



SALINAS CITY CENTER

Annual Report
April 2020

Financial Statement



Steinbruner ♦ Hill

Certified Public Accountants

**Salinas City Center
Improvement Association**

**Financial Statements
With Accountants' Compilation Report**

November 30, 2019 and 2018



ACCOUNTANTS' COMPILATION REPORT

To The Board of Directors
Salinas City Center Improvement Association
Salinas, California

Management is responsible for the accompanying financial statements of Salinas City Center Improvement Association (a nonprofit organization), which comprise the statements of assets, liabilities, and net assets – cash basis as of November 30, 2019 and 2018, and the related statements of revenues, expenses, and other changes in net assets – cash basis for the years then ended, and the accompanying supplementary information contained in the statements of functional expenses – cash basis, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Organization's assets, liabilities, net assets, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Salinas City Center Improvement Association.

Steinbruner Hill CPAs

Steinbruner Hill CPAs
Carmel, California
April 8, 2020

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION
STATEMENTS OF ASSETS, LIABILITIES, AND NET ASSETS - CASH BASIS
NOVEMBER 30, 2019 and 2018
(See accompanying accountants' compilation report)

	November 30, 2019	November 30, 2018
<u>ASSETS</u>		
CURRENT ASSETS		
Bank Accounts	\$ 148,426	\$ 103,355
Total Current Assets	<u>148,426</u>	<u>103,355</u>
OTHER ASSETS		
Organizational Costs	50,000	50,000
Accumulated Amortization	<u>(17,917)</u>	<u>(12,917)</u>
Total Other Assets	<u>32,083</u>	<u>37,083</u>
TOTAL ASSETS	<u>\$ 180,509</u>	<u>\$ 140,438</u>
 <u>LIABILITIES AND NET ASSETS</u>		
CURRENT LIABILITIES		
Debt - City of Salinas	\$ 29,896	\$ 35,000
Total Current Liabilities	<u>29,896</u>	<u>35,000</u>
NET ASSETS		
Temporarily Restricted	<u>150,613</u>	<u>105,438</u>
Total Net Assets	<u>150,613</u>	<u>105,438</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 180,509</u>	<u>\$ 140,438</u>

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION
 STATEMENTS OF REVENUES, EXPENSES, AND OTHER CHANGES IN NET ASSETS - CASH BASIS
 For the Years Ended November 30, 2019 and 2018
 (See accompanying accountants' compilation report)

	2019	2018
REVENUES		
Assessments	\$ 462,032	\$ 458,458
Total Revenues	<u>462,032</u>	<u>458,458</u>
EXPENSES		
SOBO	281,524	338,639
DISI	95,551	124,183
Administration	39,782	50,356
Contingency/Reserves	<u>-</u>	<u>15,173</u>
Total Expenses	<u>416,857</u>	<u>528,351</u>
INCREASE (DECREASE) IN NET ASSETS	45,175	(69,893)
NET ASSETS, BEGINNING OF YEAR	<u>105,438</u>	<u>175,331</u>
NET ASSETS, END OF YEAR	<u>\$ 150,613</u>	<u>\$ 105,438</u>

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION
STATEMENTS OF FUNCTIONAL EXPENSES - CASH BASIS
For the Years Ended November 30, 2019 and 2018
(See accompanying accountants' compilation report)

For the Year Ended November 30, 2019

	<u>SOBO</u>	<u>DISI</u>	<u>Administration</u>	<u>Contingency/ Reserves</u>	<u>Total</u>
Insurance	\$ -	\$ -	\$ 1,631	\$ -	\$ 1,631
Bank Service Charges	-	-	127	-	127
Professional Services/Legal	-	-	8,855	-	8,855
Office Rent/CAM/Utilities	-	-	4,709	-	4,709
Utilities/Computer	-	-	1,027	-	1,027
Outside Contractors	16,313	16,313	18,433	-	51,059
Salary & Payroll Expenses	-	-	-	-	-
Sidewalk Ops (Maintenance)	118,633	-	-	-	118,633
Beautification/Order (Security)	146,578	-	-	-	146,578
District Identity	-	63,278	-	-	63,278
Streetscape Improvements	-	15,960	-	-	15,960
Amortization Expense	-	-	5,000	-	5,000
Total Functional Expenses	<u>\$ 281,524</u>	<u>\$ 95,551</u>	<u>\$ 39,782</u>	<u>\$ -</u>	<u>\$ 416,857</u>

