



Downtown Vallejo

Central Core Restoration Corporation

Promoting a safe, clean, and vibrant downtown Vallejo

JULY 2023

CENTRAL CORE RESTORATION CORPORATION - PBID

CCRC was first established in 1980 as a committee to study ways to revitalize the Historic Downtown Vallejo's central core. In 1995, CCRC was incorporated as a private nonprofit management corporation and in 1998 it became Downtown Vallejo's Property Based Improvement District (PBID).

The district's geographical boundaries cover approximately 16 blocks of downtown Vallejo's central core and include approximately 182 parcels with roughly 115 parcel owners.

Services Include:

- Security 40 hours/week.
- Regular graffiti removal.
- Litter pick-up 2 hours/day 5 days/week.
- Sponsoring the Saturday Farmer's Market.
- Sponsorship awards to support downtown events, activities and or programs.
- Sponsoring beautification improvement projects in the downtown district and maintaining planters.
- Encouraging property owners to maintain buildings in good condition.
- Maintaining a website and Facebook page to foster better communication with property and business owners, provide links to downtown businesses, and lease/sale opportunities.

CENTRAL CORE RESTORATION CORPORATION - PBID

- Coordinating with city departments to ensure litter, graffiti, illegal dumping, and other code violations are addresses.
- Maintaining and installing holiday lighting and year-round decorative lighting.
- Employing a 30 hour/week staff person.
- Works to facilitate solutions with property owners and the city.

Click on the link below to view the district map.

[DISTRICT MAP](#)

Board of Directors

- Buck Kamphausen, President
- Tom Bartee, Vice President
- Tom Pezzuto, Treasurer
- David Fischer, Secretary
- Ken Ingersoll, Director
- Mike Brigandi, Director
- Chris Platzer, Director
- Erin Bennett
- Annette Taylor, Director & Liaison COV's Economic Development Department

Update on President Kamphausen

As many of you may already know, Buck suffered a stroke on May 3rd. He is home and in good spirits and appears to be recovering at a steady pace. Although he will not be attending the July CCRC board meeting in-person, he will be attending virtually. We praise his unremitting determination to make a full recovery and quickly return to his busy life.

Recap on District's Stalled Lighting Project

Due to a number of glitches, including design challenges, exorbitant installation bids, funding delays and point of connection debates, the lighting project has been in, what seems like, an endless state of suspension.

Fortunately, CCRC has recently begun working with Pierce Electric, a family run construction and electrical company, that has been operating in Vallejo for 90 years. Laura and her brother Matt are in the process of providing CCCR with a preliminary design layout and project costs.

The plan is to install lights on Georgia, Marin, and Virginia Streets. These lights will be installed in phases with the Georgia Street lights as the part of the first phase.

In December of 2022, the Vallejo City Council voted to awarded CCRC \$100,000 for the lighting project. We anticipate the city releasing those funds sometime in the near future.

Downtown Security – SVT Gruppe

Since the passing of Michael George, in late 2022, Will Oropeza has been downtown's one and only security ambassador. He patrols downtown 5 days a week, Tue – Fri. 11:00 am – 7:30 pm and Sat., at the Farmers' Market, 10:00 am – 3:00 pm and then downtown from 3:00 pm – 6:30 pm.

Don't hesitate to reach out to Will to ask questions, request an escort, report suspicious or nuisance activity, or just to say hello. He can be reached at: 707 815-7938.

Downtown Beautification

Litter and trash continue to be removed by our maintenance crew, Mon.-Fri. Gregg Goins and Rick Weyrich work diligently to keep our downtown looking good through graffiti abatement, trash removal, pressure washing, and landscaping efforts. They also utilize the city's seeclickfix app.

What's With All the Dog POO Downtown?

You see it on the sidewalks, you see it in the parking lots, why do we have such a poo problem? It's gross -- but it isn't just gross, it's also an environmental pollutant and a human health hazard. No one wants to step in it, especially when it's fresh, and then traipse it through our local businesses or smear it on the floor of our car, office, or apartment, so, out of respect for others – please clean up after your pet.

CCRC provides free dogie waste bags. There are 16 dispensers downtown, locations include:

- 2 on the North & 2 on South sides of Georgia – 300 & 400 Blocks
- 2 on the North & 2 on the South sides of Virginia – 300 & 400 blocks



Now, go forth and enjoy our beautiful downtown and make sure to bring a bag with you!

