Full Board Meeting
Stockton Boulevard Partnership Conference Room
5657 Stockton Blvd
In Person Meeting
Thursday, May 09, 2024 – 9:00 a.m. - 10:30 a.m.

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

Elgin Bradley (Chair)	Ken Fahn / Susan Blum (Developer) *
Terri Galvan (Vice Chair) *	Laura Niznik-Williams (UCDHS Rep)
Frank Louie (Executive Director)	Lisa Nava (County Supervisor Phil Serna)
Liane Bruckstein (Secretary)	Ryan K. Brown (D5 - Caity Maple)
James Murphy, CPA (Accountant)	Terence Lee (Leeland Properties, LLC)
Dan Weitzman (Developer) (Treasurer)	Lisa Zook (Neighbor Board Rep)
Alfredo Castillo (SMUD)	Manny Perez (Lotus Casino)
Ben Avey / Nanci Bui-Thompson (WellSpace Health)	Thai Tran (Property Owner)
Chris Flores (Chief of Staff, Sac RT)	Tina Nguyen (Phở Xe Lua)
Dhruv Shah (Greens Hotel) *	Will Antinetti (D6 - Eric Guerra)
Keaton Riley (County Supervisor Patrick Kennedy)	

* Absent from meeting

Meeting Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

II. Presentation:

1. Chris Flores, Chief of Staff – Regional Transit: Introduction to the Board.
2. Lisa Zook - Neighborhood Representative: Introduction to the Board. Lisa is a third generation Sacramento, has deep roots in the community and possess a wealth of experience.
    a. Dan Weitzman motioned to accept Lisa Zook and Chris Flores to the Board. Motion carried by all.

III. Business: (Action)

1. Minutes Approval: March 14, 2024 Meeting minutes.
    a. Motion to approved by Dan Weitzman, 2nd by Tina Nguyen. Motion carried by all.
2. Financials Approval: March/April 2024
    a. Motion to approve by Dan Weitzman, 2nd by Terri Galvin Motion carried by all.
3. Annual Report of SBP Property and Business Improvement District. All approved.
4. Manny Perez – Replacement for Park West Casino.
    a. Dan Weizman Motion to reinstate Manny Perez, 2nd by Will Antinetti, Motion carried by all.

IV. New Business: (Action)

1. Purchase of 2nd Surveillance Trailer vs. Leasing: Frank Louie presented options to the Board by providing the costs comparison.
    a. The cost of the lease is $1200 a month for 12 months minimum, equivalent of $14K annually.
    b. The cost of purchase would be north $45K, all-inclusive, not including warranty and insurance.
    c. The cost to purchase a lesser specs unit is $35K.
    d. The cost of warranty and insurance is approximately $1200 a year.
    e. There is no Lease-to-purchase option.
    f. Our partnership is an advocate for these surveillance units. They are giving us a referral fee of $500. This could help bring down the cost.
2. Ryan Brown motion the Board to purchase the upper tier unit; Lisa Nava 2nd. Motion carried by all.

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

1. Executive Director Report/Update – Frank Louie presented.
    a. Bee Shine Car Wash Project, Stockton Blvd/Dias Ave: Would like to move the automatic carwash project to the adjacent corner lot and build housing units on the current car wash site.
        i. The planning process is projected to be 18 months.
        ii. It such a catalytic project because it would repurpose an eyesore of a parcel of land.
        iii. Will Antinetti from Eric Guerra's Office added that their office has been working closely with the planning department to expedite the project.
    b. Matsui Bus Tour: Tour of catalytic projects currently on the pipeline, mainly housing. She is championing for us. Also, possible study and planning for Regional Transit due to increase ridership on the boulevard.
    c. Visit Sacramento Video Project: Highlights some of the Stockton Boulevard business: Pho Xe Lua, Pegasus, Pho Bac Hoa Viet, Vinh Phat Supermarket, Duc Huong. Social Media influence was there to help promote Stockton Blvd Partnership. Our directories are in both terminals at Sacramento Airport and also available at the Sacramento Visitor Bureau. The video will be premiered at their luncheon event.
    d. Lisa Zook noted the positive impact our SBP directories has contributed to the Stockton Boulevard real estate market, an indication of desirability, resulting in multiple offers on their house and sold within days.
    e. Walking Food Tour with Fox40 – Highlights business on Stockton Boulevard; the reporter visited Pho Xe Lua, Pegasus, Duc Huong and Vinh Phat.
    f. Elgin and Frank had preliminary discussion with Chris Flores regarding a pilot bus program, possibly day time shuttle to bring folks from U.C. Davis up and down Stockton Boulevard to the Little Saigon District.
    g. Frank Louie asked Chris to look into the archive for the old trolley that use to run up and down the boulevard.
    h. Frank and Elgin will reconvene to plan a trial run.
    i. Lisa Zook mentioned a use of a double decker.
    j. City of Sacramento Business District Clean-up Grant awarded. It's a 2 years program, $15K per year. We would pay first and get reimbursed.
2. Report backs
    a. Security Reports (see security binder)
    b. Maintenance Reports (see board packet)
3. SBCDC – Stockton Boulevard Community Development Corporation Events and Report – Vincene Jones presented

a. Earth Day Clean-up: April 22nd, 2024 was a successful event. Many people and neighbor and government agency participated. We can really see the difference when we go down the boulevard.
b. Financial Workshop: Every Wednesday at 4:00 PM put on by Project Hope and John Goldberg. Learn how banking, credit works, and loan application. Can be helpful for young folks.
c. Big Day of Giving: Send Thanks to everyone who support and contributed. We raised about $1500.

