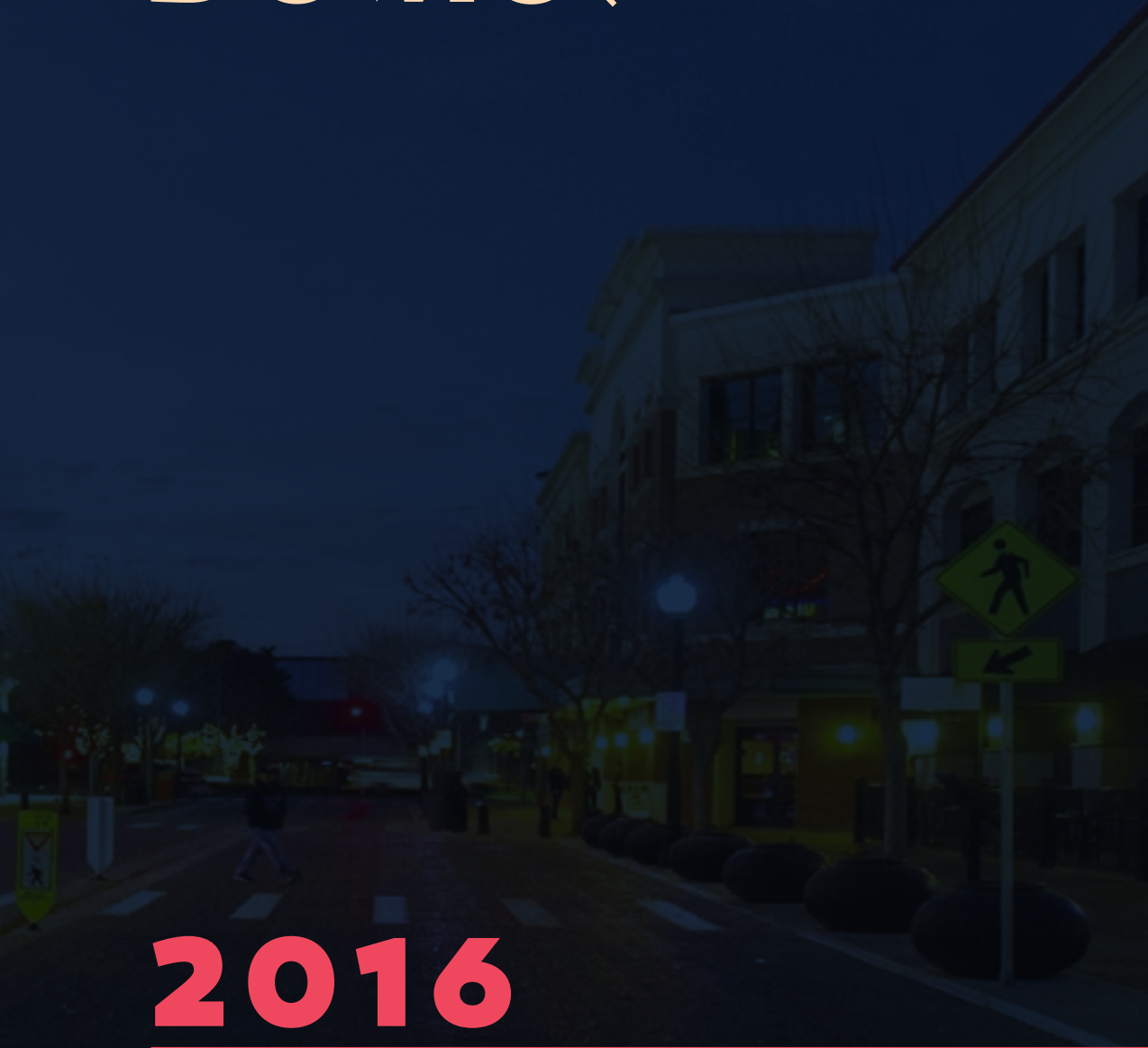




# DoMo

Downtown  
Modesto  
Partnership



# 2016

Annual Report

**ONE SQUARE MILE. ENDLESS POSSIBILITY.**



Hello Modesto,  
Since we began operating in April 2016, the board and staff of the Downtown Modesto (DoMo) Partnership have striven to make decisions in the best interests of the Community Benefit District's members. Our efforts have been designed around a long-term focus of creating a vibrant downtown where professionals, families, visitors and residents can live, work, and play.

I am pleased to report that we have successfully launched all services called for by the Community Benefit District and the positive impact of these services has been strongly felt throughout the district! We have also developed a vision for downtown and created a 2017 Strategic Action Plan to help implement the vision.

