Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In Person Meeting
Thursday, May 8 , 2025 – 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)	Laura Niznik-Williams (UCDHS Rep)
Frank Louie (Executive Director)	James Murphy, CPA (Accountant)
Terri Galvan (Vice Chair) *	Lisa Nava (County Supervisor Phil Serna)
Terrance Lee (Secretary)(Leeland Properties, LLC)	Keaton Riley (County Supervisor Patrick Kennedy)
Dan Weitzman (Developer) (Treasurer)	Chris Flores Sac RT
Thai Tran (Property Owner)	Alfredo Castillo (SMUD)
Ken Fahn (Developer) * Susan Blum	Liza Zook
Ryan K. Brown (D5 - Caity Maple)	Ben Avey / Nanci Bui-Thompson (WellSpace Health)
Will Antinetti (D6 - Eric Guerra)	Tina Nguyen (Phở Xe Lua)
Manny Perez (Lotus Casino)	

Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

II. Special Presentation: (Non Action)

1. Farewell to Board Member Lisa Nava - Office of Supervisor - Phil Serna

   Executive Director Frank Louie gave a short speech thanking Lisa Nava for her years of service on the Board.

   Vincene Jones also gave a short speech thanking Lisa Nava

2. Introduction of the new Board Member from the Office of Supervisor Phil Serna - Alma Munoz

   Alma Munoz introduced herself and gave some background information of her 30 years

of work in the public sector and thanked everyone for the warm welcome.

3. Alma Santillan - Owner of Colonial Theatre

   Frank Louie gave background information for Alma Santillan and the Colonial Theatre. Alma Santillan then began to give more information about the Colonial Theatre and her family's ownership and involvement in the theater for over 46 years. She gave the history of the theatre and the new types of entertainment that are available now. She thanked the Stockton Blvd Partnership for their support and keeping the boulevard clean.

Lisa Nava commented that she approves of Alma Santillan as a representative from the Community.

III. Business: (Action)

1. Minutes – Approval – January 9, 2025 (**Keaton Riley moved a motion; Ryan Brown 2nd; Motion carried by all)**
2. Financials – Approval – January/February 2025 **(Dan Weitzman moved a motion; Ryan Brown 2nd; Motion carried by all)**

   James Murphy gave an update on the financials of the Stockton Blvd Partnership and where the money was allocated. He explained how the BIA money is being spent and what is available for use.

3. SBP Budget Assessment **(Dan Weitzman moved a motion; Ryan Brown 2nd; Motion carried by all)**

   James Murphy goes on to explain the 6 pages of the SBP budget. Last year's proposed budget and the actual budget are similar with differences in administration, security and safety.

4. 3% budget increase Request **(Dan Weitzman moved a motion; Ryan Brown 2nd; Motion carried by all)**

Frank Louie highlighted rising office and security costs, noting ARPA funding covering security expenses is ending. He requested a 3% increase—approximately $13,000—for security funding.

IV. New Business: (Action)

1. Discuss 2025 Board Retreat Date
   Frank Louie asked the board to identify key focus areas for the SBP retreat, noting it could be held for free at the Hampton Inn. Ryan Brown proposed officially approving Alma Munoz as a board member at the next meeting, potentially coinciding with the retreat. Elgin Bradley clarified that the retreat would still be a board meeting and Alma's approval could be included on the agenda.

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

1. Executive Director Reports - Frank Louie

a. Executive Director Report - Business Walk, Business report

Business Walk

On March 27th, the SBP held a Business Walk featuring an overview of its services and key partnerships. Participants included representatives from SMUD, City Council, County Supervisors, the District Attorney, Police, Code Enforcement, Innovation and Economic Development, and California Capital. The event received positive feedback, with businesses noting area improvements, increased safety, and tangible benefits. It also showcased the valuable impact of partner organizations on the local business community.

SBP Joint PBID meeting

Attendees included representatives from the Midtown Association, Downtown Sacramento Partnership, River District, Power Inn Alliance, Arden, Oak Park, and Tower District. Four guest speakers addressed the group: the interim City Manager, District Attorney, Community Response Department representative, and the Fire Marshal.

