



STOCKTON BOULEVARD PARTNERSHIP

Full Board Meeting

Stockton Boulevard Partnership Conference Room

5625 Stockton Blvd

Thursday, August 8, 2019 – 9:00 am

Meeting notifications are posted at the following locations:

Stockton Blvd. Partnership Website- www.stocktonblvdpartnership.com

Stockton Blvd. Resource Center- 5625 Stockton Blvd. Sacramento 95824

Colonial Heights Library- 4799 Stockton Blvd. Sacramento 95820

Elgin Bradley (Chairman)	Laura Niznik (UCDHS Rep)
Martin Rosenberg (Vice Chair)	Allison Joe (Councilmember Jay Schenirer)
Sotiris Kolokotronis	Alejandro Cabrera (Councilmember Eric Guerra)
Liane Bruckstein (Secretary)	Lisa Nava (County Supervisor Phil Serna)
Suying Plaskett	Keaton Riley (County Supervisor Patrick Kennedy)
Don Meyers (Treasurer)	Lauren Hammond (Lotus Casino)
Thai Tran	Dhruv Shah
Ken Fahn	Terri Galvan
Susan Hausmann	

MINUTES

I. Welcome and Introduction: Chairman Elgin Bradley opened the meeting at 9:08AM.

Present: Elgin Bradley, Lisa Nava (Sacramento Supervisor Phil Serna’s Office), Sacramento County Supervisor Patrick Kennedy, Allison Joe (City of Sacramento Council Member Jay Schenirer’s Office), Katherine Row (City of Sacramento Vice Mayor Eric Guerra’s Office), Lauren Hammond (Lotus Casino), Don Meyers, Ken Fahn, Terri Galvan; Staff: Frank Louie, Lisa Cordell; Guests: Hilary Gould (District Maintenance), Michael Blair (Way Up Sacramento), Kim Garrett, Ryan Hooper (Quick Quack Car Wash).

Absent: Plaskett, Kolokotronis, Tran, Hausmann, Rosenberg, Brucktein, Niznik, and Shah.

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

1. Quick Quack Car Wash – Kim Garrett and Ryan Hooper presented the Quick Quack project on Stockton Blvd. The team went over project details as well as requested a letter of support from the Stockton Blvd Partnership. After a discussion among Board Members and concerns from both Council Member Jay Schenirer’s Office and Council Member Eric



Guerra's Office the Board decided to have a conference call on the following Monday to discuss the letter of support.

III. Business:

1. Minutes Approval – Executive Committee Meeting Minutes May/June 2019:

Action: Motion/Seconded: Lauren Hammond/Lisa Nava

Vote: Six voted aye, Fahn, Meyers, and Galvan abstained.

A motion passed to approve the meeting minutes of May and June 2019.

2. Financials Approval – May 2019 Financials:

Action: Motion/Seconded: Terri Galvan/Allison Joe

Vote: Nine voted aye, no abstentions.

A motion passed to approve the financial through the end of July 2019 as presented.

IV. Reports:

1. **First Security Services - SOS Report (5 Min)** – Not in attendance.
2. **Clean Streets Report** – Hilary Gould reported that the homeless population is becoming increasingly more violent. He also reported that they are utilizing the power source at the RT bus stops.
3. **Community Against Sexual Harm** – Terri Galvan reported that her program continues to do street outreach and connect with women on the Blvd.
4. **City of Sacramento Economic Development** – Not in attendance.

V. Elected Officials:

1. City:

a. City of Sacramento - District 5 - Council Member Eric Guerra's Office
– Kathleen Row was in attendance, no report.

b. City of Sacramento – District 6 - Council Member Jay Schenirer –
Allison Joe was in attendance, no report given.

2. County:

a. Sacramento County Supervisor Phil Serna's Office – Lisa Nava was in attendance, no report.

b. Sacramento County Supervisor Patrick Kennedy – Provided information about the expansion of the Sacramento County Jail Intake Center. The Jail is not being expanded to increase the number of individuals it can accommodate, but rather to conform to current ADA regulations. He also reported that the



County of Sacramento increased the mental health services budget by 90 million dollars. And, lastly he updated the Board on the development of the San Juan site which he is pushing to ensure that the parcels are rezoned and the land mergers are completed.