For the Year Ended November 30, 2018

	<u>SOBO</u>	<u>DISI</u>	<u>Administration</u>	<u>Contingency/ Reserves</u>	<u>Total</u>
Insurance	\$ -	\$ -	\$ 1,583	\$ -	\$ 1,583
Bank Service Charges	-	-	523	100	623
Professional Services/Legal	-	-	10,205	13,982	24,187
Office Rent/CAM/Utilities	27	-	6,210	-	6,237
Utilities/Computer	-	-	1,347	-	1,347
Outside Contractors	16,865	16,865	19,739	-	53,469
Salary & Payroll Expenses	-	-	5,749	1,091	6,840
Sidewalk Ops (Maintenance)	149,930	-	-	-	149,930
Beautification/Order (Security)	171,817	-	-	-	171,817
District Identity	-	66,423	-	-	66,423
Streetscape Improvements	-	40,895	-	-	40,895
Amortization Expense	-	-	5,000	-	5,000
Total Functional Expenses	<u>\$ 338,639</u>	<u>\$ 124,183</u>	<u>\$ 50,356</u>	<u>\$ 15,173</u>	<u>\$ 528,351</u>

Assessment Data

April 2020

APN

Legal Owner

Site #

Site Street

Benefit

Zone

Bldg SF

Bldg Asmnt

Lot SF

Lot SF Asmnt

Frontage

LF Asmnt

Annual Assessment

SALINAS PROPERTY DATABASE

Asmnt Fees
Zone 1 0.084523
Zone 2 0.084523

Bldg SF Lot SF
0.067150 5.000000
0.067150 3.490000

002 163 007 000	City Of Salinas	104	Central Ave	2	0	\$	-	6,600	\$	443.19	181	\$	631.69	\$	1,074.88
002 163 008 000	McCaun Richard J	106	Central Ave	2	1,089	\$	92.05	6,500	\$	436.48	50	\$	174.50	\$	703.02
002 163 009 000	Lafabre David A	110	Central Ave	2	649	\$	54.86	6,500	\$	436.48	50	\$	174.50	\$	665.83
002 163 010 000	Atwood Alice	114	Central Ave	2	1,542	\$	130.33	11,900	\$	799.09	50	\$	174.50	\$	1,103.92
002 163 011 000	Atwood Stephen Heron	118	Central Ave	2	2,350	\$	198.63	12,247	\$	822.39	50	\$	174.50	\$	1,195.52
002 163 012 000	Morales Maria M 2016 Trust	122	Central Ave	2	1,475	\$	124.67	8,700	\$	584.21	60	\$	209.40	\$	918.28
002 163 013 000	Mirrelli Giovanni	128	Central Ave	2	1,296	\$	109.54	3,600	\$	241.74	122	\$	425.78	\$	777.06
002 163 014 000	Herring Vincent & Sherri	47	Stone St	2	1,034	\$	87.40	3,200	\$	214.88	64	\$	223.36	\$	525.64
002 163 015 000	Pollard William H & Marjorie N	43	Stone St	2	1,140	\$	96.36	7,000	\$	470.05	65	\$	226.85	\$	793.26
002 163 016 000	Carmel Hill Company LLC	33	Stone St	2	1,591	\$	134.48	7,100	\$	476.77	103	\$	359.47	\$	970.71
002 163 018 000	Cdt Cmi Steinbeck LP	10	Lincoln Ave	2	75,772	\$	6,404.48	89,028	\$	5,978.23	330	\$	1,151.70	\$	13,534.41
002 163 019 000	Mora Serafin & Virginia	28	Lincoln Ave	2	1,150	\$	97.20	9,500	\$	637.93	63	\$	219.87	\$	955.00
002 164 003 000	Islamic Community Of Salinas	35	W Market St	2	2,380	\$	201.16	8,458	\$	567.95	50	\$	174.50	\$	943.62
002 164 004 000	Islamic Community Of Salinas	33	W Market St	2	1,200	\$	101.43	5,200	\$	349.18	30	\$	104.70	\$	555.31
002 164 005 000	Islamic Community Of Salinas	31	W Market St	2	2,511	\$	212.24	2,511	\$	168.61	28	\$	97.72	\$	478.57
002 164 006 000	Bray Joanne N & Marilyn Thomas	29	W Market St	2	1,728	\$	146.06	3,250	\$	218.24	18	\$	62.82	\$	427.11
002 164 007 000	Bray Joanne N & Marilyn Thomas	23	W Market St	2	0	\$	-	12,229	\$	821.18	64	\$	223.36	\$	1,044.54
