

Downtown Modesto Partnership Board of Directors Meeting Minutes

Date of Meeting:	4/09/2016	Time:	4:00 PM
Minutes Prepared By:	Josh Bridegroom	Location:	1150 9 th Street Modesto
1. Attendance			
Present	David Gianelli, George Boodrookas, Kole Siefken, Fred Silva, Lynn Dickerson, Elliot Begoun, Ryan Swehla, Barrett Lipomi, Greg Reed, Dave Gianelli, Craig Stott, Rose Louis, Mike Goss, Sue Richardson, Belinda Rolichak, Josh Bridegroom		
Absent	Niniv Tamimi, Jim Struck, David Boring, Greg Reed, Wayne Bridegroom, Bart Barringer, David White, Chris Murphy, Terry Withrow, Robert Wirth, Neal Khatri		
Others	Nancy Young, Jennifer Mullen		
2. Discussion			
#	Topics	Presenter	
1	<p>Welcome and Approval of Minutes</p> <ul style="list-style-type: none"> - Dave opened the meeting at 4:10pm and asked for approval of minutes from the March 9 board meeting. Lynn asked that the minutes be modified to reflect that the Gallo Center had installed lights in many of, rather than all of the trees on the property. <ul style="list-style-type: none"> o Board approved the minutes with this modification unanimously. 	Dave G.	
2	<p>Public Comments</p> <ul style="list-style-type: none"> - Dave asked whether there were any comments from the public and none replied. 	Dave G.	
3	<p>Report from CEO</p> <ul style="list-style-type: none"> - Josh thanked the board for the opportunity to serve in this capacity and stated that the Downtown Modesto Partnership was going to do amazing things downtown. He said that he would be spending much of his time early on trying to setup the base of operations, so that the organization would be equipped to do the good work that is ahead. 	Josh B.	
4	<p>Consider authorizing individual officer signatures for financial transactions of up to \$5,000 within the budget approved by the board (CEO)</p> <ul style="list-style-type: none"> - Josh identified that he had been going through the bylaws and noted that two officer signatures are needed for all financial transactions, except where a resolution of the board is adopted specifying otherwise. He identified that this would make the setup process more cumbersome and asked that the board approve individual officer signatures for transactions of up to \$5,000 within the operating budget. There was much discussion over this. Sue Richardson and Lynn Dickerson suggested starting with \$1,000 limit, because it is more the norm locally. <ul style="list-style-type: none"> o Board voted to approve the item with the modification that the limit be \$1,000 (Dickerson/Swehla; unanimous) 	Josh B	
5	<p>Consider appointing Patrick Burda to Board (Executive Committee)</p> <ul style="list-style-type: none"> - Dave informed the board that Patrick Burda had submitted an application to serve on the board representing Paul Draper's properties and that the executive 	Dave G.	

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	<p>committee had reviewed his application and is recommending he be appointed to the board.</p> <ul style="list-style-type: none"> ○ Board voted to appoint Pat Burda (Lipomi/Begoun; unanimous) 		
6	<p>Consider modifying the meeting frequency of the board to quarterly and authorizing the executive committee to approve contracts and encumber financial obligations within the scope of the budget approved by the board (Executive Committee).</p> <ul style="list-style-type: none"> - Dave stated that the executive committee recognizes that the board members are all busy and that monthly meetings may be more frequent than is needed. There was much discussion on this item, but the general consensus was that it is premature to reduce the frequency of the board meetings. ○ Board voted to maintain monthly meetings until December, after which time this item can be reassessed (Richardson/Rolichek; unanimous) 		Dave G.
7	<p>Committee Updates</p> <p>Executive Committee</p> <ul style="list-style-type: none"> - Dave provided a report on the Altamont Corridor Express (ACE) connection, stating its importance to the future health of downtown and expressing concern regarding a proposed amendment to the draft High Speed Rail plan that is jeopardizing the potential for a downtown Modesto ACE station. He identified that he would like to pursue this on behalf of the organization to which there was widespread agreement. <p>Operations Committee</p> <ul style="list-style-type: none"> - Lynn identified that the committee divided its work into two areas: modifications to Downtown Parking the Entertainment Ordinance. These will be ongoing projects that will take some time to complete. <p>Business Retention and Recruitment Committee</p> <ul style="list-style-type: none"> - Hank informed the board that the committee is continuing to work on the 10th Street Market with Modesto Certified and that the market is anticipated to open the end of May or first of June. <p>Promotions Committee</p> <ul style="list-style-type: none"> - Elliot stated that the committee is developing an RFP for a firm to provide marketing and public relations services and is planning to bring bring two new events downtown, as well as survey all events after they occur to determine their impact and see if the benefits to downtown can be amplified. <p>Urban Design Committee</p> <ul style="list-style-type: none"> - Barrett identified that the committee is trying to finalize 10th Street in time for the evening market and is trying to finalize coordinating J Street property and business owners regarding improvements to their street. 		Dave G.
8	<p>Extra Items</p> <ul style="list-style-type: none"> - Hank Barrett brought up the email received from Chris Murphy on X-fest earlier in the day and asked whether the Downtown Partnership should take a position on it. There was much discussion on the matter, but in the end, the general consensus was that there isn't enough information and the organization isn't far enough along to weigh in on the event. - Kole Siefken mentioned that the DoubleTree Hotel has been trying to work with the City on a quiet study for the Union Pacific railroad for some time, and that while the City is supportive, it is taking a long time to complete the study. The board generally agreed that it would be within the interest of attracting future development (particularly residential) to have the study completed, and Dave Gianelli offered to pursue this with the City on behalf of the board. 		

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9	Adjourn - Dave Gianelli adjourned the meeting at 5:40pm.				
3. Action Items					
Action		Owner		Due Date	
Modify March board meeting minutes.		Josh Bridegroom		5/11/2016	
Pursue Altamont Corridor Express connection to downtown		Dave Gianelli		Ongoing	
Send welcome packet to Pat Burda		Dave Gianelli		5/11/2016	
Follow up with City on quiet study.		Dave Gianelli		5/11/2016	
4. Next Meeting (if applicable)					
Date: (MM/DD/YYYY)	05/11/2016	Time:	4:00pm	Location:	1150 9 th Street, Modesto