

MINUTES
DOWNTOWN VALLEJO - CCRC
REGULAR MEETING

September 14, 2023

Call to Order: President Kamphausen called the meeting to order at 5:01 pm with a quorum of board members.

Attendees: Tom Bartee, David Fischer, Annette Taylor, Mike Brigandi, Chris Platzter, Tom Pezzuto, Ken Ingersoll, Jim Barcewski, Tony Diaz (arrived 5:30pm).

Absent: Erin Bennett.

Staff and Guests: Rita Iravani, William Oropeza: SVT Gruppe, Pippin Dew: President VMS, Tony Foster, Paul & Donna Beeman.

Agenda: At 5:04 pm Mr. Bartee moved to approve the agenda. It was seconded by Mr. Brigandi and approved by the board.

Approval of Minutes August 10, 2023

At 5:04 pm a motion to approve the minutes of August 10th was made by Mr. Pezzuto, seconded by Mr. Brigandi and approved by the board. Mr. Kamphausen abstained.

Security Report: Mr. Oropeza reported the event *Hot August Nights* went well and there were no issues to report, there are a lot of new faces downtown some are homeless and some are not but choose to come downtown to drink and hang out. Vehicles are still being broken into, Divinci Motors was broken into and a \$300 Tesla charger was stolen. Mr. Kamphausen asked if Mr. Oropeza felt the P.D. was doing a good job considering they are short staffed. Mr. Oropeza responded -- it is hit and miss, sometimes they come quickly and sometimes not. Mr. Bartee commented the P.D. has received help from the U.S. Marshall's Office and the F.B.I.

Public Comment: Mr. Beeman commented he is opposed to the Elite School going in on Georgia Street and the downtown. The reasoning being, he thinks it will diminish opportunity and revenue and kill the revitalization of downtown. He suggested the board confer with Marco Li Mandri of New City America as he and Mr. Li Mandri are in agreement with regard to this issue. The proposed school is a public school and the people who will be buying it are also public and as such you cannot get any tax dollars from them. He was told by staff from the California Maritime Academy (California State University system) they do not want to have to compete with 400 kids from a high school. If so, they may leave in 1-4 years. Mr. Beeman suggested you may not want to lose such a prestigious presence downtown. Mr. Beeman added, the COV's traffic study has a lot of errors, for example: Lot G is noted as having 52 parking spots when in fact it has 21 plus 2 handicap spots. It goes on to say of the 52 parking spots 26 are not being used. Furthermore, it says there is no parking on the 200 block of Georgia Street which

is also not true. Mr. Beeman asserted that CCRC could be a force to ensure the degradation of downtown doesn't happen. This could be accomplished by a written opposition to the COV Planning Commission and the City Council to let them know this is not good for downtown Vallejo. If you have 400 kids and estimate 1-2 kids per car what parking will be left for commercial purposes? He requested the board come out strongly against the proposed school. Mr. Bartee commented, the traffic study is being reviewed by the city and they are aware of the errors. Also, Mr. Li Mandri informed the committee that the assessments, with regard to the CBD, will still be assessed even if they are a charter school. Mr. Pezzuto commented, charter schools may be tax exempt but they are not exempt from special assessments. Mr. Fischer added, under proposition 217, the assessor/tax collector is not supposed to grant a petition to waive special assessments, however, sometimes they do, erroneously. Mr. Kamphausen commented that the reason this school site was chosen was so the students living at 201 Maine could attend and graduate and then be eligible to attend a trade school. Also, one of the new roles for the management at 201 Maine is to manage single parent households and help to ensure children have school lunches.

Guest Presentation: None.

Report from City Staff and Liaison: Ms. Taylor reported on the downtown lighting project - Ms. Taylor would like CCRC to send a couple of dates to set up a meeting with city staff regarding the lighting project. Ms. Dew reported the *August Summer Nights* event was a success. She appreciated the work done by CCRC's security team and the event as a whole had a relaxed and "chilled vibe." She would like to expand the event next year and added that they had so many applications for vendors they had to turn some away. They offered local artists a 75 percent discount for a vendor spot and they had a significant number of social media followers. VMS will be doing two more events this year, one on November 3rd and December 9th.

President's Report: Mr. Kamphausen reported his company has offered to supply the Vallejo Naval and Historical Museum with security fencing on both sides of their building. He is estimating it will cost approximately \$15k. The repair costs to fix the elevator range from \$200k - \$2M. Ms. Taylor reported at the last city council meeting they reviewed the expenditure of the ARPA funds, first tranche, and one of the items was the elevator in the Naval Museum. The Empress Theater and the museum are city owned properties so perhaps, in the future, repairs should be a line item.

Financial Report: Mr. Pezzuto reported CCRC has made two payments to New City America. If you look at the *Budget v Actuals*, you will see, even though we have expended \$16k we are over \$3k out of budget but that is due to the fact that we haven't spent other monies we have allocated. The monthly transfer of \$8k from the PBID account to the Operating account began today and will continue for the next 4 months, there will be approximately \$9k left in the account at the end of the 4 months.