VI. Reports: (Action/Non-Action)

1. Community Against Sexual Harm – Carissa Theis, Director of Operation. Reported on grand opening on May 2nd. Physician to be on site every Tuesday. The Center is open 12:30 PM – 4:30 PM
2. HARMS – Liane Bruckstein – Not Present
3. Aggie Square – Laura Niznik – Williams – Not present

VII. Elected Officials Reports: (Non-action)

1. City Council District 5 – Caity Maple. Ryan Brown represented
    a. City released it budget draft, mending $66 million deficit cut it down to zero without cutting staff nor incurring any level 3 or 4 budget cut strategies. May 27th Budget and Audit and the by council at 5:00 PM. The Office Stay committed to protecting the cities' core services, quality of life.
    b. Worked hard on improving 311 services. 311 services now actually meaningful information in return for a 311 report. As of now, mainly for homelessness issues but hope to expand to other services fields.
    c. New Executive Assistant, Kevin Kraggan joining the office June 3rd.
2. City Council District 6 – Eric Guerra. Will Antinetti present
    a. 2000 Stockton Boulevard Plan has not closed, please give feedback on this proposal plan on shaping Stockton Blvd going forward.
    b. On May 9th, 2024, the Planning and Design commission will hold a public hearing at the city hall at 5:30 PM and also available online on the Sacramento City website. The plan is due on May 15th.
    c. Pancake Breakfast fund raiser. May 11th at 9:00 – Noon, $5 a ticket. $20 for family of 6. There will be raffle and music.
    d. Tina Nguyen added that they have been working on the Good Neighbor Policy for the 175 Cabins on Stockton Boulevard.
    e. Ryan Brown would like to be included in the conversation because his office has some valuable insights.
    f. May 7th, 2024 – The Sacramento City Council voted Tuesday to direct $2.5 million from the state's Pro-Housing Incentive Pilot grant to provide the last piece of financing needed for the planned San Juan Apartments. Non-profit developer Mutual Housing is also slated to receive a $22.67 million loan from the City and County of Sacramento.
        i. The funds will be used to help build 113 affordable apartments on the site of the former San Juan Motel on Stockton Boulevard in south Sacramento.
    g. Board member Lisa Zook brought up the lack of low-income senior housing project in the Stockton Boulevard area.
        i. Dan Weitzman mentioned that one of the projects on campus is a senior housing. It's in the planning stage.
        ii. Ryan Brown of District 5 named several senior housing that is in the pipeline. While not on Stockton Boulevard they are close by on Florin Road, La Mancha and Central Oak Park.
3. Sacramento County Supervisor District 1 – Phil Serna – Lisa Nava represented

a. Invited all to attend a county workshop for Stockton Boulevard Special Planning Area Update. All comment and feedback are welcome.
b. April 10th, 2024 – County had a clean-up day event in South Land Park and Pocket Area
c. April 9th, 2024 - The Board adopted an ordinance amending Sacramento County's Fireworks Regulations and Prohibitions as they relate to fireworks sales, use and enhanced fines. Amendments to the Code include the following:
    i. Narrows the window for fireworks sales from June 28 through July 5 to Noon on June 28 through the end of July 4
    ii. Prohibits the use of all fireworks, including state-approved fireworks, between 10 p.m. and 9 a.m. during the authorized selling period
    iii. Mandates that information be provided about safe disposal at the point of sale
    iv. Enhances fines for schools and all parks:
        1. $1,000 for the first violation;
        2. $2,500 for the second violation within one year of the first violation;
        3. $5,000 for each additional violation within one year of the first violation
        4. $10,000 for each violation that occurs within the American River Parkway, all parks and all schools
    v. The amendments came as a result of staff recommendations and Board suggestions at the Countywide Fireworks Taskforce Enforcement After Action Review presentation to the Board on Oct. 24, 2023. Several Illegal Fireworks Taskforce meetings were convened between November 2023 and February 2024 to address requests related to the deterrence of illegal fireworks sales and usage.
d. In March perform outreach and engagement of homeless in the Florin and Power Inn area. A summary report is available through the office upon request.
e. Selected new Inspector General – Kevin Gardner.
f. Lisa Nava touched on County Financial Status and Budget

4. Sacramento County Supervisor District 2 – Patrick Kennedy – He welcomed twin girls!
5. California State Assembly Member District 10 – Stephanie Nguyen – Present with no update.

VIII. Committee Reports: No reports.

X. Adjournment – 10:30 AM.

Next Meeting: Full Board Meeting – July 11, 2024, 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 Vincene Jones 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.