

**MINUTES**  
**DOWNTOWN VALLEJO - CCRC**  
**REGULAR MEETING**

**November 9, 2023**

**Call to Order:** President Kamphausen called the meeting to order at 5:00 pm with a quorum of board members.

**Attendees:** Tom Bartee, David Fischer, Annette Taylor, Mike Brigandi (left the meeting at 5:45pm), Erin Bennett (left the meeting at 5:56pm), Chris Platzer, Tom Pezzuto, Ken Ingersoll, Jim Barcewski.

**Absent:** Tony Diaz(excused).

**Staff and Guests:** Rita Iravani, Pippin Dew: President VMS, William Oropeza: SVT Gruppe, Bernice Newell, Donna Beeman.

**Agenda:** At 5:01 Mr.Bartee moved to approve the agenda. It was seconded by Ms. Bennett and approved by the board.

**Approval of Minutes October 12, 2023**

At 5:02 pm a motion to approve the minutes of October 12th was made by Mr. Platzer, seconded by Mr. Bartee and approved by the board.

**Security Report:** Mr. Oropeza reported last week there was a large number of homeless in the district -- some were trespassing and there have been some open container issues, cars continue to be broken into. The homeless lady, Mary, is still camped out in front of 435 Georgia Street.

**Public Comment:** None.

**Guest Presentation:** Assistant City Manager Davis was unable to attend.

**Report from City Staff and Liaison:** Ms. Dew reported VMS hosted a costume stroll for Halloween and it was well attended with over 150 families participating. They will be kicking off their Downtown Dollars either in late November or early December.

**President's Report:** Mr. Kamphausen reported -- he was contacted by an individual interested in opening an auto body repair shop. He has decided to put all his buildings up for sale and he will be financing them. The city is seriously underperforming. He believes the Mayor and City Council should be qualified and capable and compensated appropriately. Another option would be to decertify the city and become part of the county. He thinks the city should take on the downtown lighting project - it would make the downtown a lot safer and give people a reason to come downtown. He added that he no longer supports the idea of having a high school in the downtown -- the downtown needs more tax generating businesses. He supports the idea of

having more trade schools. His company will be working with the real estate investment firm of Marcus & Millichap.

**Financial Report:** Mr. Pezzuto reported the audit is complete and the taxes have been signed and sent to Jones & Perry for e-filing. The end of the year figures show a \$35k surplus. We are a third of the way through our payments to New City America and will have sufficient funds to finish paying them. The *Budget v Actuals* are not completely accurate because the spending for New City America was not included when the budget was created.

**Action Items:** **Item 11a: Barcewski** - he is still working on the flyer and would like this item placed on next month's agenda for further discussion. **Item 11b: Barcewski** - he has met with Paul Beeman and Brenden Riley and he has gone to the museum to get some pictures. He would like this item placed on next month's agenda. **Item 11c: Brigandi** - Mr. Brigandi suggested changing the starting time for CCRC's board meetings from 5:00 pm to 4:30 pm. At 5:30 pm Mr. Brigandi made a motion to change the time from 5:00 pm to 4:30 pm, Mr. Platzer made an amendment to the motion as follows: change the time from 5:00 pm to 4:30 pm and the meetings shall not exceed an hour and a half, it was seconded by Mr. Bartee. Mr. Fischer opposed the motion citing he works late and has to commute to the meetings. The motion was approved by the board with Mr. Fischer opposed. **Item 11d: Kamphausen** - We need to select a date for the annual stakeholder meeting. At 5:39 pm Mr. Bartee made a motion to hold the annual stakeholder meeting on Wednesday, January 17, 2024, it was seconded by Mr. Platzer and approved by the board. Mr. Bartee would like to invite members from VMS as well as merchants.

**Committee Reports: Beautification - Mr. Platzer** reported the city is in the process of installing electric vehicle charging stations (EVCS) in parking lot K & I and next year in parking lot J. These EVCS may provide an economic boost to the downtown and it might be a good time to consider clearing debris & weeds to make the lots look a little more presentable. There is an uplighting demo in front of 508 Sacramento Street. Mr. Platzer stopped by a professional landscaping supply store where he received a list of professional landscapers, he will contact them for ideas. Mr. Platzer suggested regular sidewalk cleaning might help encourage the woman camping on Georgia Street to remove herself. **BID Renewal - Mr. Bartee** reported the committee had a discussion about a document Mr. Fischer prepared regarding the proposed expansion of the district. Mr. Li Mandri will prepare some calculations using a couple of different scenarios with modified formulas for the assessment and bring that back to the committee next time we meet. Currently, the assessment is based on the sq. ft. of the parcel and frontage. Mr. Li Mandri is suggesting, assuming the downtown will continue to grow & develop, we include the vertical element and then reduce some of the other factors. So that essentially for most parcels the assessment won't increase or increase significantly but rather it will be a different formula for calculating the assessment. For example: the parcel at the site of the former post office on Santa Clara Street has been included because that site is intended to be developed into a mixed use vertically integrated building. These calculations should be finalized by the time Mr. Li Mandri gives his presentation at the stakeholders meeting in January. Mr. Fischer commented the expansion areas include up to Moschetti's at Florida along Marin and partially up, almost to Florida, on Sonoma and then down in the area of the Granite Store at Pennsylvania

and Sutter. Currently, the district has 3 zones, which are based on their commercial marketability, Georgia Street is the highest charge and then it goes to zone 2 and zone 3 as you get farther away from the core. The committee is looking at only having 2 zones-- for example: having parts of Georgia Street and Virginia Street as zone 1 and the rest would be in zone 2.

**Old Business:** None.

**New Business:** Mr. Bartee reported: the owners of the former City Lights building on Virginia Street are opening a new restaurant called Bourbon & Bounty. They are trying to get a liquor license and missed the state lottery deadline. If anyone knows of someone who wants to sell their license or knows of one for sale, please let them know.

**Announcements:** Ms. Taylor reported, she, Ms. Dew, and Mr. Bartee attended the Solano EDC's Syar Foundation Summit, which was brought to her attention by Mr. Barcewski. Basically, they are trying to get more philanthropy in Solano County, today's focus was mainly on Vallejo.

**Adjournment:** At 6:01 pm Mr. Bartee made a motion to adjourn. It was seconded by Mr. Platzer and approved by the board.

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

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