

MINUTES
DOWNTOWN VALLEJO - CCRC
REGULAR MEETING

October 12, 2023

Call to Order: President Kamphausen called the meeting to order at 5:05pm with a quorum of board members.

Attendees: Tom Bartee, David Fischer, Annette Taylor (arrived at 5:10 pm), Mike Brigandi (left at 5:48 pm), Erin Bennett, Chris Platzer, Tom Pezzuto, Jim Barcewski.

Absent: Ken Ingersoll, Tony Diaz.

Staff and Guests: Rita Iravani, Councilmember Loera-Diaz, William Oropeza: SVT Gruppe, Justin Lane, Pippin Dew: VMS, Rich Weyrich: TAL, Paul & Donna Beeman.

Agenda: At 5:07pm Mr. Brigandi moved to approve the agenda. It was seconded by Mr. Bartee and approved by the board.

Approval of Minutes September 14, 2023

At 5:07 pm a motion to approve the minutes of September 14th was made by Mr. Bartee, seconded by Mr. Brigandi and approved by the board. Ms. Bennett abstained.

Report from City Staff and Liaison: Councilmember Lorea-Diaz reported the city was able to secure a \$60k grant for small businesses. The funds, which is ARPA money, will be used for any small business that has been burglarized or has had issues with safety and their insurance has been dropped or increased. She is working on getting a sliding scale fee or price reduction or a waiver of permits for businesses that have to put bars on their windows and doors or use other safety measures because the city does not have an adequate police force. At the last city council meeting, she proposed the city begin the process of finding a permanent police chief. She would like to see a panel of individuals, which will include the public, that could provide input as to what the city wants in a chief. There is still a public state of emergency. The sheriff's department said if the city has an MOU in place with VPD they will consider negotiating with Vallejo to provide law enforcement support. The city has already sent their agreement to VPOA and they are now waiting for them to approve the terms. Measure P funds - between April 1st and June 30th there was about \$5.1 million. The city will determine how that money will be used within the confines of how it was originally earmarked. The city just recently organized a *Measure P* oversight committee. At the last city council meeting, there was a lot of hate speech, racial slurs etc. from online callers, based on this the city council will be reevaluating call-in comments. **Ms. Taylor** commented she has been going to the downtown businesses that have been broken into. She suggested these businesses should file a report online. It is important to have a case number even if the police do not come out, it also shows the amount of activity that is taking place in Vallejo, it shows what Vallejo needs, it also helps with grant funding. Ms. Taylor also

commented on the last iteration of the *Downtown Waterfront Specific Plan* -- at that time the city had a developer in place, right now the city has no developer in place for the downtown or the waterfront plan. She believes now, more than in the past, there will be a greater opportunity to have your voices heard. **Ms. Dew** reported VMS will be participating in the *Downtown Costume Halloween Stroll* on October 28th. There will be pumpkin decorating, children's activities which will include trick-or-treating and a scavenger hunt where the children will visit each business to get their card stamped and then redeem the stamped card for VMS treats. There will be a pumpkin carving contest for any business that wants to participate.

Security Report: **Mr. Oropeza** reported there were several businesses broken into, The Better Chew was broken into twice. Many of the people downtown, who appear to be homeless, actually live near the downtown. Catalytic converters are still being stolen, and there have been several service calls from the Marina Towers.

Public Comment: **Mr. Beeman** requested that CCRC actively oppose the location of the proposed downtown high school. He reiterated that he is not opposed to the school, he opposed the location. He thinks having this school downtown will prevent CCRC from achieving its mission/goals. Mr. Beeman referenced some items in CCRC's *Downtown District Management Plan*. He commented, Cal Maritime has long term goals which may include leaving their downtown location. **Ms. Beeman** added Cal Maritime's downtown campus is not a school, it is their Anchor Center where they have meetings or special events. If the property proposed for the school is sold to a charter school there will be a significant loss in tax revenue. **Mr. Brigandi** asked if the board would consider moving the meeting time back to 4:30 pm. Mr. Fischer asked for this to be placed on next month's agenda for discussion.

Guest Presentation: Justin Lane presented information on the *State Small Business Credit Initiative* (SSBCI). The federal government gives money to the states, the states then allocate those funds to revitalized small businesses. These funds could be to offset the cost of tenant improvements and the cost of locating/relocating to a specific area. NorCal SBDC is a financial development corporation that provides loan guarantees, for example, they provide loans to people who would not normally qualify. California received \$2 billion from the federal government. In addition to the \$2 billion, the federal government is offering a special fund to support *Socially Economic Disadvantaged Individuals* (SEDI funds). Vallejo qualifies for SEDI funds. SEDI funds can be used for start-up costs, working capital, franchise fees, equipment purchase and installation, etc. Restrictions include, money service such as check cashing & ATMs, pyramid, and passive real estate. There are a couple of programs available to apply for these funds: ventura capital program, a loan participation program, loss and certification, loan guarantee program. The California IBank website lists all of these lenders. Tribal government will receive \$800 million but the details on how to administrate that program is still being debated.

