



**DOWNTOWN
TRACY**
TRACY CITY CENTER
ASSOCIATION

Special Meeting Board of Directors – March 22nd, 2023 – 9:00 AM

333 Civic Center Dr, Tracy Ca 95376

Civic Center Bldg Rm 203

*Allotted time for public comments at all TCCA meetings will be as follows: Consent Agenda - 10 mins. (divided among all speakers),
Public Comments/Announcements - 16 mins. (divided among all speakers), Regular Agenda Items – 5 mins. per speaker*

1) Call to Order and Introductions – Reza Kazemi

2) Public Comments and Announcements for Items Not Included on the Agenda

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.

3) 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 – [Board Minutes March 9th, 2023](#)

4) Governance, Administrative & Operational Matters

Action Item

- a) Add Reza Kazemi as an authorized signer to the bank account, while keeping Dan Schack making a total of two signers, and remove all other individuals from the TCCA bank account as authorized signers.
- b) Authorize Chris Hewitt to use BillPay and to have electronic access to the TCCA bank account to meet and pay any financial obligations of TCCA
- c) Authorize Jared Langley to have electronic access to the TCCA bank account in connection with QuickBooks and accounting needs.
- d) Authorize Reza Kazemi to apply for a commercial credit card for TCCA.
- e) Authorize Chris Hewitt to use TCCA credit card pay any financial obligations of TCCA
- f) Approval of Organization change plan submitted by Reza Kazemi-[TCCA Organization Presentation](#)
- a. Temporary reduction of board members to 3 for 90 days
- b. Temporary suspension of all committees for 90 days
- c. Temporary set up of workgroups as designated in the plan for 90 days
- d. Evaluation of criteria to be a Board member
- e. Review of bylaws recommended changes
- f. Review of committees' and deliverables recommended changes
- g) Acceptance of Dennis Barta's resignation as a director of TCCA.
- h) Authorize Reza Kazemi to run the daily business of the organization for 90 days.
- i) Authorization for Reza Kazemi, as President of TCCA, to enter into lease negotiations with Greg Cose of Cose & Associates for the potential leasing of space for office and storage uses by TCCA at 17th E 6th St, Tracy CA - [Mia's Letter Copy of Lease](#)
- j) Authorize Frank Grande to file a Statement of Information with the California Secretary of State's office to reflect that (i) Reza Kazemi is the current president, (ii) Frank Grande is

the current secretary, (iii) Chris Hewitt is the current treasurer, and (iv) Steve Nicolaou as the current authorized agent for service of process - [Guy Burns Letter 1](#) [Guy Burn's Letter 2](#)

- 5) **Review Professional Service Agreement (PSA) between TCCA and the City of Tracy and Insurance Requirements (Informational Item) - [PSA](#)**
- 6) **Issue a final statement of TCCA's stand on the food Trucks downtown.** **Action Item**
- 7) **Approve the Parklet Loan arrangement with Valley First Credit Union for up to the 10 units, not to exceed the City of Tracy's approved funding.** **Action Item**
- 8) **Review Check Writing Procedures, Jared Langley to keep the checks (Informational Item)**

- 9) **Motion to Conduct Closed Session** **Action Item**
 - a) Discussion of exposure to potential litigation – Gov't Code Section 54956.9(d)(2)
 - b) Discussion of negotiation of amount of rent and terms of payment for leasing of space at 17 E 6th St, Tracy Ca for office and storage uses by TCCA. Property Owner: Cose & Associates: Negotiator for TCCA: Reza Kazemi, President – Gov't Code Section 54956.8
- 10) **Summary of action taken in closed session**
- 11) **Public Comments and Announcements for Items Not Included on the Agenda**

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- 12) **Adjournment**
 - a) Motion to Adjourn

***Next Board Meeting: Thursday, April 13th, 2023**

***Attachment Hyperlink or Downloadable Content**

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 TCCA at (209) 597-0073 or email: tcca@tracycitycenter.com at least 48 hours prior to the meeting.

****Remote Online Access Protocol****

Email Public Comment: Public comment, limited to 250 words or less, may be submitted via email (prior to start of meeting) to tcca@tracycitycenter.com. Identify the item you wish to comment on in your email's subject line. Emails that exceed the 250-word limit will not be read in their entirety during a meeting, however, they will be included in the record. During the TCCA Board Meeting public comment will be accepted via the protocol options listed below.

Tracy City Center is inviting you to a scheduled Zoom meeting.

Topic: Special Board Meeting

Time: Mar 22, 2023 08:30 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93544883159?pwd=QXZ1bGphaHc2RlpxaTQ1bm5rVG5YUT09>

Meeting ID: 935 4488 3159

Passcode: 530816

Dial by your location
+1 669 900 9128 US (San Jose)

Meeting ID: 935 4488 3159
Passcode: 530816

Find your local number: <https://zoom.us/j/adnN4gWALV>

