Full Board Meeting
Stockton Boulevard Partnership Conference Room

5657 Stockton Blvd
In Person Meeting
Thursday, July 9, 2026 – 9:05 a.m. - 10:40 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)	Manny Perez (Lotus Casino)
Frank Louie (Executive Director)	Laura Niznik-Williams (UCDHS Rep)
Terri Galvan (Vice Chair)	James Murphy, CPA (Accountant)
Terrance Lee (Secretary)(Leeland Properties, LLC)	Alma Munoz (County Supervisor Phil Serna)
Dan Weitzman (Developer) (Treasurer)	Keaton Riley (County Supervisor Patrick Kennedy)
Thai Tran (Property Owner)	Chris Flores Sac RT
Ken Fahn (Developer) Lisa Leslie	Alfredo Castillo (SMUD)
Katie Hanzkik (D5 - Caity Maple)	Liza Zook (Neighbor Board Rep)
Lianne Valera (D6 - Eric Guerra)	Tina Nguyen (Phở Xe Lua)
Alma Santillan (Colonial Theater)	

Minutes

I. Welcome, Introductions and Announcements – Chair Elgin Bradley

Motion to Call to Order: Alma Munoz; Seconded: Dan Weitzman

Introduction of Summer Interns: Brenden Nguyen and Dyamond Carruthers, summer at SBP introduced themselves to the Board of Directors and shared their educational goals.

Frank Louie informed the Board of Directors that Ken Fahn has appointed Lisa Leslie to take the place of Susan Blum who has retired. The Board will take a vote at the next meeting on September 10th to add Leslie to the Board of Directors.

Frank reported that Petra Linden representing Wellspace will replace Nancy Bui director of strategic initiatives.

II. Special Presentation: (Non Action)

1. Nighttime Economy: Tina Lee Voyt, director and John Adair, City of Sacramento Office of Economic Development presented the Nighttime Economy program. ***See attached**

   Ms. Jones is working on a plan for the Board of Directors that encapsulates how Boulevard Partnership might benefit from the program.

2. Stockton Boulevard Safety Transit Enhancement Project (STEP): Jessie from City of Sacramento Department of Transportation and James Drake with Sacramento Regional Transit provided an update on STEP. ***See attached**

   Liza Zook made positive comments about riding regional transit.

III. Business: (Action)

1. Minutes – Approval – May 14, 2026

   Laura Niznik-Williams asked that her name be corrected on the roster on the next board meeting date. Her name was misspelled on page 2.

Terri Galvan made the motion to approve; Dan Weitzman seconded; motion carried with corrections.

2. Financials – Approval – March/April 2026

   The accountant gave his report on financials indicating that more funds were spent this year than the prior year. ***See attached report**

   Tina Nguyen moved to approve; Dan Weitzman seconded; motion carried

IV. New Business: (Action)

No new business.

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

Taste of the Boulevard Passport

Frank Louie updated the board members and shared the first of three video segments on FOX 40 Studio 45. The board provided good feedback. Frank also shared various ways that he is promoting the Passport campaign. He said the team is learning through best practices for this first-time campaign and that he and Ms. Jones will explore a partnership with Visit Sacramento.

Lisa Zook shared her efforts to promote the Passport and bought six to give to others.

Tina Nguyen suggested developing an online app for purchasing them.

San Juan Apartments Ribbon Cutting

Frank Louie gave an update on the San Juan Motel apartments on Stockton Blvd. and SBP attendance at the grand opening on July 7th. He encouraged all board members who did not attend to go take a tour. He also mentioned that Stockton Boulevard Partnership and Ms. Jones are advocating for the children and other vulnerable populations to be safeguarded from the pool that needs to be secured.

Liza Zook attended the grand opening and took the tour. She spoke very positively about the property and the tenants who are able to take advantage of the subsidy.

International Marketplace

Frank Louie shared the banner project in development for the International Marketplace, from Fruitridge to Broadway. SBP is working with Jeanine, the designer of the directory, to incorporate the design and add photos. Ms. Jones said she will provide possibilities to the board at the next meeting and aim for a grand opening in late fall.

New Business Update

Frank updated the board on the new Afghan supermarket coming to the 5600 block of Stockton Blvd. and the variety of services that it will provide. He also announced other new businesses in the corridor located in Pacific Plaza at 6925 Stockton Blvd.

SACOG Update

SACOG will conduct a tour of Stockton Blvd for the business community. Frank Louie will be the tour guide for the group, and the bus will stop at the SBP office as the midway point for refreshments. The date of the tour will be announced.

VI. Reports: (Action/Non-Action)

Upcoming Events

Ms. Jones reported that Stockton Boulevard Partnership is extremely busy with outreach projects: The Backpack Give Away; Financial Wellness Workshop; Reading with Cop; and National Night Out. Ms. Jones detailed some of the highlights and has received in-kind sponsorships from Eric Guerra's and Caity Maple's offices. Ms. Jones also encouraged Board members to be present. Golden 1 Credit Union and San Juan Apartments will participate.

VII. Elected Officials Reports: (Non-action)

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

Katie Hanzkik reported that Councilmember Maple's office is on Summer Recess for two weeks and has no report. The councilmember has also hosted a number of town hall

meetings, and the next is scheduled for July 21st.

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

Lianne Valera reported that Mayor Pro Tem Guerra's office recently welcomed a delegation of 35 from Morelia, a Mexican delegation who are partnering with the City of education. They also visited Aggie Square where Guerra provided a report on tourism in Sacramento and talked about business.

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

Alma Munoz reported that the Board is reconsidering the budget that was passed in June. They will reconsider on Tuesday, July 14th. Ms. Jones asked if any changes will be for the good. Alma believes that the State budget had a better outlook than what was originally forecasted leans toward a more positive outcome.

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

No report.

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

Jessie Bermudez reported that Assemblymember Nguyen's Office hosted its Young Assemblymember's Youth Program at the State Capitol. The program is designed to teach high school youth residing in her district how to propose a Bill. Also, Assemblymember Nguyen will host a table at National Night out as in previous years.

VIII. Committee Reports: No reports.

No reports.

6. Information Only Reports
Terrence Lee reported a new construction loan to convert the old Coca Cola property to an extended stay-type, full-service hotel.

Laura Niznik-Williams reported that UCDavis and UCDavis Health will host a Supplier Expo on August 20th, at Oak Park Community Center. The event will share how to do business with UCDavis.

Ms. Jones highlighted the successful workshops that Stockton Boulevard Partnership participated in hosting for candidates to gain residency at San Juan Apartments. 30-plus attendees of various languages participated.

Lisa Zook asked about the new development project. Frank reported that the Mel's Diner Express is off the table. Dan Weitzman reported that there is an ongoing search to bring in retail business.

VIIII. Adjournment - 10:40 AM (*approximate*) **(Alma Munoz moved a motion and Tina Nguyen 2nd, motion moved by all)**

Next Meeting: Full Board Meeting – September 10, 2026, 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.