002 164 008 000	Bray Joanne N & Marilyn Thomas	19	W Market St	2	10,875	\$	919.19	5,349	\$	359.19	31	\$	108.19	\$	1,386.56
002 164 009 000	Hudson Jack R & Beverly B		W Market St	2	7,690	\$	649.98	9,050	\$	607.71	60	\$	209.40	\$	1,467.09
002 164 020 000	Taylor Fresh Foods Inc	26	Central Ave	2	0	\$	-	9,234	\$	620.06	80	\$	279.20	\$	899.26
002 164 021 000	McMillin Family Trust	30	Central Ave	2	1,489	\$	125.85	8,400	\$	564.06	63	\$	219.87	\$	909.78
002 164 022 000	BFFCO LLC	34	Central Ave	2	1,867	\$	157.80	8,177	\$	549.09	63	\$	219.87	\$	926.76
002 164 023 000	Hernandez Miguel A & Bonnie-Lou	40	Central Ave	2	4,855	\$	410.36	9,750	\$	654.71	255	\$	889.95	\$	1,955.02
002 164 024 000	Hernandez Miguel A & Bonnie-Lou	27	Lincoln Ave	2	0	\$	-	6,855	\$	460.31	45	\$	157.05	\$	617.36
002 164 034 000	Hudson Jack R & Beverly B	2	Salinas St	2	0	\$	-	11,261	\$	756.18	257	\$	896.93	\$	1,653.11
002 164 035 000	Mirkin Bernard B			2	2,770	\$	234.13	2,770	\$	186.01	100	\$	349.00	\$	769.13
002 164 036 000	Salinas Gateway LP (Condo-Building)	25	Lincoln Ave	2	56,157	\$	4,746.56	0	\$	-	0	\$	-	\$	4,746.56
002 164 037 000	Salinas Gateway LP (Condo-Land)			2	0	\$	-	22,010	\$	1,477.97	276	\$	963.24	\$	2,441.21
002 171 005 000	Transportation Agency Monterey County (TAMC)	42	W Market St	2	0	\$	-	14,989	\$	1,006.51	248	\$	865.52	\$	1,872.03
002 171 006 000	Transportation Agency Monterey County (TAMC)	15	Station Pl	2	0	\$	-	5,250	\$	352.54	35	\$	122.15	\$	474.69
002 171 007 000	Transportation Agency Monterey County (TAMC)	17	Station Pl	2	0	\$	-	11,770	\$	790.36	50	\$	174.50	\$	964.86
002 171 008 000	Transportation Agency Monterey County (TAMC)	19	Station Pl	2	0	\$	-	12,120	\$	813.86	60	\$	209.40	\$	1,023.26
002 171 010 000	Transportation Agency Monterey County (TAMC)	52	W Market St	2	0	\$	-	4,197	\$	281.83	32	\$	111.68	\$	393.51
002 171 011 000	Transportation Agency Monterey County (TAMC)	54	W Market St	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 171 012 000	City Of Salinas	58	W Market St	2	0	\$	-	13,020	\$	874.29	100	\$	349.00	\$	1,223.29
002 171 013 000	City Of Salinas	60-68	W Market St	2	0	\$	-	12,898	\$	866.10	230	\$	802.70	\$	1,668.80
002 171 023 000	Transportation Agency Monterey County (TAMC)	18	Station Pl	2	0	\$	-	15,850	\$	1,064.33	282	\$	984.18	\$	2,048.51
002 171 033 000	City Of Salinas	11	Station Pl	2	0	\$	-	71,578	\$	4,806.46	38	\$	132.62	\$	4,939.08
002 171 034 000	Granary Associates	60	W Market St	2	28,454	\$	2,405.02	27,600	\$	1,853.34	102	\$	355.98	\$	4,614.34
002 171 035 000	City Of Salinas	20	Station Pl	2	0	\$	-	102,366	\$	6,873.88	400	\$	1,396.00	\$	8,269.88
002 172 001 000	Transportation Agency Monterey County (TAMC)	30	W Market St	2	0	\$	-	4,350	\$	292.10	211	\$	736.39	\$	1,028.49
002 172 002 000	Transportation Agency Monterey County (TAMC)	26	W Market St	2	0	\$	-	6,387	\$	428.89	78	\$	272.22	\$	701.11