Living Alley Project

A few years ago, an interested CCRC Board member introduced the idea of transforming our downtown alleys into livable green spaces. The concept behind this idea was to make the alleys green, clean, safe, and attractive while fostering recreation, walking, and socializing. The 300 block of Indian Alley was identified as the space to test this idea and process.

Funding has yet to materialize for this project, however, there has been significant efforts made to clear the alleys of extra/unused trash receptacles which are magnets for illegal dumping, loose trash, and unsecured receptacles which serve as shopping malls for dumpster divers. Requests have been made to property owners and tenants to secure their receptacles by either locking them or storing them in an enclosure.

As the pictures below demonstrate, some progress has been made.

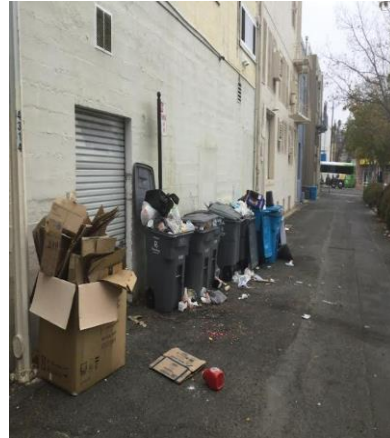
BEFORE - 300 block Indian Alley



AFTER - 300 block Indian Alley



BEFORE - 400 block Hudson Alley



AFTER - 400 block Hudson Alley



Keeping our alleys clean is an ongoing process. If you have a trash receptacle in one of the alleys, we once again ask that you put a lock on it or store it in an enclosure.

Given the re-emerging interest in having more events downtown, it may be time to revisit the idea of a living alley.

If you are interested in exploring the idea of creating a living alley, please attend a CCRC meeting or email CCRC and share your ideas. ccrcvallejo@gmail.com

VALLEJO MAIN STREET IS BACK IN TOWN

Vallejo 1st Corp., formerly known as Vallejo Main Street, has reverted to being a Vallejo Main Street (VMS) once again. The founders of the new VMS board began recruiting members in August 2022 and now have a President, former Vice Mayor Pippin Dew, and a full board of 15 members.

VMS is part of the California Main Street program (CMS) which was formed over 30 years ago. The CMS approach is centered around four Transformation Strategies:

Economic Vitality – which focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses.

Design – which supports a community's transformation by enhancing the physical and visual assets that set the commercial district apart.

Promotion – which positions the downtown or commercial district as the center of the community and hub of economic activity, while creating a positive image that showcases a community's characteristics.

Organization – which involves creating a strong foundation for a sustainable revitalization effort, including cultivating partnerships, community involvement, and resources for the district. To learn more visit: [California Main Street Four Transformational Strategies](#)

On the *Organizational* end of the Transformational Strategies, VMS has reached out to CCRC to explore how the two organizations can build synergy, given our common values, interests, and goals. CCRC has been receptive to this and a plan to assign a liaison from each organization is in the works as well as an MOU.

VMS has recently received \$30,000 in financial backing from the City of Vallejo to support some of their upcoming events, beginning with *August Summer Nights*, an event that will take place once a week in August – there will be music, food trucks, and a farmers' market; *Octoberfest* (date TBA) – each participating business will serve a taste of beer, giving the participants an opportunity to visit a variety of downtown shops and learn about what they have to offer; during the December holiday season there will be a *Mulled Wine & Hot Apple Cider Walk*; and in the spring they will be hosting a *Downtown Symposium* (date TBA) which will showcase the downtown business community and provide the public with more details on how VMS is implementing the four Transformational Strategies.

For more information or to attend a VMS board meeting:

Meetings are held the third Thursday of the month at 4:30 pm at 300 Virginia Street, Provisions Restaurant, or you can email Pippin Dew at pippindew8@hotmail.com



SUMMER EVENTS & SEMINARS

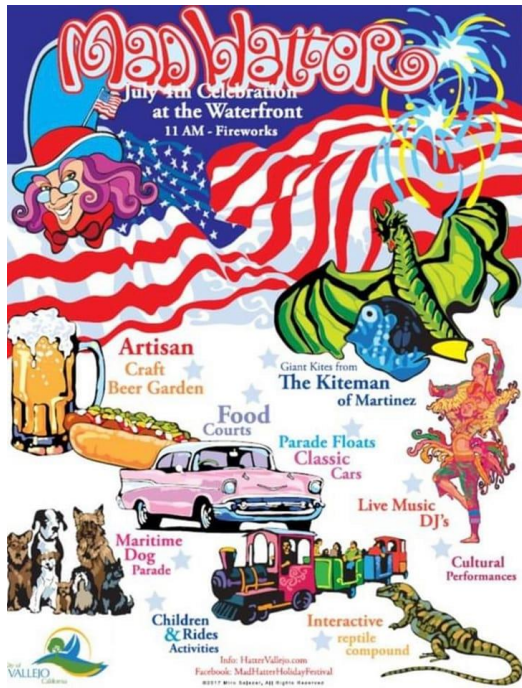
168th Annual 4th of July Parade



10:00 am – 12:00 pm - Georgia Street

Gather your friends & family and come celebrate our country's birthday while enjoying a great day of fun in Downtown Vallejo and on the Waterfront!

