DOWNTOWN TRACY
TRACY CITY CENTER ASSOCIATION

Board of Directors Meeting – August 11, 2016 - 8:00 a.m.
Tracy Transit Station - 50 East 6th Street, Room 103

1) **Call to Order and Introductions – Dino Margaros**
2) **Public Comments and Announcements**

This section of the agenda is provided so that the public may express comments on any item within the jurisdiction of TCCA not listed on the agenda. Board members may refer a matter to staff or a committee for review for future Board consideration. The public may also express comments on agenda items at this time for Board consideration. (2 minutes maximum comment per individual, 16 minutes total comments)

3) **City of Tracy**
   a) General Announcements and Updates
   b) City of Galt – Downtown Tracy Tour/Visit (8/23)
   c) Park & Ride Lot Discussion/Solutions/Updates* ***Action Item***
4) **Chamber of Commerce Announcements and Updates**
5) **Consent Agenda** ***Action Item***

The following items are expected to be routine and can be acted on in one consolidated motion as recommended or may be removed from the consent calendar and separately considered at the request of any member.

   a) Board Meeting Minutes – July 14, 2016*
   b) Financials – Month Ending July 31, 2016*
6) **Committee Reports:**

Executive Committee – Dino Margaros
   a) Working Budget FY 2015-2016*
   b) Board Resolutions to Open New Bank Accounts* ***Action Item***
   c) Accept Board Member Resignation – Tanya Garcia-Will ***Action Item***
   d) Additional Board Nomination(s) ***Action Item***

DISI Committee – Lauren Pettipiece
   a) Girls' Night Out (10/21) Block Parties* (8/19) Blues, Brews & BBQ (9/10) Downtown Artwalks (8/12)
   b) State of the District (8/17)
   c) Wine Stroll (9/24)

CenTen Committee – Dino Margaros
   a) Façade Improvement Program*
   b) Valley First Credit Union ADA Parking Space Conversion ***Action Item***
   c) Walkway/Breezeway Correspondence
   d) Vacant Window Wrap – Westside Market Building ***Action Item***
   e) Opportunity Sites/Tenant & Ownership Changes/Ribbon Cuttings

SOBO Committee – Dino Margaros
   a) Street Planter Bark Installation
   b) Plant Pruning & General Cleanup – TCCA Leased Parking Lots

7) **Motion to Conduct Closed Session**
   (See attached memorandum, which is incorporated herein and made apart hereof)**
8) **Motion to Recess Closed Session**
9) **Summary of Action Taken in Closed Session**

10) **Meeting Adjourned**

Next CenTen Committee Meeting:	**August 24, 2016 - Tracy Transit Station, 8am**
Next DISI Committee Meeting:	**September 01, 2016 - Tracy Transit Station, 8am**
Next Executive Committee Meeting:	**September 06, 2016 - TCCA Office, 8am**
Next Board of Directors Meeting:	**September 08, 2016 - Tracy Transit Station, 8am**

***Attachments:**

Park N Ride Lot Meeting Notes – July 08, 2016
Board Meeting Minutes – July 14, 2016
Financials – Month Ending July 31, 2016
Block Party Revenue & Expenses 2016
Façade Improvement Program Application 2016
Working Budget FY 2016-2017 – Month Ending July 31, 2016
Resolution to Open Bank Account – BAC Community Bank
Resolution to Open Bank Account – Valley First Credit Union

****Memorandum:**

To: TCCA Board of Directors
From: Dino Margaros
Date: August 11, 2016

Subject: Request to Conduct a Closed Session Regarding Matter(s) Listed Below:

1) Staffing and Personnel Discussion
   Recommendation to/by Board of Directors ***Action Item***

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The Corporation posts TCCA Board Agendas at www.TracyCityCenter.com . Action may not be taken on items not posted on the agenda. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, please notify Lauren Pettipiece at 209-597-0073 or email: lpettipiece@tracycitycenter.com at least 48 hours prior to the meeting.