SALINAS PROPERTY DATABASE

Asmt Fees		Bldg. SF	Lot SF	LF
Zone 1	0.084523		0.067150	5.000000
Zone 2	0.084523		0.067150	3.490000

002 172 010 000	City Of Salinas		W Market St	2	0	\$	-	1,610	\$	108.11	55	\$	191.95	\$	300.06
002 172 011 000	Transportation Agency Monterey County (TRAMC)	20	W Market St	2	0	\$	-	16,287	\$	1,093.67	200	\$	698.00	\$	1,791.67
002 172 012 000	City Of Salinas	10	W Market St	2	0	\$	-	15,179	\$	1,019.27	275	\$	959.75	\$	1,979.02
002 181 005 000	Jimenez Salvador	29	E Market St	2	0	\$	-	2,000	\$	134.30	120	\$	418.80	\$	553.10
002 181 006 000	Jimenez Salvador	25	E Market St #27	2	0	\$	-	4,030	\$	270.61	40	\$	139.60	\$	410.21
002 181 007 000	Campos Jimenez Investments Inc	23	E Market St	2	2,662	\$	225.00	13,568	\$	911.09	35	\$	122.15	\$	1,258.24
002 181 008 000	Amecua Carmen	21	E Market St	2	1,200	\$	101.43	1,069	\$	71.78	30	\$	104.70	\$	277.91
002 181 011 000	Marquez Carlos & Juana	67	E Market St #4	2	2,468	\$	208.60	5,657	\$	379.87	140	\$	488.60	\$	1,077.07
002 181 012 000	Campos Jimenez Investments Inc	35	E Market St	2	4,530	\$	382.89	4,622	\$	310.37	160	\$	558.40	\$	1,251.66
002 182 012 000	Central Coast Renewables	139	Monterey St #14	2	7,755	\$	655.48	10,562	\$	709.24	206	\$	718.94	\$	2,083.65
002 182 013 000	Slama Kenneth E	137	Monterey St	2	8,151	\$	688.95	5,582	\$	374.83	56	\$	195.44	\$	1,259.22
002 182 014 000	Slama Kenneth E	135	Monterey St	2	925	\$	78.18	5,287	\$	355.02	48	\$	167.52	\$	600.73
002 182 019 000	Campos Jimenez Investments Inc	101	Monterey St	2	3,726	\$	314.93	8,718	\$	585.41	160	\$	558.40	\$	1,458.75
002 182 020 000	Campos Jimenez Investments Inc	30	E Market St	2	0	\$	-	2,449	\$	164.45	50	\$	174.50	\$	338.95
002 182 033 000	Campos Jimenez Investments Inc	111	Monterey St	2	9,143	\$	772.79	33,000	\$	2,215.95	303	\$	1,057.47	\$	4,046.21
002 184 001 000	City Of Salinas		E Market St	2	0	\$	-	31,043	\$	2,084.54	750	\$	2,617.50	\$	4,702.04
002 185 011 000	Fuentes Juan	129	Main St	1	2,750	\$	232.44	2,650	\$	177.95	21	\$	105.00	\$	515.39
002 185 012 000	Lee Gin Dr. & James Sang	131	Main St	1	5,710	\$	482.63	3,750	\$	251.81	30	\$	150.00	\$	884.44
002 185 017 000	Saunders Frank H	161	Main St	1	8,357	\$	706.36	6,175	\$	414.65	51	\$	255.00	\$	1,376.01
002 185 018 000	Saunders Frank H	169	Main St #17	1	12,648	\$	1,069.05	6,359	\$	427.01	176	\$	880.00	\$	2,376.05
002 185 019 000	Taylor Fresh Foods Inc	17	E Gablian St	2	10,370	\$	876.50	11,165	\$	749.73	145	\$	506.05	\$	2,132.28
002 185 020 000	Saunders Frank H, Kelly Norwood	172	Main St	1	12,454	\$	1,052.65	6,272	\$	421.16	178	\$	890.00	\$	2,363.81
002 185 024 000	Center For Comm Advocacy A Non Profit Ca	22	W Gablian St	2	2,857	\$	241.48	2,925	\$	196.41	152	\$	530.48	\$	968.38