The DoMo Partnership's vision anticipates a prosperous future that benefits all agencies, groups, businesses, property owners, churches and concerned citizens in Downtown Modesto collectively. With the power of collective impact, our possibilities in this one square mile are endless.

I thank our board of directors and committee members for their donated talents and skills in this critical first year, and I thank you for taking the time to read about our progress to date in DoMo's first Annual Report.

Sincerely,

Josh Bridegroom  
Chief Executive Officer

# BOARD OF DIRECTORS

**Josh Bridegroom** (President and CEO)  
**Fred Silva** (Board Chair/Damrell, Nelson, Schrimp, Pallios, Pacher & Silva)  
**Lynn Dickerson** (Gallo Center)  
**Rose Louis** (Century 21 M&M)  
**Barrett Lipomi** (Plres, Lipomi & Navarro Architects)  
**Craig Stott** (Crescent Work & Outdoor)  
**David Gianelli** (Gianelli Law)  
**Hank Barrett** (Valley First Credit Union)  
**Neal Khatri** (Best Western Hotel)  
**Sue Richardson** (State Theater)  
**Greg Reed** (Reed Properties)  
**Kole Siefken** (Double Tree Hotel)  
**Mike Goss** (Goss & Goss Attorneys)  
**Patrick Burda** (Centerra Capital)  
**David Boring** (Never Boring Design)  
**Ryan Swehla** (NAI Benchmark)

# ADVISORY COUNCIL

**Carol Whiteside** (Founder, Great Valley Center)  
**Terry Withrow** (Stanislaus County)  
**Mani Grewal** (City of Modesto)  
**Dave White** (Opportunity Stanislaus)  
**Elliot Begoun** (Intertwine Group)  
**Mitch Gagos** (Gagos Properties)  
**Tony Madrigal** (City of Modesto)  
**Wayne Bridegroom** (Congregations Bldg. Community)  
**Bart Barringer** (Mayol & Barringer)  
**Robert Wirth** (Picadilly Deli)  
**Belinda Rollicheck** (First United Methodist Church)  
**George Boodrookas** (Modesto Junior College)

## THREE PART VISION STATEMENT

-  Downtown Modesto is a safe, inviting and beautiful place that inspires a powerful sense of community pride.
-  Downtown Modesto is a vibrant destination for community connection, with world-class cuisine, arts and entertainment – indisputably the place to be.
-  Downtown Modesto is bursting with business growth and new development; the place for shopping, high quality urban living and innovative enterprise.

## 2017 STRATEGIC OBJECTIVES

- Ensure Community Organizations Work as a Collective to Better Downtown
- Improve Perception of Downtown as a Safer and More Secure Environment
- Make Downtown More Attractive to Businesses and Developers
- Create a Shared Community Vision for Downtown
- Develop a Great Media/Communications Program for Downtown
- Make Downtown the Center of Top-Drawer Community Events