3. Assembly Member Kevin McCarty's Office – Not in attendance.

VI. Executive Director Report, Staff Report, and Action Items:

1. **PBID Renewal:** Frank Louie reported that he and Carson Lambeth (Civitas) met with Mabel Salon (UC Davis staff) to discuss the support of the PBID expansion area and/or the approval process of existing boundaries. Frank reported that the meeting went well and would reconvene to get a solid answer on their level of support. Staff continues to contact property owners in the existing and expansion area while the negotiation with the Regents/UC Davis continues.
2. **5625 Stockton Blvd Relocation:** Lisa Cordell reported that the owner of the property indicated the organization should be able to relocate sometime in the next several months. Staff has inquired about several items that are needed to bring the office up to speed. Some of those items include a new conference tables and a new keyless entry system. Staff asked the Board for the approval to spend 15K for the new office.
Action: Motion/Seconded: Don Meyers/Terri Galvan
Vote: Nine voted aye, no abstentions.
A motion passed to approve a 15K budget for the new office space.
3. **SACOG Civic Lab:** Lisa Cordell reported that the project team is working towards developing a pilot project that will bring a multimodal transportation hub to the district. The team pitched the pilot project to vendors at the Civic Lab Market night event on May 22nd.
4. **Massage Parlor Workshop –** Lisa Cordell reported that she and Frank are working with the Sacramento County District Attorney's Office as well as several other agency to develop a workshop for property owners who are interested in learning what to look for when dealing with illegal massage parlors. The workshop is designed as a way to inform property owners and/or leasing agencies how to recognize illegal massage parlors as well as the consequences of leasing space to them.
5. **Community Development Corporation:**
 - a. **Annual Fundraiser:** Lisa Cordell reported that the SBCDC is hosting an annual fundraiser to raise money to continue to fund programs like the Block by Block Program. The event will take place September 28th at the Falls Event Center in Elk Grove. The Board is currently looking for sponsors and will be selling tickets to the



event. The event will consist of a Masquerade themed event, entertainment, food, and adult beverages.

b. Social Enterprise: Lisa Cordell announced that the SBCDC has hired a consultant to assist with the development of the new social enterprise which will provide small entrepreneurs with a space to sell their goods, a place for the community to purchase items, host meeting, or relax, and provide jobs to those who are hardest to serve by working with Pride Industries.

VII. Closed Session – Executive Committee:

1. Security Contract – Lisa Cordell presented the bids that were received in response to the RFP that was released. The Board Members agreed to ask those who provided a security contract bid back to the September Board meeting to present the firm and allow Board Members to ask questions. Staff will contact them and request their attendance at the next meeting.

VIII. Committee Reports (Non-action):

- 1. Permitting/Development Subcommittee** – No report.
- 2. Cannabis Committee** – No report.

IX. Stockton Blvd Development Updates:

- 1. 9th and 10th Avenue** – Lisa Cordell reported that Frank will meet with the developer today at 4 pm to learn more about their plans to develop the site. Lisa Cordell will report back at the next Board meeting.
- 2. Smart and Final**– Lisa Cordell reported that Smart and Final is now open. The buildings in front will be demolished and Dutch Brothers will build there. There is another national retailer who has committed to locating in the former K-mart site.
- 3. San Juan site** – Lisa Cordell reported that the property has been cleared and the Sherriff’s Department is working to clean the remaining homeless off the front of the property. There will be an RFP that comes out soon to find a developer to develop low income housing.
- 4. Aggie Square** – Lisa Cordell reported that there are no new developments. Updates on the project can be found at the Aggie Square link. Laura Niznik reported that the RFQ for contractors has been released.
- 5. Southside Trailer Sales** – The property closed escrow. The new owner plan to repurpose the property as a new storage facility.



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6. The Greens Hotel – Dhruv Shah reported that the property is now open. Council Member Jay Schenirer’s office is working on hosting a grand opening event on August 26th.

X. Adjourned: 10:00 am

Next Meeting: Executive Committee Meeting – September 12, 2019 @ 9:00 am.