

MINUTES
DOWNTOWN VALLEJO - CCRC
REGULAR MEETING

APRIL 11, 2024

Call to Order: Vice President Bartee called the meeting to order at 4:33 pm with a quorum of board members.

Attendees: David Fischer, Annette Taylor, Erin Bennett (left the meeting 6:12 pm), Chris Platzer, Tom Pezzuto, Tony Diaz, Jim Barcewski.

Absent: Ken Ingersoll, Buck Kamphausen, Mike Brigandi

Staff and Guests: Rita Iravani, William Oropeza: SVT Gruppe, Rick Weyrich: Chair of the Beautification Commission, City Councilmember Mina Loera Diaz, Oscar Alcantar: Asst. Director, COV Public Works

Agenda: At 4:38 Mr. Platzer moved to approve the agenda. It was seconded by Mr. Pezzuto and approved by the board.

Approval of Executive Session Minutes & Regular Minutes March 14, 2024

At 4:38 pm a motion to approve the minutes of March 14th was made by Mr. Pezzuto, seconded by Ms. Bennett and approved by the board.

Security Report: Mr. Oropeza reported homeless people continue to trespass on private property and leave a lot of trash. Cars are still getting broken into. Mary is still on the 400 block of Georgia.

Public Comment: Mr. Weyrich commented that the Beautification Commission hosted a cleanup of the alleys and York Street corridor - participants included members of CCRC, Vallejo Main Street, CalMaritime, Valcore and Cub Scout Troop 218. It was a well attended and successful event. Graffiti, stickers, and dog waste continue to be a problem.

Guest Presentation: Mr. Alcantar shared a map he created which shows the area where the city plans to use the Clean California Local grant funds. There will be 30 new benches and he has asked CCRC to make recommendations as to where they should be located in the downtown. The benches should be installed in approximately 45 days. Solar lights will be installed along Wilson and the parking lot area adjacent to the five acre park along Wilson as well as the waterfront area. There will be 20 new waste bins which will replace the worn out bins, 30 anti-litter signs and clean up of the downtown and Wilson.

Report from City Staff and Liaison: Ms. Taylor reported she had a conversation with the property owner of 250 Georgia Street. He will be looking for a new tenant. Terrance Davis' last day is this Friday and Christina Ratcliffe is also leaving her position with the city. The revolving

loan fund was a success. **Councilmember Loera Diaz** provided a few updates: the City Council appointed a new interim City Manager, Beverli Marshal. In 6 -8 weeks the council will decide who will become the permanent city manager. Between February and March, 6 police officers have returned to VPD. There are 4 new officers expected to graduate from the academy between May & September. Currently there are 72 sworn officers, 3 are on modified duty, 7 are off on workers compensation, 63 are on full duty, 36 officers are working patrol, 5 are supervisors (sergeants) working patrol, 1 officer will be resigning, and 2 officers are starting. Discussions with the Sheriff's Department are ongoing. Once those negotiations conclude, there will be 12 additional police officers. The city is moving forward with armed security guards. There was a ribbon cutting for IHART program, which is part of the VPD and is designed to assist people experiencing a mental health crisis. The Navigation Center's groundbreaking has been rescheduled, they anticipate it will take place within the next 2-3 weeks. Work is anticipated to begin on the Cook property, equipment is already onsite. They have started labor negotiations with IBEW, Public Works, the Water Department and CAMP. The program Homeward Bound may be a good fit for Vallejo. **Mr. Bartee** read a note from VMS's President, Mr. Matias, We have recently concluded the work plan process for each of the 4 committees. The implementation of these plans will commence with a social event scheduled to take place on or about May 24th and followed by a social mixer in June. We have engaged members of CCRC and the city to help support the downtown lighting project. We will be hiring a consultant to help with some of our projects.