Layne Milstein reviewed the city budget, noting a $44 million deficit and proposed program cuts. District Attorney Thien Ho discussed Proposition 36 and its positive impacts. The Community Response Department confirmed no budget cuts or layoffs for the upcoming year.

Jason Lee presented a proposed 104% increase in fire inspection fees. PBIDs and the California Restaurant Association submitted a joint letter opposing the hike. Frank Louie highlighted that 95% of businesses comply with inspections and suggested self-inspections to lower costs. Tina Nguyen expressed concern and plans to attend the council meeting. Liza Zook noted insurance companies also conduct compliance inspections. A group discussion followed on fee increases and potential alternatives for proof of compliance.

Fruitridge Printing Center

Ryan Brown shared renderings of a new housing development on Stockton Blvd with Frank Louie. The city is closing an alley to support the project, which is unsubsidized but includes private funding and voluntary assistance. The development will feature studio to three-bedroom apartments. Demolition is expected in 8-9 months, with completion in 24-36 months.

Dan Weitzman asked about CalTrans' response regarding the Stockton Blvd exit closure. Ryan Brown confirmed the exit will remain open, with full project completion expected in 6-8 months.

SBCDC - Stockton Boulevard Community Development Corporation-

- Vincene Jones reports:

a.**Haircuts for kids**

Easter haircuts in conjunction with Newmans Cali Fadez barbershop, the event

was sponsored by Golden Protection security.

b. **Big Day of Giving** - (May 1, 2025)

Vincene Jones of the Stockton Blvd Community Development Corporation sent a video to the Big Day of Giving staff. The amount raised is still unknown, as she has not yet received an email update.

c. **Earth Day Community Clean-up**

131 volunteers came to support the clean up, from the neighborhood, the city council, county supervisor representatives and county supervisor, and assembly member,city year, and conservation corp. All of the volunteers were given breakfast a commemorative T Shirt and shared a meal afterward.

d. **6th Annual Backpack Give-A-Way**

Backpacks filled with supplies and books will be distributed to students for the upcoming school year. The CDC, sponsored by the Gately Foundation, will provide 950 backpacks. Ryan Brown noted that Caity Maples' office will fund at least 50 more. The event is scheduled for July 31, 2025.

e. **National Night Out**

National Night out is a huge event that will include 2,500 to 3,000 guests from the community, vendors and businesses along Stockton Blvd.

f. **UC Davis Employee Appreciation Day**

The Stockton Blvd Partnership distributed 2,000 directories and raffled off a television. Vincene Jones presented information about the Partnership to UC Davis staff, highlighting local restaurants and businesses.

Lisa Zook referenced a recent dorm tour and expressed interest in helping place directories in student rooms. She also suggested that the Partnership engage with apartment leasing agents and proposed organizing a tour of Stockton Blvd to showcase its dining, entertainment, and amenities. Jones confirmed that information about Stockton Blvd is already being shared with UC Davis.

V. Reports: (Action/Non-Action)

1. Community Against Sexual Harm – Carissa Theis, Sawan Vaden, Executive Director

Carissa Theis gave a brief presentation on C.A.S.H., highlighting that their drop-in center served 545 women and over 2,000 individuals overall. Their medical clinics recorded 198 visits in the first nine months, and 43 women were successfully placed in stable housing.

2. First Step Communities - Update

Benjamin Worrall reported on the Tiny Homes Safe Stay Community, which opened on December 30, 2024. To date, 225 individuals have been served. Of the 64 who have exited, 12

did so successfully—supported by the Rapid Rehousing Program—while 51 had negative outcomes. Currently, one behavioral health bed and two DCR units remain available.

The Safe Stay Community is at full capacity, housing 175 individuals. "Ready to Rent" classes have launched with 91 participants, and 66 residents are enrolled in substance abuse programs. A counselor is now on site and receiving positive feedback from residents.