002 185 028 000	Rincon Del San Jon Properties	157	Main St	1	2,850	\$	240.89	3,006	\$	201.85	24	\$	120.00	\$	562.74
002 185 031 000	Green Valley Corporation	127	Main St	1	3,524	\$	297.86	3,044	\$	204.40	28	\$	140.00	\$	642.26
002 185 036 000	Salinas Urban Renewal Agency		Monterey St	2	0	\$	-	31,363	\$	2,106.03	379	\$	1,322.71	\$	3,428.74
002 185 037 000	City Of Salinas	117	Main St	1	0	\$	-	11,761	\$	789.75	62	\$	310.00	\$	1,099.75
002 185 038 000	City Of Salinas		Monterey St	2	0	\$	-	2,178	\$	146.25	20	\$	69.80	\$	216.05
002 185 039 000	University Corp of Monterey Bay	1	Main St	1	64,585	\$	5,458.92	59,962	\$	4,026.45	605	\$	3,025.00	\$	12,510.37
002 185 042 000	University Corp of Monterey Bay		*no Site Address	2	0	\$	-	1,156	\$	77.63	110	\$	383.90	\$	461.53
002 185 043 000	Taylor Salinas Property Management Co		Salinas St	2				Not provided							
002 185 045 000	Taylor Fresh Foods Inc		Salinas St	2				Not provided							
002 185 046 000	Ppa Properties LLC	16	W Gablian St	2	0	\$	-	23,282	\$	1,563.39	190	\$	663.10	\$	2,226.49
002 185 047 000	Taylor Salinas Property Management Co	150	Main St	1				Not provided							
002 186 001 000	Maya Salinas Old Town Cinemas LLC	153	Main St	1	54,284	\$	4,588.25	54,284	\$	3,645.17	310	\$	1,550.00	\$	9,783.42
002 186 002 000	Deserra R Jay Ltd	155	Main St	1	1,730	\$	146.22	1,730	\$	116.17	60	\$	300.00	\$	562.39
002 186 003 000	Deserra R Jay Ltd	145	Main St	1	1,310	\$	110.73	1,310	\$	87.97	60	\$	300.00	\$	498.69
002 231 011 000	Kobirinsky Catherine Evans	245	Monterey St	2	0	\$	-	11,000	\$	738.65	210	\$	732.90	\$	1,471.55
002 231 012 000	Kobirinsky Samuel & Marguerite D	235	Monterey St	2	5,475	\$	462.76	5,500	\$	369.33	50	\$	174.50	\$	1,006.59
002 231 013 000	Kennedy Diana	233	Monterey St	2	5,500	\$	464.88	5,500	\$	369.33	50	\$	174.50	\$	1,008.70
002 231 014 000	Massera John V	231	Monterey St	2	0	\$	-	5,500	\$	369.33	50	\$	174.50	\$	543.83
002 231 015 000	Drew David B	225	Monterey St	2	4,975	\$	420.50	5,500	\$	369.33	50	\$	174.50	\$	964.33
002 231 018 000	Dabit Christopher R	201	Monterey St	2	1,189	\$	100.50	11,000	\$	738.65	210	\$	732.90	\$	1,572.05
002 231 023 000	SCC Property LLC	213	Monterey St	2	6,547	\$	553.37	16,500	\$	1,107.98	200	\$	698.00	\$	2,359.35
002 231 024 000	Griffin Sharon Appling	219	Monterey St	2	5,500	\$	464.88	5,449	\$	365.90	50	\$	174.50	\$	1,005.28
002 232 008 000	Raquel Siseyan LLC	335-349	Monterey St	2	13,298	\$	1,123.99	24,400	\$	1,638.46	322	\$	1,123.78	\$	3,886.23
002 232 009 000	LaValley Ronald William	329	Monterey St	2	5,750	\$	486.01	5,725	\$	384.43	50	\$	174.50	\$	1,044.94