President's Report: **Mr. Bartee** reminded everyone about the appeal hearing on April 23rd. On April 27th the event Earth Daze will take place on Virginia & Marin Street. The group that is trying to replace the Flyway Festival with a new festival called Winged Migration Expo 2025 will have a booth there and there will be 100s of vendors. Mr. Bartee's group is planning on doing a Winged Migration Expo on Friday, Jan. 31st - Sunday, Feb. 2nd. Congressman Garamendi had a zoom call to discuss expanding the San Pablo Bay National Wildlife Refuge. Next year, 2025, is the slated date for hwy 29 to be overlaid from Mini Drive to the Carquinez Bridge. Today the Attorney General put out a press release announcing the completion of negotiations with the City of Vallejo on the MOU regarding oversight for the Vallejo Police Department.

Financial Report: **Mr. Pezzuto** noted on the *Statement of Activity* you will see the increase in interest we have earned since January. He projects we will have earned up to \$3k - \$3.5 by the end of the year.

Action Items: Item 11 a.: **Mr. Bartee** shared information regarding an email/discussion with Michael Nimon in regard to the Downtown Lighting project and the \$100k allocated by the city. At 5:29 pm Mr. Platzer made the following motion - CCRC commits to spending up to \$25k consistent with the email sent to the city. Mr. Bartee read the email sent to Mr. Nimon. Per the email - CCRC is agreeing to pay shall not exceed \$25k toward the installation, \$2k toward annual maintenance, and \$150 p/month toward power. Mr. Platzer amended his motion to approve up to \$25k for the installation with the expenditure on an annual basis of up to \$2k annually for maintenance and incurred electrical costs. Mr. Pezzuto seconded the motion. At 5:46 pm, Mr. Fischer made an amendment to Mr. Platzer's amendment -- CCRC adopt what is in the

email sent to Mr. Nimon, it was seconded by Mr. Pezzuto and approved by the board. Ms. Taylor abstained. **Item 11 b.: Mr. Pezzuto** reported the 2024 budgeted amount for the Sponsorship program is \$6,250, we are allowed to increase that amount by 15 percent which would total \$7,188. At 5:44 pm, Mr. Pezzuto made a motion to accept the \$6,250 increase with the option, if we choose to, to increase it by 15 percent (\$7,188k). It was seconded by Mr. Platzer and approved by the board. At 5:53 pm, Mr. Fischer made a motion to open the Sponsorship program on April 15th and close it on June 7th. At 5:55 pm, Mr. Fischer amended his motion to push back the time to June 3rd. It was seconded by Mr. Barcewski and approved by the board. **Item 11 c.: Mr. Platzer** reported the cameras have reached their useful life. Although the cameras did record useful information none of the information reported to code enforcement resulted in any action taken. At 6:03 pm, Mr. Fischer made a motion to leave the cameras where they are and just mothball them for one year. Then put it back on the agenda for further discussion in April 2025, it was seconded by Mr. Pezzuto and approved by the board. **Item 11 d.: Mr. Fischer** requested this item be tabled.

Committee Reports: 12 a. Beautification: Mr. Platzer suggested undergrounding all the utilities on the poles between Georgia Street and Sacramento Street. **12 b.** No report. **12 c. Ad hoc BID Renewal: Mr. Bartee** reported - we have completed discussion on all of the elements of the proposed CBD - these include: assessment profile (street frontage, building sq. ft. & building height), the new budget is expected to be \$394k per year. Instead of 3 zones, there are now only 2 zones. The term of the CBD will be for 10 years. Mr. Fischer commented that the committee made a few amendments to Marco's draft. Mr. Bartee suggested the Ad hoc Committee be given the authority by the board vote to give Marco the approval on the final version - we will have time between now and when that happens for board members that haven't seen it to look at it closely and offer their comments. At 6:26 pm Mr. Fischer made the following motion - having explained to the board the proposed changes to the last draft plan, the board authorizes the committee to approve the plan. At 6:29 pm, Mr. Fischer proposed a second motion to authorize him to assemble the emails that contain the corrections. He will email Marco a compilation of those emails, then we will inform Marco there will be a special meeting next Friday, April 19th at 5:00 pm. Marco will have to make the appropriate corrections in a sufficient amount of time so that the board can review it and there will be a special meeting on April 19th. It was seconded by Mr. Barcewski and approved by the board.

Old Business: None.

New Business: None.

Announcements: None.

Adjournment: At 6:38 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 May 9, 2024.

Signed: _____ Title: _____