President's Report: Mr. Kamphausen commented on the state of the buildings downtown, city management, the impact of zoning, California Forever and his idea to create a trade school. He is not totally in favor of the proposed downtown charter school but there is nothing else happening.

Mr. Kamphausen added, one good thing is the potential of reopening Mare Island to be a shipyard and create jobs and revenue for the town.

Financial Report: Mr. Pezzuto reported the first \$8k has been withdrawn from the PBID Reserve account. There are a total of four installments scheduled to be withdrawn to cover the cost of New City America's renewal fee. Since BMO took over, we began experiencing some difficulties logging onto online banking service, so we decided to meet with a bank representative. At that meeting, it was recommended to us that we only keep the amount of money we need each month to pay our bills, in the operating account, and leave the rest in an interest bearing account. If we do this we could earn approximately 3 percent per \$100k, or \$3k annually. **Action Item 10:** At 6:23 pm, Mr. Pezzuto made a motion to move the money into the interest bearing account and only have transfers happen to cover monthly expenses, it was seconded by Mr. Bartee. At 6:24 Mr. Fischer made a motion to amend the prior motion to give Mr. Pezzuto latitude if he finds out there are penalties associated with too many withdrawals. The amendment was seconded by Mr. Bartee and approved by the board.

Action Items: **Action Item 11a - Mr. Barcewski** reported he has created the flyer but has not gone to city hall to see if the city planners and the building department will pass them out. Ms. Taylor and Mr. Diaz are working on this project with him. **Action Item 11b** (see action item 10 above) **Action Item 11c -Mr. Barcewski** reported he did a thorough study of all the vacant windows downtown. He would like to go to the museum and get historical pictures to put in the windows. He needs to follow up with some additional items and would like to bring this back to the board next month.

Committee Reports: Beautification - Mr. Platzer reported the yellow tape laced across the 300 block of Hudson Alley, abutting Mr. Barcewski's parking lot, has been removed and replaced with bollards. There are no dumpsters on the 300 and 400 blocks of Hudson Alley. Mr. Platzer reported the city has been awarded a grant of \$352k for the beautification of Georgia Street, which includes solar lighting, benches and garbage cans. The city has also allocated \$100k specifically to be used for lighting. These two allocations equal \$452k to be spent on the downtown. He added, on Sonoma Blvd. and within the CCRC boundary there is only one garbage can, which is located on the corner of Sonoma and Georgia. He is currently in a struggle with 523 Capitol, a small business that recently got garbage cans -- the Navel Museum moved the cans out of their parking lot and located them in Jeffery Alley. This means the business owner has to walk around the block to get to their garbage cans. These garbage cans have not been serviced and if left unemptied will attract more debris. At 330 Georgia, Mr. Platzer positioned some lights to demonstrate the effects of up lighting. Also, someone is painting a mural on one of the cement pads on the 300 block of Indian Alley. **BID Renewal - Mr. Fischer** reported at the last meeting, the committee reviewed the district boundaries and discussed extending the district along Sonoma to Florida and then at the other end Curtola Pkwy to The Granite Store and then analyzed which properties are commercial and which are residential on the block behind The Granite Store. It was suggested that most properties/property owners that are in close proximity to the downtown receive benefits from the district, for example the condos behind 201 Maine are within walking distance of the farmers' market, so they should be included as well. We then discussed the site of the former post office on Santa Clara Street. If that

becomes the future site of condominiums then they too would receive benefits from the district, so they have also been included. The committee then questioned the ability of the district to provide services to all these new areas, especially in light of CCRC's budget. Mr. Fischer asked for the board's input on these questions. Mr. Pezzuto commented --- it was recommended by Mr. Li Mandri, to have a single zone, then we would be obligated to provide the same services throughout. Mr Fischer suggested having two zones with different and lower rates which would lessen our obligations in zone two and make it easier for us to meet our obligations. Mr. Bartee commented he thinks the proposed district extensions are minimal and will not become a burden. Mr. Pezzuto added that we should also consider frontage and volume not just square footage when evaluating assessments. Mr. Bartee commented we do need other sources of income. Proposed new zones: zone one stays one, zone two stays two, and zone three is absorbed into zone two. **Personnel - Mr. Barcewski** commented he is on the committee and thinks the committee should meet and start receiving instructions.

Old Business: None.

New Business: None.

Announcements: Mr. Bartee announced his office has set up a meeting with the Vallejo Police Chief, the mayor, the city manager, head of the highway patrol (Golden Gate Division), Solano County Administrator, Solano County Sheriff, Senator Dodd, and Assemblymember Wilson to discuss police support with the sheriff and CHP for the City of Vallejo. Ramona Bishop has organized an occupy Georgia Street protest. She is doing a pancake breakfast and then her students are going to occupy Georgia Street.

Adjournment: At 7:15 pm Mr. Fischer moved to adjourn. It was seconded by Ms. Bennett and approved by the board.

Approved by the board of directors at its meeting of November 9, 2023.

Signed: _____ Title: _____