3/6/2020

3/6/2020

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SALINAS PROPERTY DATABASE

Asmtnt Fees
Zone 1 0.084523 Bldg. SF 0.067150 Lot SF 5.000000
Zone 2 0.084523 0.067150 3.490000

002 242 026 000	Sutton Jeana S	248	Main St	1	4,130	\$	349.08	3,191	\$	214.28	26	\$	130.00	\$	693.36
002 242 027 000	Taylor Fresh Foods Inc	250	Main St	1	3,248	\$	274.53	3,002	\$	201.58	24	\$	120.00	\$	596.12
002 242 028 000	Berkley Inc/Gerard Kehoe	207	Salinas St	2	13,195	\$	1,115.28	27,300	\$	1,833.20	340	\$	1,186.60	\$	4,135.08
002 242 029 000	City Of Salinas	219	Salinas St	2	0	\$	-	16,875	\$	1,133.16	140	\$	488.60	\$	1,621.76
002 242 030 000	Magdirla Diana B & Gloria	224	Main St	1	11,573	\$	978.18	6,162	\$	413.78	50	\$	250.00	\$	1,641.96
002 242 032 000	Salinas Urban Renewal Agency	230	Main St	1	0	\$	-	1,795	\$	120.53	22	\$	110.00	\$	230.53
002 242 033 000	City Of Salinas	228	Main St	2	0	\$	-	1,000	\$	67.15		\$	-	\$	67.15
002 242 034 000	Juarez Maria C & Jesse	231	Salinas St	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 242 035 000	Pilini Realty, Inc.	235	Salinas St	2	4,000	\$	338.09	5,000	\$	335.75	50	\$	174.50	\$	848.34
002 243 001 000	Finegan James Brian	58-60	W Alisal St	2	5,980	\$	505.45	6,900	\$	463.34	242	\$	844.58	\$	1,813.36
002 243 002 000	Breschini Gary S	64	W Alisal St	2	2,000	\$	169.05	3,000	\$	201.45	40	\$	139.60	\$	510.10
002 243 003 000	Minhoto Properties LP, Pilini, Et al	66	W Alisal St	2	2,690	\$	227.37	3,750	\$	251.81	50	\$	174.50	\$	653.68
002 243 004 000	Santa Lucia Parlor No 97 Negw	76	W Alisal St	2	2,440	\$	206.24	8,250	\$	553.99	110	\$	383.90	\$	1,144.12
002 243 005 000	Pilini John W	261	Lincoln Ave	2	4,877	\$	412.22	8,400	\$	564.06	262	\$	914.38	\$	1,890.66
002 244 002 000	City Of Salinas	215	Lincoln Ave	2	0	\$	-	4,600	\$	308.89	50	\$	174.50	\$	483.39
002 244 098 000	City Of Salinas	210	Salinas St	2	0	\$	-	33,386	\$	2,241.87	550	\$	1,919.50	\$	4,161.37
002 244 099 000	City Of Salinas	100	Howard St	2	0	\$	-	39,472	\$	2,650.54	588	\$	2,052.12	\$	4,702.66
002 245 001 000	El Camino Enterprises Inc	102	Lincoln Ave	2	1,204	\$	101.77	5,063	\$	339.98	151	\$	526.99	\$	968.74
002 245 002 000	City Of Salinas	106	Lincoln Ave	2	0	\$	-	4,074	\$	273.57	40	\$	139.60	\$	413.17
002 245 003 000	City Of Salinas	108	Lincoln Ave	2	0	\$	-	4,050	\$	271.96	40	\$	139.60	\$	411.56
002 245 004 000	City Of Salinas	112	Lincoln Ave	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 245 005 000	City Of Salinas	118	Lincoln Ave	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 245 006 000	City Of Salinas	120	Lincoln Ave	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 245 007 000	City Of Salinas	128	Lincoln Ave	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 245 008 000	City Of Salinas		W Gablian St	2	0	\$	-	8,489	\$	570.04	191	\$	666.59	\$	1,236.63
