



Special Meeting Board of Directors – May 9th, 2024 – 6:00pm

Keller Williams Realty

60 W 10th St, Tracy 95376

Allotted time for public comments at all TCCA meetings will be as follows: Consent Agenda - 10 mins. (divided among all speakers), Public Comments/Announcements - 15 mins. (divided among all speakers), Regular Agenda Items – 5 mins. per speaker)

Present: Don Cose, Greg Cose, Lisa Aguilera, Chris Hewitt, Frank Grande, Dan Shack

Staff: Reza Kazemi

1) Call to Order and Introductions

Dan Schack called the meeting to order at 6:02pm

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

a) *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.*

Silvia Kruse wanted an update on the elections.

3) District Renewal: Discussion about upcoming meeting with the city.

There was an in depth discussion regarding the renewal. Items discussed were how and when to move forward with the renewal contract. Dan Schack reported that he had spoken to County Supervisor Robert Rickman regarding the 68K fee for renewal. Dan is to check to see if there is more money available and to seek answers to the reimbursement process from the county. In regards to if they will take progress billing or a lump sum payment. Chris Hewitt discussed with the Board alternative paths moving the organization forward such as continuation of TCCA without the Public (PBID) money. All Board members agreed that the meeting with the City of Tracy is critical, and that TCCA needs to put together a demand list of conditions in which TCCA is seeking approval. Lisa Aguilera will write a new agenda item for the meeting with the City of Tracy as she felt that the agenda item submitted by staff did not accurately reflect TCCA's stand on renewal. Chris Hewitt insisted that TCCA must have a plan on execution for the renewal to include who is in charge of the process.

Public Comments for the preceding agenda item. *This section of the agenda is provided so that the public may express comments on the preceding item only.*

Gaby Machuca read an email she submitted to the City of Tracy.

4) Transition Plan: Discussion on how best to implement the Executive Directors exit Plan.

Reza Kazemi handed out to all present the responsibility chart for his departure. All Board members agreed to items as assigned and they asked for addition of three line items which are trash responsibilities, event help (pick up truck), meeting agenda preparation. Chris Hewitt made the point along with Greg Cose that the Executive Director search committee needs to be set up as soon as possible.

5) Board of Directors: Discussion On current Board of Directors work .

Chris Hewitt proposed that there are two paths forward. One being to vote for a general election and the second being per the by-laws for the Board to appoint a person to meet the minimum requirements of nine members. The current board is at eight members. Reza Kazemi informed the Board that he may not be eligible to be on the Board if he divests his property downtown. Comments were made that the by-laws should be reviewed and the Kroloff letter should be revisited.

6) Exec Board: Discussion on Current Exec Board work.

A brief discussion was had about clarifying the Executive Board Members responsibilities and duties and how to have regular meetings. A comment was made that the by-laws are out of date regarding those responsibilities. .

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

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Chris Hewitt proposed the following three step process. One, meet with the City of Tracy about the district renewal. Two, depending on the outcome with the City meeting, review the contract with New America (Marco LiMandri). Third step, start Executive Director search.

8) Adjournment

a) Motion to adjourn

Dan Schack adjourned at 7:56pm