



# STOCKTON BOULEVARD PARTNERSHIP

**Full Board Meeting**  
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd  
Zoom Meeting  
Thursday, May 12<sup>th</sup>, 2022 – 9:00 am

**Meeting notifications are posted at the following locations:**  
**Stockton Blvd. Partnership Website- [www.stocktonblvdpartnership.com](http://www.stocktonblvdpartnership.com)**  
**Stockton Blvd Partnership Office - 5657 Stockton Blvd. Sacramento, CA 95824**

Elgin Bradley (Chair)	<a href="#">Laura Niznik-Williams (UCDHS Rep) ^</a>
Terri Galvan (Vice Chair)	Allison Joe (D5 – Jay Schenirer)
<a href="#">Sotris Kolokotronis (SKK Developments) *</a>	Alejandro Cabrera/Gilbert Lara (D6 – Eric Guerra)
<a href="#">Liane Bruckstein (Secretary) *</a>	Lisa Nava (County Supervisor Phil Serna)
Dan Weitzman (Developer) (Treasurer)	Keaton Riley (County Supervisor Patrick Kennedy)
Thai Tran (Property Owner)	Lauren Hammond (Lotus Casino)
Ken Fahn (Developer)	<a href="#">Dhruv Shah (Greens Hotel) *</a>
<a href="#">Barbara Steinberg (Neighborhood Representative) *</a>	<a href="#">Genevieve Levy (Assemblymember Kevin McCarty, D7) ^</a>
<a href="#">Ben Avey (WellSpace Health) ^</a>	Terence Lee (Leeland Properties, LLC)

^ Attended via Zoom Live Link

\* Absent from meeting

## Meeting Minutes

### I. Welcome, Introductions and Announcements – Chair Elgin Bradley

- Newest SBP Staff Member - Jessica Owens
  - a. Jessica was Introduced by Frank Louie.
    - i. Jessica Owens presented herself as a mentee of Vincene Jones with a strong technology background. She looks forward to working with Stockton Blvd Partnership.
  
- Newest Business Community Liaison (BCL's) - David Carruthers (In Attendance) and Christopher Shannon (Not in attendance).
  - a. David was Introduced by Frank Louie.
    - i. David Carruthers presented himself as a Stockton native who has lived in Sacramento for 3 years. His job is to collaborate with the businesses along Stockton Blvd to help with different resources. Resources will be provided to the businesses on a case by case basis. He is excited to have the opportunity.
    - ii. Vincene Jones added that the position is a 1 year project through the City of Sacramento for David and Christopher. IEDC is partnering

with the Asian Chamber who is managing the funds - The BCLs will assist with Grants, Loans, Tenant/Landlord assistance, etc.

## II. Presentations by Public / Guests: (10 Min- Total) (Action/ Non-action)

1. Council District 5 Candidate - Tamiko Heim
  - a. Presentation by Tamiko Heim - Council District 5 Candidate
    - i. Presentation by Tamiko Heim, who introduced herself as a Sacramento Native (Born and Raised), Wants to ensure the District receives all services. Focus on businesses and the City. She spent 20 years in State services, more recently in Budgets & Planning. The most difficult issue while she is campaigning has been with Businesses and dealing with the homeless. Important aspect around the kids getting to school and focusing on safety.
2. Rob Fong / Nasser Azimi - Ohana Cannabis at 14th & Stockton Blvd.
  - a. Presentation by Rob Fong and Nasser Azimi, Ohana Cannabis owns the building. Applying for the building to become a dispensary. Nassar is from the community. He is happy to return and give back to the community. Technology professional that worked in State & Government services. His son is an Ad professional and gave the idea to get involved. Cannabis company is focused on therapeutics. His daughter is a certified nutritionist. They are creating a presence in the Bay Area and Southern California. They are creating a focus on therapeutics and nutrition as it applies to Cannabis with physical and mental health. They are interested in being involved regularly with the Stockton Blvd Partnership. There is a City ordinance in place, it is about 600 ft. The City is changing the definition and expanding the ordinance, not the distance.
    1. Question: (Lauren Hammond) You understand that as a man of color, my people disproportionately were arrested for marijuana and the Cannabis industry was an opportunity to right that wrong. However, there are no black people that own any cannabis dispensary. There is one that I think has been approved with the extra 10. But we know what the reality is and I think I have met some of the folks that work for you. So what have you done to correct it? Not that you have to...
    2. Answer: (Nasser Azimi) We are a black owned enterprise and both of my children are black and are majority owners of the operation. We also hire executive managers across the board roughly about 60-70% of them are people of color and african american. Partnering with a range of ethnic folks across the state. We have an incubator model that goes beyond the traditional equity model. Similar to Oakland. They give 1,000 sq ft and call it a day. We believe 1,000 sq ft is not enough for up and coming entrepreneurs. We invest in the business with a small position (not 51 or said 60%) we invest in them heavily and help them rise to the top. We give them full infrastructure human resources, education, legal, and political support. This guarantees their success. Committed to assisting with locating