002 245 009 000	Agliano Nat Anthony, et. al.	118	W Gablian St	2	5,843	\$	493.87	9,730	\$	653.37	209	\$	729.41	\$	1,876.65
002 245 010 000	Pitman Robert J	125	Church St	2	4,375	\$	369.79	6,500	\$	436.48	50	\$	174.50	\$	980.76
002 245 011 000	Pitman John D & Robert J	117	Church St	2	6,000	\$	507.14	6,500	\$	436.48	50	\$	174.50	\$	1,118.11
002 245 012 000	Pitman John D & Robert J	111	Church St	2	2,360	\$	199.47	6,500	\$	436.48	50	\$	174.50	\$	810.45
002 245 014 000	Wlh Rentals LLC	109	Central Ave	2	1,347	\$	113.85	6,500	\$	436.48	50	\$	174.50	\$	724.83
002 245 015 000	Wlh Rentals LLC	119	Central Ave	2	2,160	\$	182.57	13,650	\$	916.60	235	\$	820.15	\$	1,919.32
002 245 016 000	Pitman John D & Robert J	109	Church St	2	0	\$	-	6,500	\$	436.48	50	\$	174.50	\$	610.98
002 246 014 000	City Of Salinas	200-222	Lincoln Ave	2	0	\$	-	105,745	\$	7,100.78	1320	\$	4,606.80	\$	11,707.58
002 247 001 000	U S A		Lincoln Ave	2	0	\$	-	37,418	\$	2,512.62	820	\$	2,861.80	\$	5,374.42
002 248 002 000	Pilini Joseph J	32	W Gablian St	2	14,229	\$	1,202.68	25,967	\$	1,743.68	327	\$	1,141.23	\$	4,087.59
002 248 005 000	Taylor Fresh Foods Inc	35	Central Ave	2	5,828	\$	492.60	13,000	\$	872.95	230	\$	802.70	\$	2,168.25
002 248 009 000	Monterey-Salinas Transit	110	Salinas Rd #LOT1	2	778	\$	65.76	18,699	\$	1,255.64	357	\$	1,245.93	\$	2,567.33
002 248 010 010	Monterey-Salinas Transit	110	Salinas Rd #Lot 2	2	0	\$	-	14,787	\$	992.95	100	\$	349.00	\$	1,341.95
002 248 011 000	City Of Salinas	128	W Gablian St	2	0	\$	-	6,420	\$	431.10	208	\$	725.92	\$	1,157.02
002 251 003 000	Magdolia Zarraza	114	Church St	2	1,496	\$	126.45	6,200	\$	416.33	50	\$	174.50	\$	717.28
002 251 014 000	Muller Rita A	123	Central Ave	2	3,834	\$	324.06	16,900	\$	1,134.84	260	\$	907.40	\$	2,366.30
002 251 015 000	Vega Nelson A Susan J	130	W Gablian St	2	5,238	\$	442.73	9,693	\$	650.88	220	\$	767.80	\$	1,861.42
002 253 028 000	County Of Monterey		*no Site Address	2	0	\$	-	134,992	\$	9,064.71	1025	\$	3,577.25	\$	12,641.96
002 253 029 000	County Of Monterey	168	W Alisal St	2	0	\$	-	55,843	\$	3,749.86	193	\$	673.57	\$	4,423.43
002 253 030 000	County Of Monterey	230	Church St	2	0	\$	-	45,781	\$	3,074.19	183	\$	638.67	\$	3,712.86
002 253 031 000	County Of Monterey		*no Site Address	2	0	\$	-	110,381	\$	7,412.08	954.7	\$	3,331.90	\$	10,743.99
002 322 016 000	Gilles Jeffery R	318	Cayuga St	2	21,161	\$	1,788.59	15,630	\$	1,049.55	120	\$	418.80	\$	3,256.95

