

**MINUTES**  
**DOWNTOWN VALLEJO - CCRC**  
**SPECIAL MEETING**

**August 15, 2023**

**Call to Order:** Vice President Bartee called the meeting to order at 5:43 pm with a quorum of board members.

**Attendees:** Tom Pezzuto, David Fischer, Annette Taylor, Mike Brigandi, Chris Platzer, Tony Diaz, Jim Barcewski.

**Absent:** President Kamphausen, Erin Bennett, Ken Ingersoll

**Staff and Guests:** Rita Iravani, Councilmember J.R. Matulac: District 2, William Oropeza: SVT Gruppe, Rich Weyrich: Chair Beautification Commission, Toni Foster, Lt. Ramrakah: VPD, Tina Fowler: Bambinos Restaurant, Paul & Donna Beeman.

**Agenda:** At 5:44 pm Mr. Brigandi moved to approve the agenda, it was seconded by Mr. Fischer. Mr. Diaz requested an amendment to move item 11 c under item 5 (security). At 5:45 Mr. Pezzuto made a motion to approve the amended agenda, it was seconded by Mr. Fischer and approved by the board.

**Approval of Minutes July 13, 2023:** At 5:46 pm Mr. Brigandi made a motion to approve the minutes of July 13th, it was seconded by Mr. Fischer and approved by the board.

**Security Report: Item A.** Mr. Oropeza reported vehicle break-ins continue, the Thai Place and the Better Chew restaurants were broken into and there was an attempted break in at Gracies; as for the homeless - there are new faces every day and Mary still refuses to leave the 400 block of Georgia. Someone set up a refrigerator on the 300 block of Indian Alley. **Ms. Fowler** reported there was an altercation with a naked person in the bathroom at Bambinos. **Lt. Ramrakah** reported the police contained an individual on Indian Alley - the individual had two firearms and a pellet gun. The situation was resolved peacefully and the individual was taken into custody. He also commented on the sideshow at Sonoma and Lemon. Vallejo P.D. sent 4 patrols, Benicia sent 1, American Canyon sent 2, and Solano sent 2. He estimated there were approximately 300 people at the scene. **Item C** Mr. Diaz asked about what more can be done to either address or help the homeless situation from getting worse. Specifically, mentioning that he has invested resources in his new building and now he cannot get anyone to assist him with a person living in a tent in front of his building. **Mr. Bartee** commented, Natalie in the city manager's office is the point person for homelessness. **Mr. Matulac** commented there is the iHeart program that has been approved and has funding, they just need to hire a manager. There are also the Sacramento and Broadway facility and the Navigation Center on the horizon. **Ms. Taylor** suggested the board write a letter on behalf of the sanctioned site you are speaking of -- the letter could say we

have a new entrepreneur downtown who has invested his life savings and his hard work and right now there is a person who is outside in front of his building and he is afraid it might spread so instead of not doing anything. Mr. Diaz added -- is there a clear avenue of steps to be taken when these problems come up and someone to share information about resources that are available. At 6:10 pm Mr. Pezzuto made a motion to write a letter to the city council and have it approved by the board before sending it out, it was seconded by Mr. Barcewski and approved by the board with Mr. Platzer opposed.

**Public Comment:** **Ms. Beeman** requested the board post the monthly minutes to CCRC's website. **Mr. Beeman** thanked the board for acting promptly on his request to rescind its letter of support for the proposed high school. Additionally, he suggested the board come up with a strong reasonable letter in opposition to the proposed school. **Ms. Foster** asked two questions: 1) Will the school bring in taxes? and 2) As for the services provided by the iHeart program, will the participants of the benefits need to follow the rules? Answer to question 1. Mr. Matulac responded, No. question 2. Mr. Matulac responded he is not sure how the iHeart program is going to roll out. **Mr. Weyrich** reported there has been a proliferation of posters downtown - he will begin taking them down, there are some major irrigation problems downtown on the north side of the 300 block of Georgia - he notified public works a long time ago and in the interim he and Mr. Goins are hand watering, in addition to a lack of water in some planters there is also leakage and dead or dying trees on the 300 block of Georgia and 500 block of Marin and at Hudson Alley. Ms. Taylor asked Mr. Weyrich to forward that information to her and she will look into it. **Ms. Fowler** suggested CCRC take a leadership role with regard to the unhoused and added, she appreciates CCRC's support of Vallejo Main Street's August Summer Nights.

**Guest Presentation:** None.

**Report from City Staff and Liaison:** **Ms. Taylor** reported on the downtown lighting project. Ms. Taylor read the following memo: *The downtown lighting project is a city CIP project and Public Works will do the bidding and selection of contractor for the project and will be responsible for the installation process. CCRC shall enter into an agreement on their payment of all electrical installation costs and ongoing electric (power) costs. CCRC will also be responsible for all City inspection fees.* She will be looking for a date to schedule a meeting next week with Laura and Melissa and CCRC's lighting committee - Mr. Plaster, Mr. Bartee, and Mr. Pezzuto so they can start working on an MOU. CCRC will be responsible for all electrical costs and ongoing power costs. **Mr. Bartee** commented he met with the city manager and the chief and they asked if his office would reach out to the attorney general's office to ask for some relief on the new round of demands from the oversight committee. Initially, there were 45 and the city was halfway through them and then they decided to add another 55. There are time constraints and there are 4 officers assigned full time to work on this, plus they have asked for help from the CHP. **Lt. Ramrasah** commented that there is a new deputy chief who came from Fresno County. **Mr. Bartee** reported the August Summer Nights continue to be successful. The first week they estimated 1,000 in attendance and the second week approximately 1,200 - they expect it to keep growing.