- a place for them as well as building them up to a successful platform.
3. (Nasser Azimi) We will not be a traditional landlord. We will fit it under the incubator, context of business model and giving back to the community. It isn't just going to be collecting the rent payment. Since we are active in the community We are actively involved in the individual. The core members are looking for investors. They are eager to be a partner and help to invest and influence the individual. We have been there, done it and became highly successful. We are looking to provide that to those individuals. We think we would make a great partnership.
  4. (Rob Fong) One of my goals with the company is to become a community liaison and also represent Ohana Community Foundation, which is getting up and running. Ohana's business model also includes donating a fixed percentage of the revenues from all over the state into the community foundation.
  5. Statement/Question: (Allison Joe) Barbara has a lot of questions, she has been one of the biggest champions of that block and I recommend speaking to her directly about her questions and concerns.
  6. Questions were read into record from Barbara Steinberg (Toward the end of the meeting):
  7. You already own a Cannatinas Cannabis on Power Inn at Ramona. The city says, you can only have one storefront dispensary unless you are intending to transfer that permit to the Stockton Boulevard location. When was this storefront open to the public? Or CUP and BOP acquired?
  8. According to the city only 30 storefront dispensaries are allowed. From what I've heard, that cap has been met. An additional 10 permits will be issued to CORE program recipients. See attached link for specifics. Is Ohana Cannabis intended to be a CORE operation? <https://www.cityofsacramento.org/City-Manager/Divisions-Programs/Cannabis-Management/business-information/dispensaries>  
If it's a CORE recipient, what would happen should that individual decide to leave? The CUP stays with that location - or so I'm told. Who will actually be the 51% owner?
  9. What outreach have you done to the nearby residents? And what is your Neighborhood Responsibility Plan at this time? This neighborhood needs to be lifted up. What do you plan to give back to the community? We know that money from cannabis sales goes back into city coffers - and isn't specifically given back to the neighborhood where it originated. Would you consider a contribution to the SBP Community Development Fund which is specifically earmarked to help businesses and the community along the Boulevard?

10. Clearly this building is in need of much TLC. Do you have a design plan? It was previously an Auto Reupholstery Shop. Are there any environmental issues related to the transformation? 14th Avenue/Stockton is a very congested and narrow intersection. How will you control entering and exiting? How many parking spaces will you have? What about delivery vehicles? Insuring safe pedestrian access?
11. I embrace changes on Stockton Boulevard and anything that will raise the overall appearance, life, and efforts of residents and other small businesses. The rest of the block where Ohana is slated to be is incredibly blighted and owned by an unresponsive landlord. Do you have any plans to help elevate the rest of that block?
12. Do you know who's council district this resides in? I've reached out multiple times to Districts 5 and 6 with no response.

