DOWNTOWN TRACY
TRACY CITY CENTER ASSOCIATION

Tracy City Center Association Board of Directors Meeting
February 9, 2012 – 8:00 a.m. Tracy Transit Station – 50 East 6th Street

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 minute comment per individual, 4 minutes per subject)

3. **City of Tracy Announcements and Updates** –

4. **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
b. Financials

5. **Committee Reports:**

Executive Committee – Dino Margaros

a. Board Development **Action Item**
   i. Add additional non-officer member to Exec committee
   ii. Board Development Session
   iii. Board Assessment/Attendance
b. Staff Development **Action Item**
   i. District Manager Appraisal
c. Annual Board Elections **Action Item**
   i. Timeline
   ii. Board & Officer Terms
d. Annual Budget **Action Item**
   i. IRS Extension
   ii. Zero Based Budget Development
   iii. Accruals for D&O

DISI Committee –

a. Website
   i. Marketing **Action Item**
b. Events
   i. Spring Event – June 9 **Action Item**

c/o Community Banks of Northern CA ▪ 1003 Central Avenue ▪ Tracy, CA 95376 ▪
▪ phone 209.597.0073 ▪ fax: 209.832.5166
email: jcouturier@tracycitycenter.com ▪ www.TracyCityCenter.com

ii. Fall Wine Stroll – September 29 **Action Item**
iii. Calendar of Downtown Events

c. Farmer's Market Vendor **Action Item**
d. Beautification

SOBO Committee – Dino Margaros
a. Capital Improvement Accrual

Land Use Committee – Ray Morelos
a. Land Use Policy Update **Action Item**
b. Focus Group Update

6. **District Manger Update** – Jan Couturier
   a. Goals and Objectives Review

7. **Other –**

8. **Next Meeting**: February 9, 2012 Tracy Transit Station

BROWN ACT:

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 Janis Couturier at 209-597-0073 or email jcouturier@racycitycenter.com at least 48 hours prior to the meeting.

ATTACHMENTS:

1. Board Minutes
2. Financials