

**Salinas City Center Improvement Association
Board of Directors Meeting
235 Monterey Street
Salinas, California 93901**

Board Meeting Minutes: May 10, 2017

Present: Catherine Kobrinsky Evans, Frank Saunders, Margaret D'Arrigo Martin, Brian Finegan, Fred DeYoung, Meryl Rasmussen, Gaylon Haney, Jeff LaTourette, Peter Kasavan and Joel Panzer.

Absent: Greg Piini.

Guests: Jeanna Sutton; Lisa Brinton-City of Salinas; James Kendall-Mahoney Commercial; Larry Bussard; James Sang; Lorisa McElvy

Staff: Ken Steen-SCCIA District Manager

<i>Item</i>	<i>Discussion</i>	<i>Action Taken</i>
1. Introductions	Catherine Kobrinsky Evans, President, called the meeting to order at 3pm. Board and Guest Introductions (See above)	No action taken.
2. Consent Agenda: <Approval of April 12, 2017 Board Meeting Minutes. <Approval of April 30, 2017 Financials (Balance Sheet & Operating Statement).	< Minutes for April 12, 2017 Board Meeting & Financials for April 30, 2017 were reviewed.	Action Taken: Approval of Minutes: Motion: Brian Finegan. Second: Gaylon Haney. Unanimous approval by the Board with amendment to correct absent member. Approval of Financials: Motion: Fred DeYoung. Second: Brian Finegan. Unanimous approval by the Board.
3. President's Report:	<None. See new business.	No Action Taken.
4. Committee Reports:		
• Executive Committee	<None. See new business.	No Action Taken.
• SOBO Committee	<SOBO met May 4, 2017. < <u>Maintenance</u> : Frank reported Tier I vendor (New Image Landscape) will be considered based on competitive proposal. Tier II would continue to be serviced by Hope. Contract to be finalized with New Image. < <u>Security</u> : Current level of Uretsky patrols continues. City	No Action Taken.

	<p>may hire Uretsky for Library, Rec Center and Permit Parking Lot though no RFP's issued. Added coverage of parking lot contracted by City.</p> <p><Neighborhood Watch: Sandra Whittle to continue to provide incident reports on her Neighborhood Watch Help Salinas Facebook page to expand coverage of downtown.</p> <p><Important to report incidents to BOTH SPD and Uretsky otherwise SPD does not have record of the incident.</p> <p><u>Next Meeting:</u> June 8, 2017 at 201 Main Street at 10AM.</p>	
<ul style="list-style-type: none"> • DISI Committee 	<p><Facebook views of SCC increased 147% to 2,551/month.</p> <p>< Jenna continues to post events and important information to Facebook page.</p> <p><Steinbeck Arts & Cultural District: SCC in discussion as partner consideration. Proposed District would be one of 22 initially statewide. NSC to staff. SCC to continue to review criteria. Brian has concerns re: the MOU and legislation; reluctant to proceed without more information. Vote tabled.</p> <p><DISI working on SCC "coasters" for restaurants.</p> <p><Forbes 2017 AgriSummit due at end of June in 100 block.</p> <p><u>Next Meeting:</u> TBD as needed.</p>	No Action Taken.
<ul style="list-style-type: none"> • Land Use Committee 	<p><LUC met April 27th.</p> <p><Brian/Lisa reported that on June 6th (note: now changed to July 11th) City Council will discuss (a) Housing Target Market Study, (b) the City's Parking Plan and (c) the update on the Downtown Vibrancy Plan. Board encouraged to attend.</p> <p>< May 16th, the Council intends to ratify the downtown inclusionary housing exemption for a set period of time.</p> <p><u>Next Meeting:</u> May 25th at 11 AM at Brian's office.</p>	No Action Taken.
5. Update on Pending Projects-status		
<ul style="list-style-type: none"> a) Electeds Ad-Hoc Task Force 	<p><Fred reported that he and Catherine continue to meet with electeds, in particular County Supervisors, Salinas City Council members, Salinas Mayor and City Manager.</p>	No Action Taken.
<ul style="list-style-type: none"> b) Property Owner Master List 	<p><Master District Property Owner List compilation by Greg Piini and Ken Steen continues to be further updated.</p> <p><Ken , Larry Bussard and Patricia Minnis have been meeting to divide list and further research. Though more work required, closer.</p>	No Action Taken.
6. Property Ownership Changes & New Businesses	<p><17 East Gabilan (to Taylor Foods); 14-16 Station Place (Frank's First Market)(to TAMC); 26 W. Market (Coin Laundry)(to TAMC).</p> <p><New Businesses (April): Hastie Financial Group (307 Main Street); First Capital Bank (Admin/Exec Offices)(150 Main).</p> <p><Property Owner Calls: Juan Uranga (Ctr For Community Advocacy); Akshai Patel/Ganesa Properties (All Care Pharmacy (331 Main); Stephen Atwood (118 Central: Central Liquors); Mike Bitar/Exec Realty (123 E. Alisal & 27 E. John); Cheri Hitchcock (356 Main: Coast-Tel bldg).</p>	No Action Taken.
7. New Business:	<p><President Catherine and Board discussed that City not cooperating with SCC. She outlined SCC options: (a) Fight, (b) Dissolve or (c) Submit/Modify (to janitor/security entity).</p> <p><Church Grant: City Manager indicated "he did not know". Board discussed that there should be a diversion of funds to</p>	No Action Taken.

	<p>other uses (i.e. Housing). James Sang said to tell City to use for housing.</p> <p>< President Catherine asked the group what direction they would like to go. Group has invested dollars/time in the association and partnership with the City.</p> <p>< Lisa provided dissolution process: Window 1: process can begin 30 days after one year of operation and must be supported by 30% of the member assessment dollars. Window 2: Can begin July 21st each year and requires submission of request to City Council.</p> <p>< Fred and Brian suggested that SCC hire an attorney to challenge the use of funds for the church; need to identify an attorney and outline the scope of the work and the cost.</p> <p>< Fred suggested that SCC should meet and discuss concerns about the City with Bruce Taylor.</p> <p>< Catherine suggested gathering association members and talking to all of the City Council. A roundtable requires Notice, Agenda and Public Comment.</p> <p>< Peter suggested that SCC needs to inform association property owners of the issues/concerns about the City.</p> <p>< Need review and determination of achievable goals.</p> <p>< Action Proposed: (1) Have two (2) to three (3) City Council members attend next SCC Board meeting; (2) Meet with an attorney; (3) Create Newsletter.</p>	
8. Public Comment	< James Sang, downtown property owner suggested string lighting for downtown, including outer streets, bike racks and motorcycle parking.	No Action Taken.
9. Set Next Meeting Date	<i>May 14, 2017 at 235 Monterey Street at 3 PM.</i>	No Action Taken.
10. Adjourn	4:45 PM	Unanimous Board Approval.

Submitted By: Kenneth Steen Jr.-District Manager, SCCIA ((831) 905-1422)