



Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In-Person and Zoom Meeting
Thursday, July 14th, 2022 – 9:00 am

Meeting notifications are posted at the following locations:
Stockton Blvd. Partnership Website- www.stocktonblvdpartnership.com
Stockton Blvd Partnership Office - 5657 Stockton Blvd. Sacramento, CA 95824

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

^ Attended via Zoom Live Link

* Absent from meeting

Meeting Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

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

1. Bluedot Energies - Jofil Borja, jofil@bluedotenergies.com
 - a. Jofi Borja presented a presentation regarding turnkey Bluedot Station projects featuring Level 3 Fast Charges with Solar and Storage. High speed chargers including car ports that allow add-on features such as ATM Touchpoint, Broadband, Carbon capture landscaping, 5G Connectivity and Advertising. Vehicles can charge in under 15 minutes, powered by solar panels and stations run through battery back up in the inclement weather or grid failure. Presentation attached.

2. San Juan Site/Stockton Blvd. - Roberto Jimenez, Mutual Housing California
 - a. Mutual Housing is a Non-Profit in Sacramento. The San Juan site is located in the unincorporated County and incorporated City. Approvals have come from both City and County. Structures include 3-story walk ups. No elevators.

Larger buildings include retail shops, Community center and Head Start daycare provider. There are 150 units including Studios, 1, 2, and 3 bedroom units. Targeting families of 4 that have an income as low as 30% which is around \$30,000 and up to 60% which is around \$60,000. The ideal income is 50% at \$50,000. Before development there were requirements to maximize the development of the project and designs were adjusted to ensure large families were included and the income target wasn't affected. Should receive entitlements from City & County in Late October or early November. Going after local SHRA and State financing, they are still processing and applying for State Tax Credits in early February 2023. Construction should start in December 2023. Looking to wrap up and go live in early 2025.

- b. There were multiple questions from the board members Lauren Hammond and Barbara Steinberg. Mutual Housing requests questions be sent over and they agree to respond in writing.
- c. Onsite management will include 39 units that will focus on Case Management and other wrap around services for residents.
- d. County Supervisor Patrick Kennedy and Councilmember Eric Guerra have worked very hard in partnering with Mutual Housing and SHRA on this project. Both City and County have collaborated to get this project to the entitlement level and know that the completion of this project will be something the community will be proud of.

III. Business: (Action)

1. Minutes – Approval – May 2022
 - a. Dan Weitzman moved, Lauren Hammond seconded, ALL APPROVED, None - Abstained.
2. Financials – Approval – May/June 2022
 - a. Lauren Hammond moved, Dan Weitzman 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. American Shield Security has added 4 hours of Security daily. Many businesses have expressed their gratitude.
 - ii. CityWide has extended hours on the Boulevard for an additional 4 hours.
 - iii. Business Operation Tax (BOT) number needed to ensure reimbursements of all additional payments on the sections of service has been received.
 - b. Shine Grant Project
 - i. SBP identified a building at 6820 Stockton Blvd for the Shine Grant Project that is in need of some increased lighting. There is a huge uptick of Human Trafficking. CPTED specialists from the Fire

Department along with Frank Louie made a list of concerns to ensure SMUD will match 50% of the project, SBP will submit 25% and the business owner will contribute 25% towards the project.

- c. Human Trafficking Collaboration
 - i. Florin Road Partnership, City and County Prosecutors in partnership with Stockton Blvd Partnership are working together to try and rid the human trafficking issues instead of passing it down. Private, public and Law Enforcement are working together. This is on the street and not in businesses.
 - ii. Alejandro added that Councilmember Guerra's office is working with Terri at CASH to research the human trafficking issues and present a press conference on July 20 to highlight the study that was conducted through DOJ grant; results of the study will be available during the press conference - hoping to be held at SBP Office.
- 2. Report Backs**
- a. Security Reports
 - i. It was reported at S.O.S. that they have done a great job with the extended hours.
 - b. Maintenance Reports
 - i. It was reported at S.O.S. that they have done a great job with the extended hours.
- 3. Upcoming Community Events**
- a. Joint Neighborhood Association Spaghetti Dinner - Thursday, July 21, 2022 from 5:30 p.m. - 8:00 p.m.
 - i. Partner with Neighborhood Associations to bring together ideas and understand that Neighbors have more in common than they think. Invitation is open to the Neighborhood Association members, families, volunteers, elected officials and board members.
 - b. National Night Out (NNO) - Tuesday, August 2, 2022 from 5:00 p.m. - 8:00 p.m.
 - i. Event to welcome the community to meet local law enforcement right in the parking lot of the SBP office. Looking to invite everyone and hope to see 100-150 people present.
 - c. Backpack Giveaway - Friday, August 19, 2022 from 5:00 p.m. - 8:00 p.m. (Time updated on the Flyer)
 - i. Looking to giveaway approximately 500 backpacks as a drive thru backpack giveaway.

