DOWNTOWN TRACY
TRACY CITY CENTER ASSOCIATION

Board of Directors Meeting – October 13, 2016 - 8:00 a.m.
Tracy Transit Station - 50 East 6th Street, Room 103

1) **Call to Order and Introductions – Dino Margaros (8:05am)**
2) **Motion to Conduct Closed Session (8:06am)**
   (See attached memorandum, which is incorporated herein and made apart hereof)**
3) **Motion to Recess Closed Session (8:25am)**
4) **Summary of Action Taken in Closed Session (8:26am)**
5) **Public Comments and Announcements (8:30am)**

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)

6) **City of Tracy – Andrew Malik/Shelley Burcham/Kim Scarlata (8:32am)**
   a) General Announcements and Updates
   b) Downtown Plaza/Transit Station/Park N Ride Parking - Update
   c) Measure V - Presentation
7) **Chamber of Commerce Announcements and Updates – Lisa Aguilera (8:45am)**
8) **Consent Agenda (8:47am)** ***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 – September 8, 2016*
   b) Financials – Month Ending September 30, 2016*
9) **Committee Reports:**

Executive Committee (8:49am) – Dino Margaros
   a) Working Budget FY 2016-2017*
   b) Board of Directors Nomination – Jacquie Krenz (Property Owner Representative)* ***Action Item***
   c) Parking Survey

DISI Committee (8:52am) – Lauren Pettipiece
   a) Farmers' Market (4/2 – 10/29)
   b) Blues, Brews & BBQ (9/10) - Recap, Girls' Night Out (10/21)*
   c) Downtown Tracy Vintage & Antique Street Faire (9/17) - Recap
   d) Downtown Tracy Wine Stroll (9/24) – Recap*
   e) Ornament Stroll (12/2)
   f) Holiday Tree Ornament Replacement* ***Action Item***
   g) Website (Progress Report)
   h) Phone Application – Discontinue & Terminate Maintenance Agreement ***Action Item***
   i) Banners

CenTen Committee (9:05am) – Dino Margaros
   a) Breezeway/Walkway Improvements
   b) Canopy Demo (1000 & 1002 N. Central Ave.)*
   c) ADA Parking Space Restripe - North Lot ***Action Item***
   d) Opportunity Sites/Tenant & Ownership Changes/Ribbon Cuttings

SOBO Committee (9:12am) – Dino Margaros

a) Power Outlets ($10,000 Contingency) – Holiday Lights in Possible Jeopardy
b) Sidewalk Steam Cleaning ($7,075 Remains)

10) **Meeting Adjourned (9:20am)**

Next CenTen Committee Meeting:	**October 26, 2016 - Tracy Transit Station,**	**8am**
Next DISI Committee Meeting:	**November 03, 2016 - Tracy Transit Station,**	**8am**
Next Executive Committee Meeting:	**November 07, 2016 - TCCA Office,**	**8am**
Next Board of Directors Meeting:	**November 10, 2016 - Tracy Transit Station,**	**8am**

***Attachments:**

Board Meeting Minutes – September 08, 2016
Financials – Month Ending September 30, 2016
Working Budget FY 2016-2017 – Month Ending September 30, 2016
Board of Directors – FY 2016-2017
Block Party, GNO, BBBBQ Revenue & Expenses 2016
Wine Stroll – Working Budget 2016
Holiday Tree Ornament Replacement Estimate - 2016
Downtown Projects Update Letter

****Memorandum:**

To: TCCA Board of Directors
From: Dino Margaros
Date: October 13, 2016

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

1) Staffing and Personnel Discussion
   Lauren Pettipiece – Executive Director
   Lacy Asami – Programs Assistant
   Muzhgan Ali – Programs Assistant
   Kristin Barrios – Programs Assistant

   Recommendation/update 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.