4th of July - Mad Hatter at the Waterfront



Mrs. M's Virtual Education Academy

FREE SUMMER SEMINARS!

FEEL FREE TO JOIN ANY AND ALL!

- ☑ Mechatronics - June 26th **CLOSED**
- ☑ Robotics (VEX VRC) - July 10th, 12th, 17th, 19th, 24th, 31st Dates subject to change
- ☑ Intro to Algebra: Variables, Equations, Properties, etc. - July 17th to 21st
- ☑ Journalism - July 23rd & 24th
- ☑ Intro to Debate/Argumentation - July 24th to 27th
- ☑ Algebra 1 Review: Distributive Property - July 26th to 28th

REGISTER YOUR STUDENT TODAY!

OR CONTACT FOR MORE INFORMATION AT...
MMVEA143@GMAIL.COM

FIRST CHANCE VALLEJO SUMMER

Where to find us:

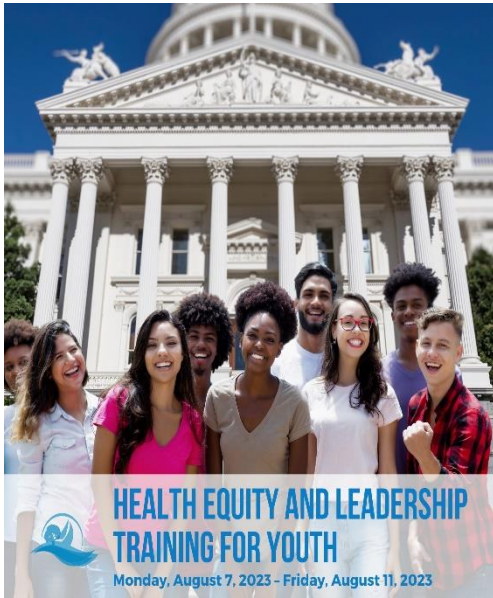
- Boys & Girls Empowerment Group Summer Camp
- Lady Echelon Summer Camp
- REACH O.U.T. MODE Summer Camp
- Online Richmond Camp (SEL & GD)
- Martinez Hybrid Camp
- JFK Library (contact for dates)

Programs & Services:

- Game Design
- Social-Emotional Learning Applications
- Human Rights Education
- Tutoring (1:1 limited space) Reading & Math

Volunteer With Us!
 Would you like to volunteer for any of the Summer Programs/Events?

Registration Questions:
info@firstchancevallejo.com



The Summer Leadership Institute, supported by a planning team from the Solano County Office of Education (SCOE) Youth Development Department and Touro University California's Public Health Program, invites high school students who are living in or attending school in Solano County to apply for a 5-day intensive youth advocate training that will be coordinated and led by community leaders and experts in the field of youth development, public health, environmental prevention, community activism, and peer education.

Students will participate in a field trip to the State Capitol to meet with leaders in governing agencies to engage in communication with decision-makers about policy development. Graduates of the institute will receive a Youth Advocate Certification and will have the opportunity to develop their own prevention campaign in their community that will be carried out during the upcoming school year. Students who complete this 5-day leadership institute will also receive a certificate of completion and a \$150 Target gift card provided by Touro University.

WHEN: Monday, August 7, 2023 - Friday, August 11, 2023

WHERE:

- Solano County Office of Education (Days 1-3)

The summer reading challenge

June 1- July 31, 2023. Everyone will receive a special tote bag when you sign up, and children will also get a book. Prizes will be given out to those who participate in the Challenge. Learn more at <https://ow.ly/uSmK500Ntcy>



Join the FREE summer week-long Youth Academy!

Open to young people between the ages of 11 and 16. Class size is limited, so get your application in quickly! Completed applications must be received by Wednesday, July 5th, 2023.

Follow this link to the online application: <https://na4.documents.adobe.com/public/esignWidget...>*