V. Reports: (Action/Non-Action)

- 1. Community Against Sexual Harm – Terri Galvan (Absent)
- 2. HARM – Liane Bruckstein (Left Prior to Report)

3. City of Sacramento Economic Development – Elizabeth Boyd / Mickel Davila (Absent)

VI. Elected Officials Reports: (Non-action)

1. City Council District 5 – Jay Schenirer (Allison Joe (Absent))
2. City Council District 6 – Eric Guerra (Alejandro Cabrera gave the report)
 - a. Not a huge update as they have been on Council Recess for the past two weeks. Other Than, a press conference being held on July 20th in collaboration with CASH including social research from Sacramento State that includes the numbers from Stockton Blvd and Sacramento County. The study focuses on human trafficking increase over the past few years.
 - b. Another huge item, involving Councilmember Jay Schiner's office is on July 19th. Based on an initiative voted on by the council to carve out funding from cannabis to allocate funding for youth programming. If approved it will be added to the ballot in November and allow voters to decide. This is mainly due to the Districts having the highest percentage of cannabis in the Districts.
3. Sacramento County Supervisor- Phil Serna (Lisa Nava (Absent))
4. Sacramento County Supervisor- Patrick Kennedy (Patrick Kennedy & Keaton Riley gave the report)
 - a. One of the updates is from ARPA funding. Every District was allocated 5 Million to distribute. 1 Million to IEDC out of District 2 funds, primarily to PBIDs in the South Sacramento area, 2nd tranche for housing and homelessness. impacted by Covid and that's where the money was focused on being disbursed. Requesting feedback from the Board around how the funds were allocated and how the Board feels it is going.
 - b. On Power Inn & Florin 125 people housed with units for tiny homes. Another location is on the County property on Franklin with a smaller section with the most difficult to deal with. There are 45 units being outfitted to house 55 people with full security and protection. No in's and out's
 - c. August 9th has an Anti-Camping ordinance that eliminates camping around the city and the business corridor. Camping in creeks, parks, etc. There will be an ordinance in place to prevent the homeless being able to camp anywhere. District 2 currently has 2 locations of tiny homes and will wait to continue until some of the constituents step up to participate.
 - d. At the S.O.S. meeting it was mentioned that there is 7.5 million dollars from ARPA funding for Small Businesses and Nonprofits through an additional micro grant program. There will be \$10,000 per business distributed for small businesses and nonprofits. The application is open July 5th to Aug 31st and the website is sac4smallbiz.org. Digital copy being sent over and will remain for distribution.
5. Assemblymember Kevin McCarthy (Robin Kelly-Dunton gave the report)
 - a. · **School Funding:** \$9.4 billion ongoing to fund K-12 in the Local Control Funding Formula (16% increase)

- b. · **Child Care:** \$1.8 billion to help stabilize the Early Childhood Education workforce by increasing reimbursement rates for early education and childcare providers and waiving family fees for 2022-23
- c. · **Higher Education:** \$1.3 billion for base increases for UC, CSU, and Community Colleges to increase enrollment slots and support operational costs
- d. · **Financial Aid Reform:** \$315 million for the Cal Grant Reform Act and \$227 million for the Middle-Class Scholarship 2.0
- e. · **Student Housing:** \$2 billion for student housing projects, including the Student Housing Revolving Loan Fund, plus funding for various university and community college facilities
- f. · **School Facilities:** \$1 billion for school facilities and \$650 million for early childhood education facilities
- g. Lastly, our finalized budget provides significant tax relief to counter the soaring inflation and gas prices. Millions of Californians will benefit as most will receive stimulus payments ranging from \$200 to \$350 per person, with a maximum rebate of \$1,050 per family.

VII. Committee Reports: No reports.

VIII. Adjournment - 10:30 AM (*approximate*) Dan Weitzman moved, Keaton Riley seconded, ALL APPROVED, None - Abstained.

Next Meeting: Full Board Meeting – September 8th, 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.