

Board of Directors Meeting Minutes

Date of Meeting:	09/10/2025	Time:	4:00 PM
Minutes Prepared By:	Elizabeth Buenrostro	Location:	1003 10 th St. Suite A

Attendance

Present DMP: Sue Zwahlen, Gabriela Guerrini, Chad Hilligus, Blake Humble, Blaine Cox, Chelsie Webster, Mike Moradian

DID: Amanda Heitlinger, Maria Apodaca, Espananza Vargas (proxy for Paul Adams), Edward Rubalcaba, Julie Betts-Albert, Michelle Patino, Thomas Guerrero, Sarah Aaronson

Absent DMP: Ann Endsley, Carlos Villapudua
DID: Paul Adams

Others Heidi Savage, Elizabeth Buenrostro, Sandra Hilton-Kaapp, Jessica Hill, Eric Bonander, Todd Aaronson, Walter Eichinger, Michael Ijams

Discussion

#	Topics	
1	Open Meeting and Introductions - Gabriela opened the meeting at 4:05 p.m.	Gabriela G./Amanda H.
2	DID Approval of 5/14/2025 Joint Board Minutes - Amanda called for approval of the minutes for the meeting of 5/14/2025 o Board approved the minutes as presented (J. Betts-Albert, E. Vargas; Unanimous)	Amanda H.
3	DMP Approval of 5/14/2025 Joint Board Minutes - Gabriela called for approval of the minutes for the meeting of 5/14/2025 o Board approved the minutes as presented (C. Hilligus/ S. Zwahlen/ B. Cox abstained; Unanimous)	Gabriela G.
4	Public Comments - Walter Eichinger, senior vice president of Brenden Theatres, expressed interest in being involved in future meetings. He stated that staying informed about downtown activities would help support his business.	Any
5	DID Action: Discuss 2024-2025 FYE Financials - Sandra presented the 2024-2025 FYE financials to the board. o Board approved 2024-2025 FYE financials as presented: (E. Rubalcaba/ S. Aaronson; Unanimous)	Sandra H..
6	DID Action: Discuss Financials - Amanda presented the July 2025-August 2025 financials to the board o Board approved the financials as presented (S. Aaronson/ E. Vargas; Unanimous)	Amanda H.

7	DMP Action: Discuss Financials	Heidi S.
	<ul style="list-style-type: none"> - Heidi presented the YTD 7/31/25 financials to the board <ul style="list-style-type: none"> o Board approved the financials as presented (B. Cox/ M. Moradian; Unanimous) 	
8	City of Modesto Updates	Jessica H.
	<ul style="list-style-type: none"> - Jessica provided a comprehensive update on current City of Modesto initiatives, recent developments, and upcoming projects relevant to the downtown district. 	
9	Board Member Forum	Any
	<ul style="list-style-type: none"> - There was a general round table discussion 	
10	Adjourn Regular Meeting	Gabriela G.
	<ul style="list-style-type: none"> - Gabriela adjourned the meeting at 5:25 p.m. 	
2.	DMP Closed Session – Government Code Section 54956.9(d)(2)	Michael B. Ijams, Berliner Cohen, LLP
1.	Conference with Legal Counsel – Anticipated Litigation Significant exposure to litigation (One potential matter)	
3.	Discussion Items	
1.	Open DMP Meeting - Gabriela opened the meeting at 6:19 PM	Gabriela G.
2.	DMP Action: Discuss wind-down and termination of the RAD Card - No action was taken. The CEO will work with legal counsel to determine the most appropriate and effective process for sunsetting the RAD Card program.	Gabriela G.
3.	Adjourn DMP Meeting - Gabriela adjourned the meeting at 6:47 PM	Gabriela G.
NEXT MEETING		
- Date: 11/12/2025		Time: 4:00 p.m
		Location: 953 10 th Street