District Boundaries

K St

J St

I St

8th St

9th St

H St

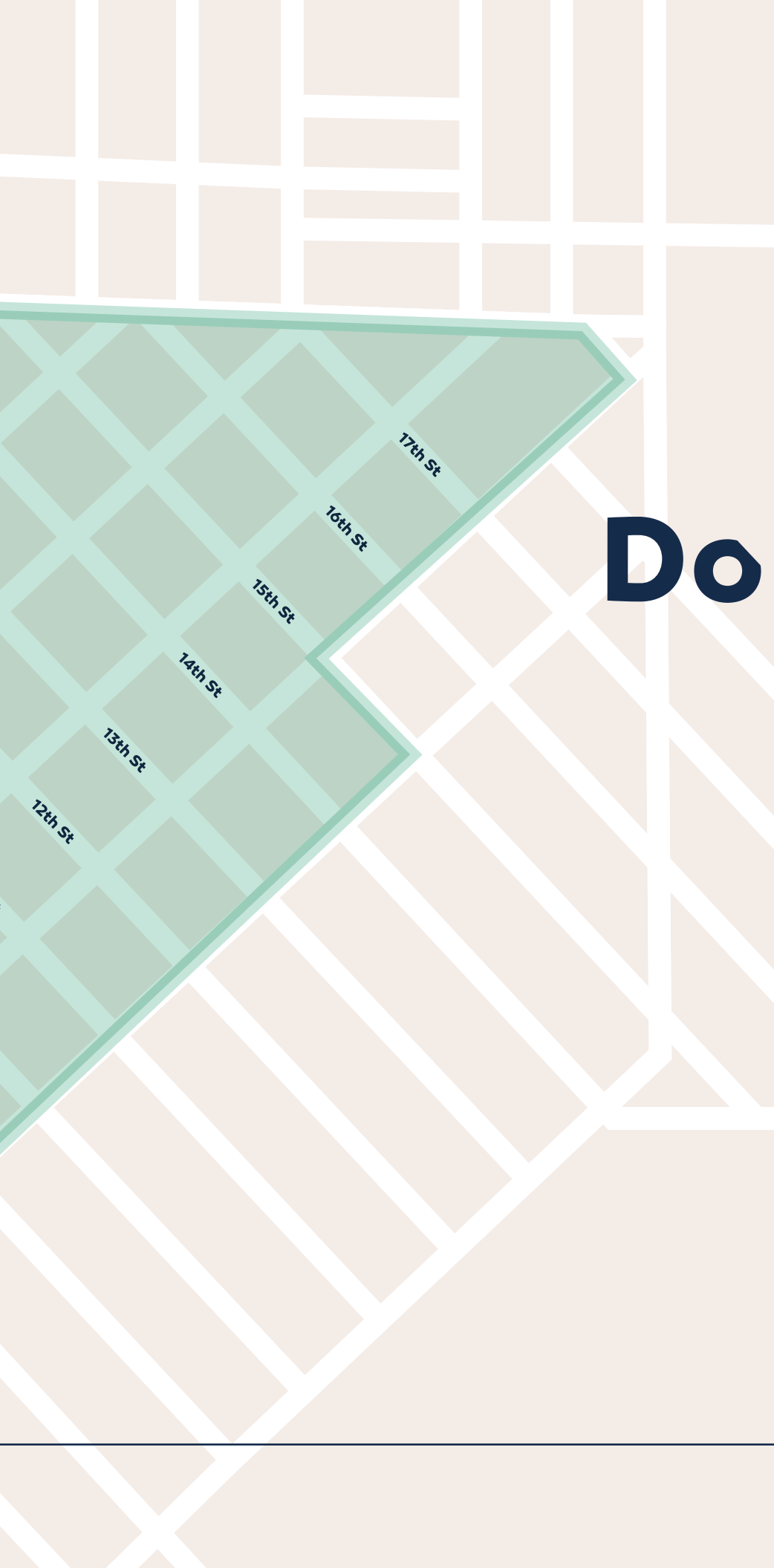
10th St

11th St

HWY 99

**THE PARTNERSHIP MANAGES  
47 BLOCKS FULL OF POTENTIAL**

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# DoMo

Downtown  
Modesto  
Partnership

The Downtown Modesto (DoMo) Partnership is a non-profit 501(c)(3) community benefit corporation that's managed by the DoMo Partnership staff and its 16 member, property owner-based board—consisting of property owners, business owners and community members. The DoMo Partnership's goal is to build a positive image of Downtown Modesto by highlighting all the great things the community has to offer and bolstering services that improve the user experience.



# ENHANCING DOWNTOWN



## THE PARTNERSHIP HAS INCREASED DOWNTOWN VISITOR TRAFFIC

BROUGHT THE MODESTO ON ICE SKATING RINK DOWNTOWN



ESTABLISHED THE DOWNTOWN NIGHT MARKET ON 10TH ST



HOSTED A BIKE MODESTO EVENT






**5 DOWNTOWN  
AMBASSADOR CREW**  
maintaining the cleanliness of the district +  
providing safety for the community


safe@domopartnership.org (for safety related issues)  
clean@domopartnership.org (for cleaning related issues)