Action Items: Item A: Ms. Taylor reported on behalf of the Sponsorship Committee. The board decided to allocate \$4.8k to the sponsorship program with the possibility of adding an additional \$700. The committee chose to add the \$700 bringing the total to \$5.5k. Hyperion

Partners, LLC requested \$2k for the *Mad Hatter Holiday Festival, Parade & Tree Lighting*, the committee recommends \$2k; Vallejo Center for the Arts requested \$2.5k for the *Expanded Year-Round Arts Program*, the committee recommends \$2k; Vallejo Main Street requested \$4.8k, for the *August Summer Nights*, the committee recommends \$1.5k. Ms. Taylor added, she would like to see a broader outreach so they could capture more applicants. At 5:53 pm, Ms. Taylor made a motion, on behalf of the Sponsorship Committee, the recommendations for the board to vote on what has been presented. It was seconded by Mr. Diaz and approved by the board. Mr. Bartee, Mr. Pezzuto and Mr. Platzer abstained. **Item B: Mr. Barcewski** passed out some guidelines he developed for the Art in the Windows project. He commented, he is not sure who has liability and he also inquired about funding the project, stating each artist needs \$200. He added, Mr. Diaz has offered one of his windows. Mr. Pezzuto commented, under the category *Streetscape Improvements* there may be approximately \$4k available. Mr. Bartee commented the first time CCRC did this was 20 years ago, at that time the building owners who participated contributed financially. He suggested Mr. Barcewski look into that as well. Mr. Bartee had a question about Mr. Barcewski's proposal - if there are 10 artists at \$200 a piece will they do more than one window per artist? Mr. Barcewski commented it is \$200 per window and he does not intend to limit the amount of windows to just 10. He anticipates the artwork will be on display for one year and the property owner will have to pay for the electricity. Mr. Fischer suggested Mr. Barcewski determine which owners want to participate and how many windows he would like to populate with art, then bring that back to the board next month. He added, at this time it is undetermined how much money the board should allocate for the project. Mr. Bartee asked Ms. Iravani to share the list of the empty storefronts with Mr. Barcewski. **Item C:** Mr. Kamphausen commented on the letter written to the City Manager and City Councilmembers addressing the homeless woman living in a tent on the 400 block of Georgia. Mr. Diaz commented the letter addresses the situation accurately and he believes it is a good start to address the city and begin solving the issue. At 6:06 pm, Mr. Bartee made a motion to accept the letter and send it to the City Manager and City Council, it was seconded by Mr. Barcewski and approved by the board.

Committee Reports: Beautification: Mr. Platzer reported they are currently waiting for the city to install bollards on the west side of the 300 block of Hudson Alley. There are no longer garbage containers on the 300 block of Hudson Alley, the 300 block of Indian Alley is also clear of garbage containers, with the exception of one, and the refrigerator on Indian Alley is now gone. Mr. Platzer added if the fencing around the former bank building on the 300 block of Georgia is there to prevent falling debris then the entire sidewalk should be blocked from public access. **Ad hoc Renewal:** Mr. Bartee reported the committee met before the meeting with Mr. Li Mandri to discuss some thoughts about the future assessment formula and footprint of CCRC. The majority of the discussion, during the last meeting with Mr. Li Mandri, was centered on what the various implications were. We discussed the fact that the current formula does not take building height into consideration in the assessment and looking forward in 20 years there may be development in the downtown that might be more than one story, so it would be incumbent upon us to recognize that fact for future growth. There was a discussion about opportunities to expand the footprint of the district, such as up Marin Street to Florida, possibly including some of the waterfront properties and where the former post office was located on Santa Clara Street. Mr. Li Mandri is going to come back to the committee with some projections and then with a

relational database or spreadsheet they will enter assessment numbers to determine how changes in those numbers could affect the bottomline/new assessments for the district. The next meeting will be October 4th at 2:00 pm at 301 Georgia Street, second floor conference room. Mr. Barcewski commented that Mr. Li Mandri said we could discount the parking lots if we go to the heights. Mr. Pezzuto commented, CCRC's current budgeted amount of funding is \$254k and Mr. Li Mandri is shooting for \$300k. Mr. Barcewski said we should also be raising money via special events. Mr. Fischer commented, we will be required under the law -- we can only collect assessments from special benefits, general benefits, which amount to approximately 2 percent, must be collected from some other source. Mr. Pezzuto added that CCRC is already collecting \$13-14k per year from the Farmers' Market so to some extent we are already in that 2 percent range. **Farmers Market: Mr. Pezzuto** reported a woman named Cynthia Irene has requested putting in a kids zone on the lower half of the 600 block of Marin, an area that the market is not using. **Mr. Fischer** commented -- a committee has been left off under item 12C. It should include the committee to find a replacement for Ms. Iravani. Mr. Bartee said we are working on updating the job description, once that is done they will go to the committee and put together a step by step plan.

Old Business: None.

New Business: Mr. Platzer commented he was informed by city staff that he could be provided with attendance numbers for the *August Summer Nights* events based on a technology the city has access to that surveilles cell phones.

Announcements: Mr. Oropeza announced he will no longer be working the Saturday Farmers Market. His replacement will be Terry Scallion.

Adjournment: At 6:36 pm Mr. Pezzuto moved to adjourn. It was seconded by Mr. Bartee and approved by the board.

Approved by the board of directors at its meeting of October 12, 2023.

Signed: _____ Title: _____