### III. Business: (Action)

1. Minutes – Approval – March 2022
  - a. Lauren Hammond moved, Keaton Riley seconded, ALL APPROVED, Ben Avey - Abstained.
2. Financials – Approval – March/April 2022
  - a. Dan Weitzman moved, Lauren Hammond seconded, ALL APPROVED, None - Abstained.

### IV. Reports: Executive Director and Staff Report: (Action/Non-Action)

1. Executive Director updates - Frank Louie
  - a. ARPA Funding - City of Sacramento Clean & Safe
    - i. We have worked with the City to put together 4 categories.
      1. Expansion of Security on Stockton Blvd. - Initial contract services the District from 10am to 8pm 7 days a week. With the ARPA funding, SBP got additional funding to extend hours until midnight. 8pm-12am 7 days a week.
      2. Expansion of Clean Up on Stockton Blvd. - Currently the initial contract services the District from 7am-12pm 5 days a week. With the ARPA funding, SBP got to extend the hours an additional 4 hours. Coverage from 12pm-4pm 5 days a week.
      3. SBP will utilize the ARPA funds to service the Sacramento Police Department P.O.D.S. and update needed software.
      4. Bus shelters along Stockton Blvd. need a deep cleaning. We utilized ARPA funds to hire an Independent Clean Up vendor to power wash the sidewalks and the bus shelters along Stockton Blvd.
  - b. ARPA Funding - County of Sacramento Micro Grants
    - i. SBP received grant funds from the County to help businesses pay for specific items like rent and utilities. Depending on the jurisdiction of

the location of the business, rather it falls in the City or the County. Each will be handled on a case by case basis. The only caveat is that if the businesses prior received money from ARPA or CARES funding they will not be eligible for this round of funding.

c. Visit Sacramento Update - Little Saigon District

- i. Back in early February, Frank, Barbara, Mai and Vincene met with Richard Peterson, President & CEO from U.S. Cultural & Heritage Marketing Council as part of the Visit Sacramento Cultural Tourism Initiative, to tour some of the Stockton Blvd restaurants. They discussed its uniqueness and how it relates to the Little Saigon District. With that they were able to get a follow up tour and were able to focus on the AAPI Supermarkets. There are 5 AAPI Supermarkets along the Blvd. They partnered and spent time with each business and listened to their stories about how they got started. Each had a really great story to tell. Some were Immigrants, how difficult it was for them to cross over the land and start here on Stockton Blvd. The stories will be told through the lens of "This is Sacramento". Once everything is complete, there will be a follow up meeting prior to the information being published.

2. Upcoming Community Events

a. Clean Up - Vincene Jones

- i. Community Service event on Saturday along with Council Members Schenirer & Guerra's offices, Supervisor Kennedy and the SBCDC. There will be volunteers from the community.
- ii. SBP Event will be held on Saturday, May 21, 2022 from 8am to 11:30am. There will be 2 meet up locations to start the 4.2 mile clean up:
  1. Mo Betta Restaurant located at 14th & Stockton Blvd parking lot
  2. 47th Ave & Stockton Blvd. Vacant Lot
- iii. Final destination will be the parking lot in front of the SBP office located at 5657 Stockton Blvd. where there will be Neighborhood Association tables, Lunch from the Food Truck, Music and Prizes to all volunteers. We have reached out to the Neighborhood Associations, nearby schools and with that, giving community service hours offered to local school students. Please help spread the word and come on out and join us at one of the two locations.

3. Announcement (Ben Avey) Wanted to let everyone know that we are getting ready to send out the Save the Date for the Ribbon Cutting for the Care Transitions Center, our new program, right there at Stockton & Lawrence. Looking to have a Ribbon Cutting Ceremony on Wednesday, June 15th at 1:30 pm. We are planning furiously with our health system planners for more details to come. Please mark your calendar for the ribbon cutting ceremony, light refreshments and a tour of the new facility and program. We look forward to seeing you all there.

