



STOCKTON BOULEVARD PARTNERSHIP

Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In-Person and Zoom Meeting
Thursday, January 12th, 2023 – 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)	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) *	Lauren Hammond (Lotus Casino) *
Ken Fahn (Developer) *	Dhruv Shah (Greens Hotel) *
Barbara Steinberg (Neighborhood Representative) *	Terence Lee (Leeland Properties, LLC)
Ben Avey (WellSpace Health)	James Murphy CPA (Accountant)

* Absent from meeting

Meeting Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

II. Business: (Action)

1. Minutes – Approval – November 2022
 - a. Dan Weitzman moved, Lisa Nava seconded, ALL APPROVED, Liane Bruckstein, Laura Niznik-Williams, Ben Avey and Terri Galvan - Abstained.
2. Financials – Approval – November/December 2022
 - a. Dan Weitzman moved, Ben Avey seconded, ALL APPROVED, None - Abstained.

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

1. Executive Director updates - Frank Louie
 - a. Weather Updates - Power outages around the city. Multiple members with power outages up to 4 days. A few reports of roof damage at tenants' places. Standing water at 65th street. The day porter for Stockton Blvd kept the storm drains cleared, so minimal flooding at and around the partnership office. There were multiple overflow locations for folks that lost power and needed

heat, food and lights. The county, CalExpo and Bldg 8 had space for approximately 100 people.

- i. Electrification Update - The Mayor passed all electrification as of January 1, 2023. Helped to partner with existing businesses so they were not affected with infeasibility waiver at least until 2026. New restaurants that require gas will require an infeasibility waiver. Mainly for 1st story ground floor commercial restaurants.
 1. CM Maple asked if there were any outstanding concerns or questions: Frank mentioned that since it is approved, they are in agreement with how the ordinance has been approved.
 2. The goal is to have Net Carbon at Zero by 2030.
 - ii. San Juan Updates: The San Juan site will go before the City and County for approvals on February 1st and 7th consecutively. The project is divided into 2 phases so that the funding will be easier to obtain.
 1. Phase 1 - will be 113 units with 1, 2, & 3 bedroom units.
 2. Phase 2 - will begin late 2024.
 3. Within the next 30 days, clean up of lead contamination will begin.
 - a. Developer: Mutual Housing
 - b. Comments: (Keaton Riley) A lot of coordination between both City and County elected officials and community aided in moving the project along quickly.
 - c. Update from Alejandro Cabrera in an email after the question about the density and amount of units along Stockton Blvd - As requested, attached is the map and summary table with current housing estimates. The Stockton/22nd parcel is still early in the planning concept stages and may accommodate more units, and many sites are still working on financing and are subject to change, but this is our best guess right now. In summary, we have 1380 total units scheduled for Stockton Blvd, 691 restricted affordable units, and 99 market rate. Stockton Blvd is leading all other commercial corridors in developing housing stock while creating a healthy consumer base for existing businesses.
 - iii. Per Ken Fahn's question about the interest rate increase on our SBP account, Frank Louie went to F&M bank to get an update. He was able to secure a 1.34% rate increase lock for the year on the savings account.
- b. Board Retreat Discussion - In March, General Meeting. The goal is to have a facilitator and what is the main interest of the Board on Stockton Blvd. Be more collaborative for business. Looking to have a half day utilized.
 - i. Tina Nguyen from Phở Xe Lua - thought it would be a great idea for a small business workshop.

- ii. Keaton Riley agrees that it is a great idea to step back and look at the big picture.
 - iii. Dan Weitzman agreed that 9-1pm on a Thursday is difficult for business owners. Weekends are better for the retreat. Dan Weitzman voted for Saturday.
 - iv. Fridays work best for Keaton Riley, Lisa Nava, Caity Maple, Alejandro Cabrera and Terrance Lee.
 - v. Laura Niznik Williams voted for Thursday.
 - vi. Ultimately the Executive Director advised to keep an eye out for correspondence to come through to select the best dates for each member.
- c. Board Recruitment - Tina Nguyen (Phở Xe Lua) She has lived on Stockton Blvd, Berkeley, CA and opened Phở Xe Lua restaurant with her husband. She has partnered with Friends, Asian community, public service and wants to work with the Board to abate homeless issues. As a business owner on Stockton Blvd, the beautification is extremely important to her. She has a desire to become a board member. There will be a vote during the March Board meeting to vote her in as a member.
- d. SBP Hosted Events (Mark your calendars)
- 1. Business Breakfast - February 23rd, 2023 - Hosted at the Courtyard by Marriott, 4422 Y Street, Sacramento, CA 95817.
 - a. Full Board Member support is requested. Keynote speakers would be selected the following week.

2. Upcoming Community Event - N/A

Updates from Stockton Blvd Community Development Corporation - Vincene Jones

- a. Grant SMUD - CDC received a \$10,000 grant for Clean and Safe. The check is in the mail.
- b. Youth City Management Academy - Looking to bring it back. CM Maple was a member in 2016. Great program for the youth.
- c. Mural Project for Curtis Styles Shop and other locations if possible.
- d. Business Directory is now located at Airports and additional Businesses.

IV. Reports: (Action/Non-Action)

- 1. Community Against Sexual Harm – Terri Galvan - CASH will be transitioned to fully be led by survivors. Terri is still working on special projects and expanding to health care.
- 2. HARM – Liane Bruckstein - Happy New Year from HARM! She hopes everyone is keeping safe from the storm. No additional updates except to visit Harm at your leisure.
- 3. City of Sacramento Economic Development – Elizabeth Boyd (Absent)

4. Aggie Square Update - Laure Niznik Williams - UC Davis is in full construction mode. There are different projects including new eye care center hospital rehabilitation across from DMV. The physical care hindered healthcare occupational therapy. To include 60 beds to increase facility parking structure. Set to be completed in Fall 2023. Tower project to have a 2030 completion. 48x project outpatient cervical center. Aggie Square to include a lifelong learning building. As well as Laboratory buildings.

V. Elected Officials Reports: (Non-action)

1. City Council District 5 – Caity Maple - The council member was in attendance along with her Chief of staff, Ryan Brown. She gave a brief introduction. Stated a 2 person group as of now. They will be fully staffed as of next Thursday. She plans on bringing in Cassandra Soto and Michael Benjamin. Her top priorities are Housing and Small Businesses. She is focusing on affordability, supply and demand, homelessness, capacity on back end as well as a business walk to introduce all businesses on board.
2. City Council District 6 – Eric Guerra (Alejandro Cabrera gave report) - CM Guerra has been under the weather but wanted to express his gratitude and come to the first meeting of the year. He has had conversations with the Mayor on clean and safety development. State budget and expanding Economic Development. Measure L and focus on the corridor as a whole.
3. Sacramento County Supervisor - Phil Serna (Lisa Nava gave the report) - Supervisor Serna has been sworn in for another 4 years. There will be a high level budget workshop with higher consultants to understand the County budget as a whole. Focus groups hearing priorities from community members, housing, mental health and behavioral health. There will be a May hearing for the June Budget hearing. Evacuation had been a focus and Emergency through January 19th.
4. Sacramento County Supervisor- Patrick Kennedy (Keaton Riley gave the report) - Supervisor Kennedy has been sworn in for another 4 years. He was elected as Vice Chair. There was an update for public contact numbers with weather/power outages such as 911 for Emergencies, 311 for Trees, SMUD for Electricity. Working with elected officials to assist during the weather crisis.
5. Assemblymember Kevin McCarthy (Robin Kelly-Dunton) - (Absent)

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 – May 11th, 2023 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.