

MINUTES
DOWNTOWN VALLEJO - CCRC
REGULAR MEETING

December 14, 2023

Call to Order: President Kamphausen called the meeting to order at 4:30 pm with a quorum of board members.

Attendees: Tom Bartee, David Fischer, Annette Taylor, Mike Brigandi, Erin Bennett, Chris Platzter, Tom Pezzuto, Ken Ingersoll, Tony Diaz, Jim Barcewski.

Absent: None.

Staff and Guests: Rita Iravani, Councilmember Loera-Diaz, William Oropeza: SVT Gruppe, Pippin Dew: President VMS, Pam Lazor, Elizabeth Pidgeon: Odd Fellows /VMS, Donna Beeman.

Agenda: At 4:32 pm Mr. Fischer moved to approve the agenda. It was seconded by Mr. Brigandi and approved by the board.

Approval of Minutes November 9, 2023

At 4:32 pm a motion to approve the minutes of November 9th was made by Mr. Brigandi, seconded by Ms. Bennett and approved by the board.

Security Report: Mr. Oropeza reported there has been a huge influx of new homeless in the downtown area, some reportedly coming from San Francisco; catalytic converter thefts and vehicle break-ins are still occurring. The restaurant The Better Chew has closed --many speculate it's because they had been broken into several times.

Public Comment: None.

Election of Officers & Directors: Mr. Bartee suggested the board could either vote for the slate of candidates or vote for each candidate individually. Mr. Fischer objected to voting as a group and suggested candidates be voted on individually. Mr. Fischer went on to say he feels individuals serving on two boards (specifically Vallejo Main Street and CCRC) have a conflict of interest and he will not vote in favor of any candidate in that position. Mr. Fischer identified Mr. Pezzuto as someone serving on both boards who is also a candidate for the board. The board decided to vote on individual candidates. At 4:45 pm Mr. Bartee announced the nomination of Mr. Kamphausen to return as Board President, the board voted 11 Yeas, 0 Nays; Mr. Pezzuto to return as Treasurer, the board voted 10 Yeas, 1 Nay; and Ms. Bennett, Mr. Brigandi and Mr. Barcewski to return as Directors, the board voted 11 Yeas, 0 Nays.

Guest Presentation: None.

Report from City Staff and Liaison: Ms. Taylor reported a month ago the city council approved \$60k for businesses that have been vandalized. This will be going to the city council in January. There will be an application form and a process to apply for this grant. Ms. Lorea-Diaz reported the city finally has a contract and an MOU with the VPOA and on Dec. 4th the city manager and chief of police met with the Solano County Sheriff to discuss what type of assistance they could provide and the cost involved to provide those services. The Economic Vitality Commission now meets every month and now has a budget of \$10.3k. Ms. Lorea-Diaz commented she was the council member who initiated the \$60k grant to help people who have had their businesses robbed or vandalized. Another issue she is championing is to waive fees for businesses that need to install bars on their windows and steel doors and gates. One year ago she proposed creating an area where the unhoused people could have access to port-o-potties, public showers and medical personnel. City staff announced that in early March the city council will be addressing this proposal and will be looking for a nonprofit to run the area. As of September 2023, \$8 million has been collected through the Measure P tax. There is now a Measure P Commission and soon a liaison will be assigned. She would like to see this money spent on the issues it was designed to address. She encourages everyone to speak up about the issues that are most important to them. She will follow up on the status of the downtown lighting project. Ms. Dew reported VMS hosted a Jingle & Mingle Holiday Stroll downtown and has also launched the Downtown Dollars coupons to support local businesses. There are 20 businesses participating and the coupons are now being offered at a 25 percent discount for the first \$8k they issue. The coupons can be purchased either online or at the Vallejo Naval Museum.

President's Report: Mr. Kamphausen reported he is in negotiations with the realty company of Keller & Williams to locate their business into his building on Virginia Street. He plans on financing the sale of his buildings and anticipated interest on this will be at 4 percent. Mr. Kamphausen also commented - he appreciates Ms. Lorea-Diaz's idea to find a specific area where the homeless can go. They had a luncheon, catered by Manny's at the Waterfront, with 140 retired fire and police officers in attendance and all their vehicles that were parked in the lot next to his building received parking tickets. Mr. Kamphausen added that our executive director will continue in her current position.

Financial Report: Mr. Pezzuto reported everything is status quo. State Fund Compensation sent a \$25 dividend which we incorrectly reported in Quickbooks, so it is now showing up on the balance sheet as a negative number in a liability column. We have now expended 5 months (\$40k) of payment to New Cities and for the year we still have a positive cash flow. He added, Ms. Taylor reached out to see if there would be a mid-year bump in CCRC's assessment collection -- we are done for the year.

Action Items: Item 11a: Barcewski - created a single page resource flyer he would like handed out at city hall when people are there inquiring about opening a business and has created a draft. Ms. Taylor commented there are flyers in city hall at Commercial Services, on the second floor in Planning, there is a bulletin board and an area where you can put flyers near where the security guards sit. Mr. Brigandi suggested Mr. Barcewski submit his flyer to the Chamber of Commerce to include in their packet. **Item 11b: Barcewski** - suggested creating a website to

house a 40 page document and try to get that to the school districts both in Vallejo and outside Vallejo so children can learn about Vallejo's history. Mr. Kamphausen suggested this information be given to realtors.

Committee Reports: Beautification - Mr. Platzer - commented the alleys have been around for 150 years and today they can be made safer, cleaner and greener and populated with people instead of cars. Mr. Pezzuto commented there has been illegal dumping on his property and the city is referring him to call Recology. Right now he cannot get any type of service from Recology because they have undergone a nationwide computer hack. **Ad hoc BID Renewal Committee Fischer** - there has been discussion about expanding the district, the next meeting is a Zoom meeting, scheduled for Monday. Marco has provided the committee with several options for assessments and the highest option is only \$368k. Marco has also commented that he does not have a CBD in his portfolio that operated on less than \$500k. Even if we go with the highest option at \$368k we will still not be able to provide the services we are responsible for. Ms. Taylor suggested the board review an increase but also take into consideration those who may be hit harder by the increase and then consider fundraising. Mr. Pezzuto commented the new thing Marco has proposed is to consider building square footage - in the past it was only frontage and lot size. For example, if you have a 5 story building you will be paying more but then he is proposing a decrease for other things such as a property that is just a parking lot, those owners will pay less.

Old Business: Mr. Kamphausen commented on the woman camping out in front of 418 Georgia Street. She has been decorating the flower pots. Mr. Diaz commented her behavior is unstable and she said she has no intention of leaving. Ms. Lorea-Diaz suggested Mr. Diaz get a hold of her to discuss the matter further. Mr. Fischer commented - the Supreme Court must get rid of the Grants Pass case.

New Business: Mr. Kamphausen commented that the people who bought the former City Lights building have also purchased Dunphys. They will be moving the liquor license to Virginia Street.

Announcements: Ms. Iravani shared a copy of the 2024 Stakeholder agenda.

Adjournment: At 6:14 pm Mr. Fischer made a motion to adjourn. It was seconded by Mr. Barcewski and approved by the board.

Approved by the board of directors at its meeting of January 11, 2024.

Signed: _____ Title: _____