



Minutes from Downtown Stockton Alliance Board of Directors/Executive Committee Study Session Meeting
Wednesday, December 14, 2011, at 2:45 p.m.
at the Downtown Stockton Alliance Conference Room,
343 E. Main St., 1st Fl. Stockton, CA

Board of Directors Present: Chair Mahesh Ranchhod, Vice-Chair Mahala Burns, Secretary Benjamin Saffold, Treasurer Jim Donaldson, Elaine Saculla, Zac Cort, Rick Goucher, Doug Egbert, Kevin Dougherty, Robert Davis, Karl Gassner, Anthony Barkett, Lisa Lee

Board of Directors Excused Absence: David Gould, Damien Glick

Ex-Officio Members Present: Debbie Hernandez, Thomas Reeves, Paul Rapp, Janice Miller

Ex-Officio Members Absent: Steve Stevenson, Carl Brooking, Mark Martinez, Doris Unsod, Susan Carson, Dick McClure, Supervisor Carlos Villapudua, Dennis Lee, Bob Deis, Alicia Arong, Councilmember Susan Eggman

Visitors: Nate Knodt, David Nelson, Rosalio Estrada

Staff: Tim Kerr, Emily Baime, Charisse Lowry, Nick Trulsson, Chris Kotsoglou

Minutes

2:45 – 3:30 p.m.

1. Closed Session – Evaluation of Executive Director Tim Kerr
 - Executive Directors evaluation was completed

3:30 p.m.

1. Call to Order/Roll Call – Chair Mahesh Ranchhod
 - Meeting was called to order at 3:32 p.m.
2. Public Comments
 - None
2. Consent Calendar
 - None
4. Study Session
 - a. Introductions
 - Introductions of all attending members
 - b. Purpose of Study Session
 - Study session's purpose is to created a work plan for DSA staff
 - Ideas and suggestions for the ULI Study

- c. Proposed Footprint for DSA focus (bordered by El Dorado/Main/California/Miner
 - Board discussion regarding size and location of Downtown footprint
- d. Old Hotels (Proposed Pilot Project)
 - R. Davis reported on the Economic Development Committee's recommendation to create a pilot project where by SOS, DSA and others could jointly fund a feasibility study to determine whether specific SRO should be removed or renovated
 - DSA Executive Director is to meet with SOS and interested developers to draft an MOU outlining roles and responsibilities for pilot project
- e. Status & Financing of past ULI study items
 - Board expressed interest in receiving an update on ULI's principle recommendation to create a Community Bank or a Not for Profit development fund
- f. Recruitment & encouragement of local developers & others in support of ULI & Downtown development
 - Board expressed a preference for Market rate housing in the Downtown area
- g. Fee & regulatory relieve
 - Have ULI to look into codes and fees
 - Check on the plan that Modesto is using, maybe it could be used as a template for Downtown
- h. Other
 - ULI stated that we need free and ample parking
 - Look into changing parking from 11am to 2pm for free
- 5. Board Items for Future Consideration
 - None
- 6. Board Comment
 - None
- 7. Adjournment
 - Meeting was adjourned at 5:06 p.m.