

MODESTO D.I.D. MINUTES

December 16, 2020

BOARD MEMBERS PRESENT: Bart Barringer, Thomas Lopes, Joe Muratore, Lauren Trevino, Tom Slater

BOARD MEMBERS ABSENT: David Boring, Charles Doll

GUESTS: Billy Boyle, Jaylen French, Mike Hammond, Doug Hosner

STAFF: Heidi Savage

The Downtown Improvement District Board of Director's Meeting was called to order by Vice Chairman Bart Barringer at 12:07 p.m.

PUBLIC COMMENT – None

CORRESPONDENCE – None

APPROVAL OF MINUTES – Bart Barringer moved to approve the minutes of the Modesto Downtown Improvement District Board of Director's Meeting of October 18, 2020. Thomas Lopes seconded. Unanimous approval.

Downtown Merchant Watch Report – Officer Billy Boyle reported that there has been a decrease in window smashes downtown. He shared that there has been a vehicle throwing human waste at City Tower. Cameras captured a photo of the distinguishable vehicle with lighting on the side of it, which Modesto Police Department has posted on their social media requesting the public's help. P.D. and the Experience Engineers have been addressing the alleyway near My Mimosa's and there has been a decrease in issues there.

Sergeant Mike Hammond provided statistics for downtown calls for service for the month of October, which he said are really good numbers. Since parklets help minimize the vagrant population from hanging out begging for food or money, he hopes that they will stay beyond COVID-19. There was discussion about damage to the Concetta parklet caused by a drunk driver. Jaylen French explained that parklets are in the public right of way, but they belong to the business. Proof of insurance, naming the City as additional insured, must be provided along with an indemnification. Bart said that as part of the permitting process, notices of insurance renewal should be required from the business owners. There was discussion about the value of installing bollards to help with the safety of parklets.

Gallo Center for the Arts Report – Doug Hosner explained that the music garden on the front lawn is almost complete. A Rotarian work party will take place this Saturday to help install seven large percussion instruments that comprise the music garden. The project has a value of approximately a quarter of a million dollars. The Gallo Center cannot give enough thanks to Rotary, the Porges Family Foundation, John and June Rogers, and other generous donors who made this possible. There will be a formal dedication ceremony in March.

MINUTES
December 16, 2020
PAGE 2

The Gallo Center is offering livestreaming, providing their patrons with the opportunity to experience live entertainment on their tablets, televisions, or phones. Tickets are affordable and charged per-household. Shows being offered through the holidays include Pink Martini, Celtic Thunder, pianist Jim Brickman, and Artimus Pyle. Next week they will be announcing three shows produced by National Geographic Live that will be especially entertaining for children. The Center recently partnered with the Ceres Drive-In to present some classic holiday films. Depending on the vaccine rollout, the Center could launch the 2021-2022 season at the usual time in spring. Doug shared how challenging it has been for the Gallo Center going from full staff down to eight. Doug suggested the Gallo Center jigsaw puzzle for anyone looking for a Christmas gift. The 432-piece puzzle includes artwork from a lot of the Center's best-selling hit shows for \$30.

City of Modesto Report – Jaylen French explained that a Starbucks will begin construction in the next few weeks at 9th and J Streets. Now that Downtown Master Plan has been adopted, the City will want to focus on implementation of the plan. One of the first things they will be looking at is parking. Now that the new Council is seated, they will start exploring what parking looks like moving into the future, which is likely parking meters.

One of the primary areas of focus for the City is creating a node and a gateway, along 9th Street, specifically around the transit center. They expect the Ace Train to extend to Modesto around 2022-2023. The City has also received a state grant to address housing. They are going to partner with their transit department to prepare a more specific plan that will include mixed-use and residential development.

The courthouse is set to start construction next summer with an expected three-year construction window. There has been an uptick in interest in residential development downtown. Tom Slater explained how redevelopment in Merced has been successful. Investors came from different areas and purchase the Tioga and El Capitan, a boutique hotel, to create condominiums near their courthouse. They also refurbished an old theater with a restaurant and bar, which reminds him of what we might be able to do here. There was discussion.

After some months, a group that wants to bring a children's museum to downtown is re-engaging in this effort. For any groups that want to donate, he indicated this would be great for the community. Jaylen said a downtown hotel RFQ will go out first week of January. The City wants to see a hotel, with some sort of ground floor retail restaurant with the levels being anything from residential to office space.

Doug Hosner asked about the old courthouse site. Jaylen said we are four to five years from the State really knowing what it's going to do with that building. Talks with between the City and the County about this property are ongoing.

MATTERS FOR THE GOOD OF DOWNTOWN

Executive Director's Report – Heidi Savage gave the Executive Director's Report and Financial Report. She provided an update on the Memorandum of Understanding and Letter of Agreement between the Modesto D.I.D. and the City of Modesto. Within thirty days of the

MINUTES
December 16, 2020
PAGE 3

document signing by all parties, the City will issue a check including the Modesto D.I.D. reserves and the 2020 fiscal year first-quarter disbursement.

Modesto D.I.D. payment authorization processes were discussed, and the following processes were agreed to by the board: 1) Vendors with signed contracts for each new fiscal year may be paid automatically, 2) The Executive Director may pay invoices for \$1000 or less without approval, 3) Expenses or invoices over \$1000 may be approved for payment via email from the Chair or Vice-Chair, 4) The Executive Director may sign checks, 5) The Chair or Vice-Chair may sign in the Executive Director's absence.

Heidi reported on damage caused by vagrants who are illegally accessing power to charge their phones, ankle monitors, etc. Heidi has had phone calls with the City and the County about providing a phone charging station in an effort to lower the incidents of damage. She described different solar-powered options. There was consensus that providing a charging station at the Salvation Army or Access Center, where services are already provided, would be the best location.

Revised Modesto D.I.D. logo options were reviewed. Board members identified their top choices. There was no clear winner, so Heidi will consult with board members who were absent to seek their input.

Bart confirmed that the Executive Director is, indeed, an employee her payroll status can be addressed after the disbursement from the City occurs.

MATTERS TOO LATE FOR THE AGENDA – NONE

ISSUES THAT NEED DOWNTOWN IMPROVEMENT DISTRICT SUPPORT – None.

Adjourned at 1:33 P.M.

Respectfully Submitted,

Heidi Savage