**President's Report:** Mr. Bartee reported Mr. Kamphausen is doing better.

**Financial Report:** Mr. Pezzuto referenced the *Statement of Activity*, specifically the column under professional fees - there is an outlier amount spent in July which accounts for our first payment to New City America for the BID renewal. He suggested we start transferring money from the PBID account into the Operating account. Mr. Pezzuto reminded the board that the payments for downtown maintenance are always a month behind.

**Action Items:** Mr. Fischer addressed **Action Item A**. He wanted to know who is on the Sponsorship Committee. At 6:53 pm Mr. Fischer made a motion that Mr. Brigandi, Ms. Taylor, and Mr. Diaz constitute the Sponsorship Committee until they are replaced, it was seconded by Mr. Barcewski and approved by the board. Mr. Bartee addressed **Action Item B**. He suggested the Executive Committee use the previous job descriptions to create an updated job description and once that is put together then have the board approve it and then send out a formal job announcement. Once there is a list of candidates they can be interviewed by whatever rubric the board decides and then the selection will be done by a vote of the board. Mr. Fischer said he is not available to work on the job search for a new executive director and asked Mr. Barcewski to take his place. At 7:00 pm, Mr. Fischer made a motion to have Mr. Barcewski and everyone else on the Executive Committee, minus himself, work on the job search, it was seconded by Mr. Brigandi and Mr. Fischer added to his motion the Executive Committee will use the previous job descriptions to create an updated job description and once that is put together then have the board approve it and then send it out as a formal job announcement. Once there is a list of candidates they can be interviewed by whatever rubric the board decides and then the selection will be done by a vote of the board. The motion was approved by the board. Mr. Barcewski addressed **Action Item D**. Mr. Barcewski wants CCRC to create a flyer with the contact information of CCRC and Vallejo Main Street so they can act as a resource for questions the public might have regarding the downtown, real estate etc.. Ms. Taylor said the city could not hand out flyers referring to any organization because then it would appear that they are endorsing that organization and because they would have no control over the type of advice given. At 7:08 pm, Mr. Pezzuto made a motion to have Mr. Barcewski and Mr. Diaz research and determine what type of information they would include in a flyer and how it would be distributed to the public, then in 60 days they will come back to the board with a recommendation. It was seconded by Mr. Fischer and approved by the board. Mr. Barcewski addressed **Action Item E**. Mr. Barcewski announced that he would like to manage an Art in the Windows project. Ms. Taylor commented that insurance is a big issue with regard to this project. In the past, it was the building owners that did not want to be responsible for injury, etc. Also the art needs to be insured. Mr. Pezzuto suggested installing large art posters. Ms. Taylor commented that no more than 30 percent of a window can be covered. At 7:16 pm, Mr. Pezzuto made a motion to table this item until the September 14th meeting, it was seconded by Mr. Brigandi and approved by the board. Mr. Barcewski and Mr. Fischer abstained.

**Committee Reports:** **BID Renewal,** Mr. Bartee commented the next BID Renewal Committee meeting with Mr. Li Mandri is September 7th. He suggested the BID Renewal Committee meet prior to the 7th. Mr. Fischer commented the City's ordinance has a flaw in it that needs to be

corrected. The flaw being, it requires notarized ballots and he surmised that will never happen. Mr. Bartee asked Mr. Fischer to check with Mr. Nimon about getting this important item on the City Council's agenda. Mr. Pezzuto added, Mr. Li Mandri would like CCRC to find out how much revenue the farmers' market is bringing in. He said he will reach out to the market to get those numbers. Mr. Barcewski added there has been discussion about expanding the district to the waterfront. **Beautification, Mr. Platzer** reported on his way over to the meeting he stopped by Hudson Alley and moved a dumpster onto the cement pad. A woman from the nearby event center helped him clean up garbage that was on the ground and agreed to help keep the area clean and the dumpsters on the cement pad. Mr. Platzer would like to work with Mr. Barcewski to see about removing the unsightly barricade tape between his parking lot and the east side of the 300 block of Hudson Alley. Mr. Barcewski commented he was just trying to protect his tenants. Mr. Bartee suggested Mr. Platzer and Mr. Barcewski get ahold of Mr. Helmbrecht at the City of Vallejo to discuss the possibility of installing a collapsible bollard. Mr. Platzer read an excerpt from an article in the Vallejo Times Herald regarding the refrigerator/food pantry recently installed on the 300 block of Indian Alley. **Mr. Pezzuto** commented that CCRC has spent about \$10k in streetscape maintenance out of a \$20k allotment over the last 7 months, so if more hours are needed there is enough revenue available to accommodate that need. Mr. Bartee commented that Mr. Goins is going to adjust his schedule to allow for cleanup before and after the August Nights event. Mr. Weyrich commented that as long as there is food being sold at the farmers' market, there will always be a mess and the cause of the mess is not the vendors, it is the consumers.

**Old Business:** None.

**New Business:** Mr. Diaz suggested CCRC create a place where people can submit requests, suggestions and/or announcements. He offered to create a format for this.

**Announcements:** Ms. Fowler suggested people come to Bambinos Thursday, Friday, and Saturday.

**Adjournment:** At 7:38 pm Mr. Fischer moved to adjourn. It was seconded by Mr. Barcewski and approved by the board.

Approved by the board of directors at its meeting of September 14, 2023.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_