**TOTAL  
PATRON  
INTERACTIONS** **777**

**712**   
INTERACTIONS WITH  
HOMELESS PERSONS

 **LIGHTS IN TREES**  
**24**  
SETS OF LIGHTS  
FULLY REPLACED

 **118**  
**GRAFFITI REMOVALS**

 **92,283.19**  
**POUNDS OF  
GARBAGE  
COLLECTED**

  
**1,962**  
TOTAL  
BUSINESS  
INTERACTIONS

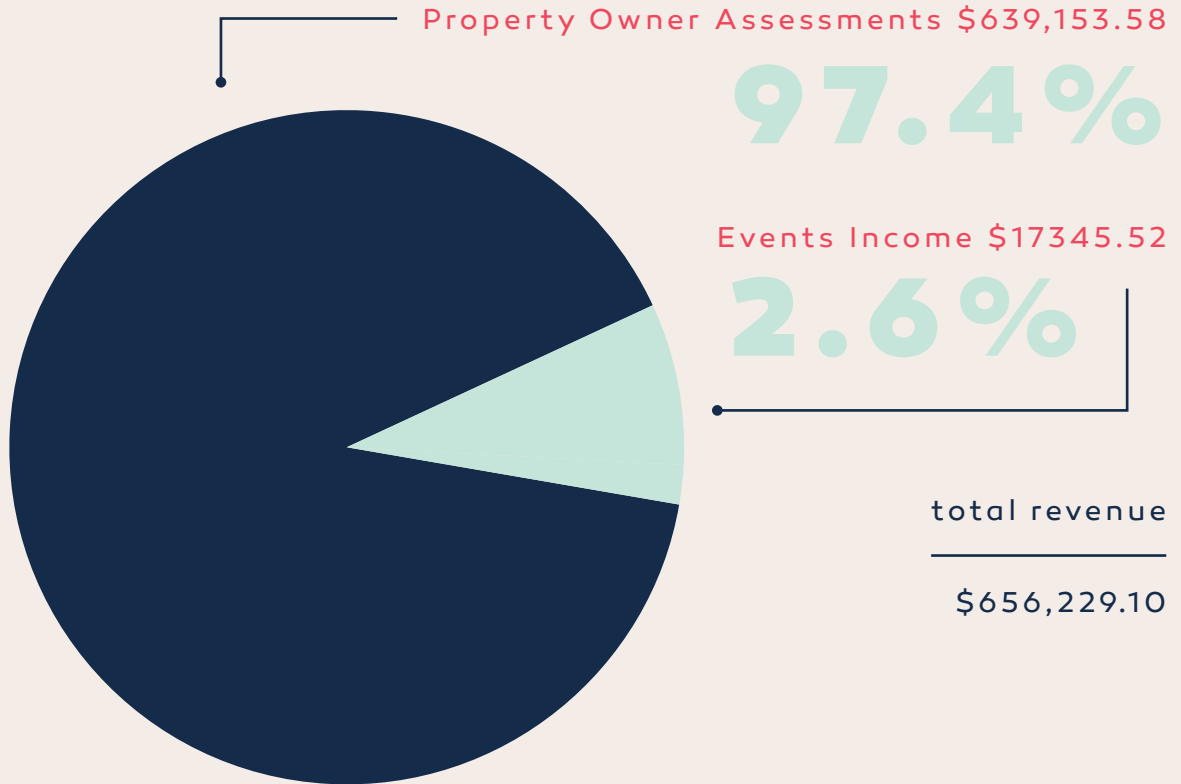
 **134** **TOTAL GUTTERS CLEARED**

**THE PARTNERSHIP IS GETTING IT DONE BY THE NUMBERS**

\*This information is from the service period running from August 2016 - February 2017.

# THE PARTNERSHIP IS ON SOLID FINANCIAL FOOTING

## REVENUE:



## METHOD OF FINANCING:

**“The financing of the Downtown Modesto Partnership is based primarily upon the levy of special assessments of properties that receive special benefits from the improvements and activities provided. There are four factors used in the determination of proportional benefit to the parcels.**

1. Linear frontage
2. Lot size or footprint
3. Building square footage (excluding parking structures built within the building that predominantly serve the tenants of the building and are not open to the public)
4. Future residential condos that will be constructed within the District.



**IMAGE  
ENHANCEMENT  
SERVICES**

**31%**

**CLEANING  
& SAFETY  
PROGRAMS**

**51%**



**6%**

**STARTUP  
COSTS**

**ADMINISTRATION**

**12%**

**EXPENDITURES:**

# GALLO CENTER FOR THE ARTS

1000





# STATEMENT OF FINANCIAL POSITION



## ASSETS

### Current Assets

#### Bank Accounts

Business Checking - VFCU \$299,475.81

Savings - VFCU \$25.00

Total Bank Accounts \$299,500.81

Total Current Assets \$299,500.81

### Fixed Assets

Fixed Assets \$54,106.28

Total Fixed Assets \$54,106.28

## TOTAL ASSETS

\$353,607.09

## LIABILITIES & EQUITY

### Liabilities

#### Current Liabilities

#### Accounts Payable

Accounts Payable (A/P) \$2,580.82

Total Accounts Payable \$2,580.82

Total Current Liabilities \$2,580.82

Total Liabilities \$2,580.82

### Equity

Retained Earnings 409,308.67

Net Revenue -58,282.40

## TOTAL EQUITY

\$351,026.27

## TOTAL LIABILITIES AND EQUITY

\$353,607.09

**DOWNTOWN MODESTO PARTNERSHIP  
ADMINISTRATION:**

**JOSH BRIDEGROOM, CEO  
JOSH@DOMOPARTNERSHIP.ORG**

**SUSAN MARTIN, EXECUTIVE ASSISTANT  
SUSAN@DOMOPARTNERSHIP.ORG**

**PHONE: 209-303-0411**

**LOCATION:  
1325 H STREET, SUITE D  
MODESTO, CA 95354**

**MAIL:  
DOWNTOWN MODESTO PARTNERSHIP  
P.O. BOX 4816  
MODESTO, CA 95350**

**DOMOPARTNERSHIP.ORG**

