



DOWNTOWN
TRACY
TRACY CITY CENTER
ASSOCIATION

Tracy City Center Association

SOBO Committee Meeting

**April 6, 2011 – 3:00 p.m. Fire Administration Building
Central Avenue – Downstairs Conference Room**

1. Call to Order and Introductions – Dino Margaros
2. Discuss long term capital improvement plans/budget
 - a. Landscaping improvement suggestions for DISI regarding planters when budget allows
 - b. South Lot slurry seal & restriping budget set aside
 - c. Replacement of acorn light covers in North/South lot
3. Max Galvao contract renewal
 - a. Current cleaning and maintenance
 - b. Holiday lights/decorations setup
 - c. Maintenance of new plants in pots/planters
 - d. Option to increase cleaning schedule when budget allows
4. Holiday decorations/lights logistics w/electrical, decision needs to be made on type of lights used this year
5. Status of old lease recordings by City of Tracy
 - a. Status of present lease agreements
6. Recap of mulch/bark installation and pots being worked on by DISI
7. Other
8. Next Meeting: To be determined

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 Interim Board SOBO Committee Agendas at Fire Administration Building. 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@tracycitycenter.com at least 48 hours prior to the meeting.

Attachments (below):

- 2010-2011 Budget projection
- North & South Parking Lot lease update

SOBO 2010-2011 BUDGET PROJECTION:

SOBO/PARKING	BUDGET	PROJECTED ACTUAL	VARIANCE
Parking Utilities	\$ 6,500.00	\$ -	\$ 6,500.00
District Maintenance	\$18,500.00	\$15,095.00	\$ 3,405.00
SOBO SUBTOTAL	\$25,000.00	\$15,095.00	\$ 9,905.00
LINE ITEMS			
Regular monthly maintenance		\$8,745.00	
Mulch for street landscape plots		\$2,400.00	
Labor for mulch		\$1,350.00	
Round Up		\$ 600.00	
Pre- Emergent		\$ 1,000.00	
Christmas lights		\$ 1,000.00	
TOTAL LINE ITEMS		\$15,095.00	

PARKING LOT LEASE UPDATE:

STATUS OF PARKLING LOT LEASES AND INSURANCE POLICIES				
Status	ID	Owner	S Street Address	
Complete	235-055-03	Tracy Inn	24 West 11th Street	
Complete	235-055-04	Tracy Inn	24 West 11th Street	
Complete	235-055-15	Tracy Inn	24 West 11th Street	
Complete	235-055-16	Tracy Inn	24 West 11th Street	
Unsigned	235-055-06	Dan & Cynthia Schack	1025 N CENTRAL AVE	
Unsigned	235-055-09	MAA Limited	27 W TENTH ST	
Unsigned	235-055-12	MAA Limited	47 W TENTH ST	
Complete	235-055-13	Mila Padilla	53 W TENTH ST	
Complete	235-055-14	Mila Padilla	1010 N B ST	
Complete	235-055-17	Community Banks	1003 N CENTRAL AVE	
Complete	235-055-18	Joe & Cynthia Cisneroz	1015 N CENTRAL AVE	
Complete	235-056-02	Elf Realty Corporation	60 W TENTH ST	
Complete	235-056-03	Janice Whitlow	48 W TENTH ST	
Complete	235-056-04	Janice Whitlow	44 W TENTH ST	
Unsigned	235-056-05	Henry Mohr	34 W TENTH ST	
Complete	235-056-06	John & J. Frerichs	24 W TENTH ST	
Complete	235-056-08	Gerard & Lynn Gonsalves	939 N CENTRAL AVE	
Complete	235-056-09	R. Mendes & A. Ruiz	929 N CENTRAL AVE	