Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In Person Meeting
Thursday, September 11, 2025 – 9:00 a.m. - 11:00 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)	Alma Munoz (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) *Phillip Norton	Tina Nguyen (Phở Xe Lua)
Manny Perez (Lotus Casino)	

Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

II. Special Presentation: (Non Action)

-Executive Director Frank Louie presents a goodbye plaque for Ryan Brown from District 5

1. **Little Saigon Gateway Monument Project - Judy Matsui-Drury**

-Judy Matusi-Drury gave a brief update, stating that $1.8 million will go into the project for community engagement, design, and construction. Gateway location will be on Stockton Blvd. between 47th Ave. and Riza. Dan Weitzman asked, “When will it be completed?” Judy stated that the schedule has not been approved yet, however, construction may not start until 2026. She mentioned that the grant expiration date was March 2027.

Frank Louie asked Judy if she would attend our November Board Meeting to give an update on the project. Judy confirmed her attendance.

2. **Regional Transit - Stockton Blvd. Mobility Update - Anthony Adams with SacRT and Jesse Gotham with City of Sacramento**
(Attached is the Presentation)

-Anthony Adams introduced the Stockton Safety and Transit Enhancement Project (STEP). He says, as this is a comprehensive overview of transit routes within Stockton Boulevard, a joint partnership between City, County and SACOG (Sacramento Area Council of Governments) has been established.

Dan Weitzman asked, “What is the cost?” to which Anthony replied, “We don’t know at this stage of the process.” He estimates at least $200-300M in total.

Tina asked, “When would construction start?” Anthony replied, “Best case scenario, we can start building 4 years out.”

Laura Niznik-Williams asked, “What is the range of affected streets along Stockton Boulevard?”
Anthony replied, “Florin all the way up to the Sacramento Valley Train Station. We’re also looking at the Broadway corridor.” She goes on to say that public transit can clog up UC Davis traffic that’s already bad.
Ryan Brown, however, adds that if a few people start using public transit rather than their cars, there would still be a tangible difference in traffic - “it does not have to work for everybody, but if it works for a few, it would make a positive difference.”

3. **Wellspace Update - Jonathan Porteus** **(Attached is the Presentation)**

Jonathan Porteus opens by introducing WellSpace, outlining the organization’s mission and core services. He highlights their current initiative to establish a "confluence of care" that integrates medical and dental health through the development of dedicated Resource Centers.
WellSpace is now advancing plans to develop a comprehensive Campus on North Riza Avenue. This new facility will feature 24/7 Resource Centers designed to provide continuous, integrated care.

III. Business: (Action)

1. Minutes – Approval – May 11, 2025

(**Motion made by Dan Weitzman 2nd by Keaton Riley, Ryan Brown Abstained. Motion Carried by.)**

2. Financials – Approval – July/August 2025
(Motion made by Dan Weitzman 2nd by Tina Nguyen. Motion carried by all.)

-James Murphy presented the financial overview, highlighting the current budget and expenditures of the BIA funds. He noted that spending has increased compared to the previous fiscal year.

IV. New Business: (Action)

1. **Approval of New Board Member - Alma Santillan**
   (Property Owner Colonial Theatre)
   (Motion made by Dan Weitzman, 2nd by Tina Nguyen. Motion carried by all.)

   -Alma Santillan gave a brief overview of her theatre and the change that she has seen on Stockton Blvd. Ryan Brown Gave compliments to Alma Santillan about the Colonial Theatre and welcomed her to the Partnership.

V. Reports: Executive Director and Staff Report:

(Action/Non-Action) **1. Stockton Blvd. Retreat Briefing**

and Overview - Frank Louie

Frank Louie began his report by expressing his appreciation to Vincene Jones and the Board members for their continued commitment to the Stockton Boulevard Partnership. He provided an update on the recent retreat and discussed progress on the formation of the Lighting District Assessment. Frank also acknowledged his collaboration with Will Antinetti and Chris Flores on these efforts.

He shared that small committee groups have been formed to focus on two key areas: beautification and the coordination of city and county resources.

- **Tina Nguyen** will serve as the primary point of contact for the Economic Development and Beautification Committee.

- **Dan Weizman** will serve as the main contact for efforts related to connecting city and county resources in support of the Partnership's initiatives.

Liza Zook provided a brief update regarding the recent pruning of palm trees and addressed concerns about litter along the corridor. The issue with litter has since been resolved.

Frank also gave an overview of *What The Pho 2* at the Terra Madre event competition, highlighting the three local businesses that will participate.

Additionally, he announced that the Stockton Boulevard Partnership will sponsor two upcoming events: the **Sacramento Indochinese Friendship Celebration** and the **ARI Mid-Autumn Festival**.

IV.. Elected Officials Reports: (Non-action)

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

-Ryan Brown from District 5 reported that Councilmember Caity Maple has been facilitating community conversations regarding proposed changes to the Business Operations Tax (BOTC). The goal is to create a more equitable structure in which larger businesses contribute a fairer share, while also maintaining a reasonable approach for smaller businesses. A virtual community session is also planned to ensure broader participation.

Additionally, Ryan provided an update on Accessory Dwelling Units (ADUs), noting that the City is actively exploring ways to improve and expand the ADU program to better serve residents.

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

Will Antinetti emphasized the importance of utilizing the 3-1-1 system as the most effective method for community members to report concerns and connect with their elected officials. He noted that if a reported issue is not addressed in a timely manner, residents should follow up directly with their respective representatives.

-Liza Zook raised concerns about the lack of public information regarding the proposed tiny home communities, specifically related to security measures and available services.

-Tina Nguyen also inquired whether the City could provide timely updates and advance notice to the public regarding the proposed locations for future tiny home developments.

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

Alma Muñoz emphasized the importance of utilizing the 3-1-1 system as a vital tool for reporting issues and engaging with local government services. She also shared that the County's final budget has been approved, with specific funds allocated for road improvements. Additionally, she provided further insight into key budget details and funding priorities.

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

-Keaton Riley delivered a brief presentation on HR 1, noting that the legislation will outline the populations potentially impacted by changes to SNAP and Medi-Cal. He also announced that the 7th Annual Fun Fair will take place on

September 20th, featuring over 40 participating resource organizations.

-Tina Nguyen inquired whether specific cuts to Medi-Cal had been identified. Keaton responded that the HR 1 report will provide further details regarding which populations may be affected.

-Vincene Jones provided an update on 3-1-1 registration efforts and shared information about an upcoming workshop for residents of the San Juan Housing Complex.

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

There is an update of a special session that will be held on Saturday.

VII. Committee Reports: No reports.

VIII. Adjournment - 10:30 A.M. (*approximate*)
(Will Antinetti made the motion to adjourn and Keaton Riley 2nd, motion carried by all.)

Next Meeting: Full Board Meeting – November 13th, 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