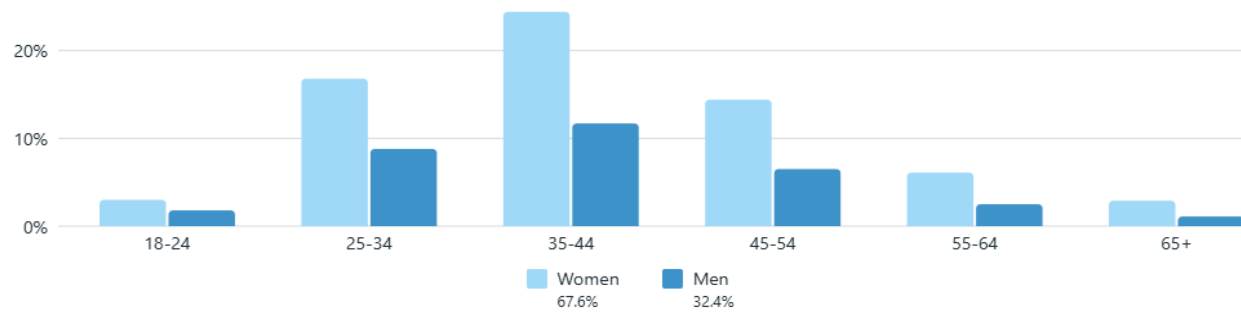
Followers

Lifetime

13,287

Age & gender

30%



Top cities

Stockton, CA

61.1%

Lodi, CA
5%

Manteca, CA
3%

Modesto, CA
2.2%

Tracy, CA
1.5%

Sacramento, CA
1.3%

Morada, CA
1.2%

Lathrop, CA
0.9%

San Jose, CA
0.6%

Elk Grove, CA
0.6%

Top

countries

United States
95.1%

Nigeria
0.4%

Taiwan
0.2%

Pakistan
0.1%

Mexico
0.1%

Philippines
0.1%

India
0.1%

United Kingdom
0.1%

Indonesia
0.1%

Vietnam
0.1%

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San Joaquin County Spark Relief Grant Program
LIFT INITIATIVE
SPARK RELIEF GRANT PROGRAM



ELIGIBILITY REQUIREMENTS

- Applicants must be a small business that has operated in San Joaquin County with no more than 50 employees since January 1, 2020.
- Applicants must sign a self-certification that the small business experienced financial harm due to the COVID-19 pandemic and the business is still operating. Examples of economic harm include government-imposed closures, loss of sales or reduced revenue, increased operational costs, workforce challenges or new costs relating to the pandemic.
- The expenditures must have occurred at the applicant's place of business in San Joaquin County between January 1, 2022 and the date of the grant application or until June 1, 2026.
- Applicants must provide a copy of the paid utility invoices as proof that the utilities have already been paid. The invoice must clearly show the applicant's name (business name), the service address, date of utility expense, and the payment confirmation or receipt.
- The maximum grant available under this program is \$5,000. The grant **may not exceed** actual utility costs.
- Applicants must submit a current W-9 form signed and dated. Form can be found at <https://www.irs.gov/pub/irs-pdf/fw9.pdf>.
- Applicants must operate out of a physical commercial storefront located in San Joaquin County.
- Applicants who are tenants must provide utility bills in their name. Utility costs included in rent, such as CAM (Common Area Maintenance) fees, are not eligible.
- Applicants must provide a copy of an active Business License in San Joaquin County and the state of California.
- Applicants must be in good standing and not have any outstanding code violations or delinquent taxes with federal, state or local governments, including with the County and/or city in which located.
- Have not received from other sources for the payment of the same business utilities which would be considered a duplication of benefits.
- It is the applicant's responsibility to redact personal identifying information, such as social security or taxpayer ID numbers, when submitting documentation in support of the application.

INELIGIBLE BUSINESSES

- Religious organizations
- Liquor stores
- Bars
- Check cashing facilities
- Cannabis dispensaries
- National chains or franchises
- Drive-thru restaurants
- Residential buildings
- Healthcare providers
- Independent contractors/operators, etc.

More information: https://ndc.smapply.io/prog/sjc_spark_relief_grant/?utm_medium=email&hsenc=p2ANqtz-8TEEBsCUwVZtzd2l8-wSHX-eWB4dSXMSdUZO_hzUU2DCPZKLbcFhikIN8rLp8bh6jqyF2uAA_Z5MI-Yz9D_vLag9cl7k_F_DxUvPxpRQY0HvTz5Sk&hsmi=346843342&utm_content=346843342&utm_source=hs_email

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