

DOWNTOWN CHICO

PROPERTY BASED IMPROVEMENT DISTRICT (PBID)

Board Agenda

Date: Wednesday, May 10, 2023
Time: 8:00-9:30 am
Place: Municipal Building, 411 Main Street, 3rd Floor Conference Area
Chico, CA 95928

Downtown Chico PBID Board of Directors

Tom DiGiovanni, President
Greg Scott, Vice President
David Halimi, Treasurer
Chris Daniels
Jennifer Mackall
Alan Tochterman
Eric Hart

Board Directors Advisors

Megan Kurtz, CSU Chico
Erik Gustafson

Copies of this agenda packet available for review at the following locations:

- City of Chico, Clerk's Office, 411 Main Street, Chico, CA 95928
- PBID Meeting Location, 411 Main Street, 3rd Floor Conference Area, Chico, Ca 95928
- www.chicoca.gov and www.chicopbid.com

Posted on: 5/4/2023
Posting Location: 411 Main Street, Chico, CA 95928
Prior to: 5:00 p.m.

The Downtown Chico PBID Board welcomes you to this meeting and invites you to participate in matters before the Board. Request to be added to a mailing list for PBID meeting to tom@newurbanbuilders.com, with subject: Add to PBID Mailing List.

Information & Procedures

- All members of the public may address the board on any item listed on the agenda.
- All members of the public may address the board on non-agenda items under Public Questions/Comments of the agenda
- No action can be taken by the Board on any items brought forward at a meeting. Board may request an item to be brought back at a subsequent meeting.
- Agenda copies are available at the meeting, can be downloaded from website.
- Special presentation may be made to the Board with prior approval and azenized.
- Any member of the PBID may request an item to be azenized and should be delivered to the President of the Board at least 8 days in advance of the meeting, or sooner, in order for copies to be included and the board has opportunity to review material in advance.

DOWNTOWN CHICO

PROPERTY BASED IMPROVEMENT DISTRICT (PBID)

Board Agenda

AGENDA

1. Call to Order – President Tom DiGiovanni
 - 1.1 Welcome & Introductions
2. Consent Agenda
 - 2.1 Minutes of March 28, 2023 (attached)
 - 2.2 Financial Statements – Profit & Loss, Balance Sheet, YTD to Budget (attached)
3. Block by Block contract. Status report by Greg, Eric and Jennifer on recommendations for revisions to Block by Block contract/budget. Tom DiGovanni to review current and past work tasks and the PBID budget based on assessment fees received.
 - 3.1 Block by Block April Report.
4. PBID Bylaws. Tabled at the January 26 meeting to be brought back by Alan Tochterman with suggested changes to the ByLaws to the next board meeting.
 - 4.1 Review suggested changes/revision to the ByLaws
5. Parking Kiosks.
 - 5.1 Update on Parking Kiosks – Wyatt West (if available)
 - 5.2 At the DCBA May Board meeting there was extensive discussion about the Parking Kiosks and feedback from businesses, Alan Tochterman suggested putting the Ambassador Hot Line on the kiosks. Greg checking with Avery on ability to facilitate and/or other thoughts of parking concierges.
6. Parking Structure Maintenance Agreement – Update, Greg Scott
7. Items coming before DCBA Board of interest to PBID –
 - 7.1 Councilmember Tom VanOverbeek request to DCBA to comment on recommendation to Council to officially change Downtown name to Historic Downtown.
 - 7.2 DCBA Listening Sessions – Clarifying to downtown businesses City, DCBA and PBID roles and working relationships (attachment)
8. Other items moved from March 28, 2023 meeting for discussion and action if needed:
 - 8.1 Discuss priorities projects and budget for 2023
 - 8.1.1 City Agreement requires the PBID to carry a reserve
 - 8.1.2 Need to plan for Block by Block outstanding payable

DOWNTOWN CHICO

PROPERTY BASED IMPROVEMENT DISTRICT (PBID)

Board Agenda

- 8.1.3 Operating Agreement with DCBA for administrative services.
- 8.2 Communication and Reporting – Status
 - 8.2.1 Property Owners
- 9 Public Questions/Comments
- 10 Adjournment, Next Meeting June 14, 2023.

Attachments:

- Minutes of Meeting, March 28, 2023
- Financials as of April 2023
- City of Chico, DCBA, PBID Roles & Responsibilities Sheet
- Internal Affairs Agenda, Historic Downtown