**V. Reports: (Action/Non-Action)**

1. Community Against Sexual Harm – Terri Galvan
  - a. Terri indicated there is a health fair out at The Greens Hotel this week. The City has used The Greens Hotel for a lot of the homeless as shelters for quite a while. Looking to force the resources into that area. We have met the families and are trying to get resources where they are, since they have been there quite a while. Be part of the solution.
2. HARM – Liane Bruckstein (Absent)
3. City of Sacramento Economic Development
  - a. Nothing to report.

**VI. Elected Officials Reports: (Non-action)**

1. City Council District 5 – Jay Schenirer (Allison Joe gave the report)
  - a. Redistricting changed effective at the end of December. We were told the mass change would take place immediately, and all Districts would change the next day. That didn't quite happen immediately, so the focus has been to keep communication strong between District 5 & District 6 and help anyone that reaches out with any issues. Both districts partner to assist both District Areas. Still focusing on the proper handoff and keeping the conversation going. When the handoff happens, District 5 will be North of 14th ave on the Park side, not anything on the East part of Stockton Blvd. D5 goes all the way to Valley High. Quick update on the shelters, Monday we contacted and met with CalTrans about the project coming up regarding the homeless. We will continue to reach out to them and keep outreach a priority.
2. City Council District 6 – Eric Guerra (Alejandro Cabrera gave the report)
  - a. Met with WellSpace, Lil Saigon owners worked to sell property to WellSpace for Senior housing prior to the Board meeting. The meeting was downtown about the concept for Senior housing. The property owners will get back to them. Economic Development discussed Enhanced Infrastructure Finance District (EIFD) same or similar to Aggie Square but comes down to revenue from tax property assessment. Increases while going back into the district for public Infrastructure improvements. Additional Housing with mutual housing sent a letter to Dr. Senator Pan to get financing for the mutual housing project at the San Juan Hotel site.
3. Sacramento County Supervisor- Phil Serna (Lisa Nava gave the report)
  - a. The County is discussing the ability to add Cannabis tax on the ballot. They are not expanding discussions about how to tax businesses that sell Cannabis.
4. Sacramento County Supervisor- Patrick Kennedy (Keaton Riley gave the report)
  - a. Keaton also made comments consistent with Lisa Nava's comments about only adding Cannabis tax to the ballot. No further speculation about the tax itself.

- b. Both County and City work well together across many jurisdiction factors regarding the homeless concerns.
  - c. County wide / Pallatt, are partnering to build a homeless/shelter site. There will be a total of 100 units. (75 single and 25 double) It will include a storage facility on site, showers inside the restrooms, a common tented eating area, offices for service providers and 24/7 security, fully fenced and pets will be welcomed.
5. Assemblymember Kevin McCarthy (Genevieve Levy gave the report)
- a. EDD issues have calmed significantly. The Assemblymember will be redistricting, renaming District 6 and pending re-election to represent Stockton Blvd North of Broadway. They are also working on 30 pieces of legislation, but are focused on two specifically:
    - i. Re Adaptive housing - For businesses and shuttered state buildings downtown to be looked into turning them into housing opportunities for the future.
    - ii. McCarthy Co-Authored a Bill with Assemblymember Cooley - To relocate the Homeless from the Parkway and connected with finding other available shelter locations.

**VII. Committee Reports: No reports.**

**VIII. Adjournment - 10:30 AM (approximate)**

**Next Meeting: Full Board Meeting – July 14<sup>th</sup>, 2022 at 9:00 a.m**

Brown Act:

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Action may be taken on items not posted on the agenda. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Jessica Owens at 916.454.2469 at least 48 hours prior to the meeting.

Notice to Public:

You are welcomed and encouraged to participate in this meeting. Public Comment is taken (3 minutes max per person) on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at the meeting as noted on the agenda, Comments on controversial items may be limited and encouraged to select one or two speakers to represent the opinion of the group. The order of agenda items are listed for reference and may be taken in any order deemed appropriate by the Board of Directors. The Agenda provides a general description and staff recommendations; however, the Board of Directors may take action other than what is recommended.