

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

**MARCH 14, 2024**

**Call to Order:** Vice President Bartee called the meeting to order at 5:15 pm with a quorum of board members.

**Attendees:** David Fischer, Annette Taylor, Mike Brigandi, Erin Bennett, Chris Platzer, Tom Pezzuto, Ken Ingersoll, Tony Diaz,

**Absent:** President Kamphausen, Jim Barcewski.

**Staff and Guests:** Rita Iravani, Pippin Dew: VMS, Councilmember Matulac, Councilmember Palmares, William Oropeza: SVT Gruppe, George Rojas: La Clinica, Dr. Ramona Bishop: Elite Public School, Magaly Munoz: The Oakland Post, Tonya Moore: Executive Director Keyz STEM, Interim Chief Ta: VPD, Robert Brekke, Tausha Johnson, Alex Matais: Liaison VMS, Kirby Lynch: La Dells Shoes, Donna Beeman.

**Agenda:** At 5:15 pm Mr. Pezzuto moved to approve the agenda. It was seconded by Mr. Brigandi and approved by the board.

**Executive Session Report:** Mr. Bartee reported personnel matters relating to the Executive Director were discussed.

**Approval of Minutes February 8, 2024**

At 5:16 pm a motion to approve the minutes of February 8th was made by Mr. Brigandi, seconded by Mr. Pezzuto and approved by the board.

**Public Comment:** Ms. Moor discussed issues regarding her lease renewal process. Dr. Bishop commented on an existing charter school in the downtown and mentioned that the COV's Planning Commission will be considering a major use permit for Elite Charter School on Monday, March 18th. Mr. Brekke commented he has just become aware of Elite High School's proposal to move downtown.

**Guest Presentation:** Interim Chief Ta discussed the tentative agreement VPD has with the Solano County Sheriff's Office. The city council recently voted to allow the city manager to begin negotiations with the sheriff's office. The sheriff has proposed assisting the city during swing shifts (3pm - 1am) and providing 14 staff members (11 deputies, 2 sergeants, 1 lieutenant). Recently, the COV has negotiated a contract with their labor union and that has stabilized egress, which includes six staff returning and they anticipate bringing on 15 trainees in the future. They will also look into hiring laterals in May or June.

**Security Report:** Mr. Oropeza reported last month most of the issues centered on the homeless trespassing on private property, in abandoned buildings and on walkways. Many new homeless individuals as well.

**Report from City Staff and Liaison:** **Ms. Taylor** reported on the waterfront activities - the Yocha Dehe Wintun contract was extended by the city council a couple of weeks ago. Also, Solano EDC is accepting applications for loans. Mr. Bartee added that Main Street America is circulating a grant opportunity for small businesses - the deadline is April 7th. **Councilmember Palmares** reported he followed up with city staff regarding the lighting project - according to the city manager the project has some issues with locating a power source and the light poles cannot accommodate the proposed lights. Ms. Taylor added they are also looking into using solar if traditional electric power does not work. **Mr. Matais** reported VMS has been developing work plans for each of its committees and plans on sharing those in the next couple of weeks. They will be kicking off events next month, they are seeking grant funding and they are looking forward to talking about potential partnership opportunities with CCRC. He would also like to discuss the *Downtown Dollars* program next month.

**President's Report:** **Mr. Bartee** reported President Kamphausen is participating in physical therapy and is expected back in two weeks. Mr. Barcewsiki's wife is ill. Mr. Bartee reiterated the grant funding through EDC and Main Street America.

**Financial Report:** **Mr. Pezzuto** reported that things are status quo. The most recent payment from the city was deposited into the *Contingency* account which is an interest bearing account, about 1.99 percent, but the interest goes up the more money we have in the account. The PBID account is now down to about \$1.5k and we are now being assessed a monthly maintenance fee. At 6:06 pm, Mr. Pezzuto made a motion to close the PBID account. It was seconded by Mr. Fischer and approved by the board.

**Action Items:** **Item 13 a. Sponsorship - Mr. Pezzuto** - We need to talk about increasing the amount per year and come up with how to do the outreach and the allocated time. **Item 13 b. SB 1379** Mr. Pezzuto referenced a letter sent to him by someone from Senator Dodd's office requesting support for SB1379. At 6:17 pm Mr. Fischer made a motion to use the template letter and change a few words and support SB1379, it was seconded by Mr. Brigandi and approved by the board. Ms. Taylor abstained. **Item 13 c. Adding Security - Mr. Fischer** requested this item be tabled until the next meeting. **Item 13 d. Major Use Permit - Mr. Pezzuto** commented that he does not think the downtown is the appropriate place for a high school. **Mr. Fischer** commented he would support the Elite High School if it would substantially cut back on student enrollment - from the proposed 400 students to 20-30 students. **Mr. Platzer** asked if 400 employees would be any different than 400 students downtown? **Mr. Fischer** commented that parking would have to be taken into consideration. **Mr. Diaz** commented that having that amount of traffic downtown would help his business. **Mr. Brigandi** commented - 400 students and no physical place for them to go out and play and parents picking up and dropping on Georgia Street would present a traffic jam. He also added that people in the CCRC District are being phoned and asked where they stand on the proposed school. **Ms. Taylor** commented as far as liquor

licensing near a school it will not affect a “bona fide restaurant, however, a liquor store is covered under a different statute. **Mr. Ingersoll** commented that 400 students downtown is a lot. **Mr. Platzer** inquired about a traffic plan. **Mr. Fischer** commented - city staff is recommending an exemption from CEQA. **Dr. Bishop** commented that the liquor licenses will remain, they have use of a park for sports, students will have access to weight rooms, basketball courts and other athletic sports inside of the building, they will have their own private security and security cameras, they are purchasing parking permits for students and staff and will have a lane for drop-off on Georgia and Sacramento Streets, some students walk and some take the bus. They have a tremendous support for this project and she will share her contact information with everyone. They plan on occupying the second floor once they finish their upgrade.

**Committee Reports: Beautification** - No report. **Ad hoc BID Renewal** - Mr. Bartee reported Mr. Li Mandri will have a draft *District Management Plan* available for review by the committee by the early part of next week.

**Old Business:** None.

**New Business:** None.

**Announcements: Mr. Brigandi** announced the Red Men’s Hall is sponsoring a fundraising event on Saturday, March 23rd from 5:00 pm - 7:00 pm- there will be lemon delights, music, and a no-host bar. Proceeds from the *The Lemon Festival* will go toward the Capitol Street Stairs to replace a missing railing. Tickets are \$20, they can be purchased in advance or at the door. **Mr. Platzer** announced a Beautify Vallejo Day, to be held on Saturday, March 23rd 9:00 am - noon. **Mr. Bartee** announced there will be an Earth Daze Festival on April 27th from 10 am - 4:00 pm downtown at Virginia & Marin Streets.

**Adjournment:** At 7:07 pm Mr. Brigandi made a motion to adjourn. It was seconded by Mr. Bartee and approved by the board.

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

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