Tina Nguyen commented her concern regarding a theft incident allegedly involving First Step Communities residents, Worrall clarified that the items were returned before the individuals left the store, and the case is now closed.

Frank Louie inquired about the number of residents from Stockton Boulevard housed at the facility. Worrall noted that few individuals from that area are referred, as the W-X Corridor remains the priority for DCR placements.

VII. Elected Officials Reports: (Non-action)

1. City Council District 5 – Caity Maple (5 Min)

Ryan Brown provided a brief update noting that the VFW has reached its $25,000 fundraising goal for their mural, and painting is scheduled to begin in June. Also Aggie Square recently held its grand opening.

Road repaving and maintenance are underway on the 12th Bypass through to 65th Street.

City Manager recruitment is progressing, with onboarding anticipated in October. The City Council has approved a revised job description and a salary range of $250,000 to $420,000, aligning with comparable cities.

State and federal grants account for approximately 25% of the city's revenue. Ryan B. encouraged constituents to share concerns affecting small businesses.

The executive summary of the city budget is available online for public review.

Additionally, a pilot program is being considered for a Community Facilities District, proposing a $4 per parcel monthly fee to fund a neighborhood park initiative, with a potential ballot measure in 2026. If successful, it may be expanded to other neighborhoods.

2. City Council District 6 – Eric Guerra (5 Min)

Will Antinetti mentioned a multicultural festival May 18th, 1pm-4pm at the George Sims Community Center. With resources, food trucks for a family friendly event.

3. Sacramento County Supervisor District 1 – Phil Serna (5 Min)

Lisa Nava mentioned that the county budget hearings will start June 4th.

4. Sacramento County Supervisor District 2 – Patrick Kennedy (5 Min)

Keaton Riley mentioned that budget reductions are being implemented across all departments, with adjustments dependent on federal government actions. The county is prioritizing efforts to avoid layoffs within the healthcare sector by moving staff to existing vacancies. Significant cuts to Medicaid funding would have a profoundly negative impact on county services.

Potential reductions to the Department of Housing and Urban Development (HUD), as well as the introduction of new eligibility requirements for voucher recipients, could lead to an increase in homelessness.

The Board of Supervisors has approved a 30-year lease for the development of a mental health facility at the WellSpace Health campus in Little Saigon. This facility will offer a 32-bed, 24-hour residential care program.

Board Member Lisa Zook shared her recent experience visiting a mental health facility, expressing deep appreciation for the high standard of care provided. She expressed hope that the new Little Saigon facility will deliver similarly exceptional services.

Keaton Riley reminded the public to call 988 if they witness someone experiencing a mental health crisis. Community Response Teams are available to provide immediate support over the phone and intervention if necessary.

5. California State Assemblymember District 10 – Stephanie Nguyen (5 Min)

No reports from the representative from Stephanie Nguyen's office. Tina Nguyen mentioned a senate bill 881435 that will give businesses a tax credit for 5 years based on issues related to homelessness. Security upgrades, repairs, and clean up cost.

VIII. Committee Reports: No reports.

Lisa Zook mentioned various incidents in the city and county that she had heard on the police scanner. Keaton Riley mentioned that he will pass along the information to his superiors. Will Antinetti stated that Council member Guerras office has been working with Frank Louie, Sac PD and Mercy housing and that they will have a meeting.

Tina Nguyen asked if there was an update for the San Juan housing project.

Vincene Jones mentioned that the Lauren Hammond scholarship fund has 7200 dollars worth of scholarships for students and that if anyone would like to sit on the committee.

VIIII. Adjournment - 10:30 AM (*approximate*) **(Elgin Bradley moved a motion; Keaton Riley 2nd; Motion carried by all)**

Next Meeting: Full Board Meeting – July 10th, 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.

5657 Stockton Boulevard • Sacramento, CA 95824 • Phone: 916-454-2469 • Fax: 916-454-6021
staff@stocktonblvdpartnership.org • www.stocktonblvdpartnership.org