SALINAS PROPERTY DATABASE

Asmnt Fees		Bldg. SF	Lot SF	LF
Zone 1	Zone 2			
0.084523	0.084523			
0.067150	0.067150			
5.000000	5.000000			
3.490000	3.490000			

002 322 018 000	County Of Monterey	142	W Alisal St	2	0	\$	-	46,609	\$	3,129.79	628	\$	2,191.72	\$	5,321.51
002 331 002 000	Albert Maldonado	324	Lincoln Ave	2	4,200	\$	355.00	7,984	\$	536.13	60	\$	209.40	\$	1,100.52
002 331 010 000	City Of Salinas	101	W Alisal St	2	0	\$	-	148,648	\$	9,981.71	1649	\$	5,755.01	\$	15,736.72
002 335 005 000	TML4 LP	123	W Alisal St	2	34,188	\$	2,889.67	37,026	\$	2,486.30	805	\$	2,809.45	\$	8,185.42
002 341 001 000	Berkley Inc/Gerard Kehoe	300	Main St	1	25,681	\$	2,170.64	18,614	\$	1,249.93	274	\$	1,370.00	\$	4,790.57
002 341 002 000	Ariel Theatrical Inc	320	Main St	1	6,192	\$	523.37	6,200	\$	416.33	50	\$	250.00	\$	1,189.70
002 341 004 000	Burks Cleo V	330	Main St	1	3,042	\$	257.12	3,100	\$	208.17	29	\$	145.00	\$	610.28
002 341 005 000	Serra Apartments Inc	338	Main St	1	13,089	\$	1,106.32	12,628	\$	847.97	102	\$	510.00	\$	2,464.29
002 341 006 000	Sleeper Richard D & Beverly L	344	Main St	1	11,472	\$	969.65	6,323	\$	424.59	50	\$	250.00	\$	1,644.24
002 341 007 000	Katner Robert	350	Main St	1	7,222	\$	610.43	6,250	\$	419.69	50	\$	250.00	\$	1,280.11
002 341 009 000	Boerlin Mike	362	Main St	1	2,437	\$	205.98	2,480	\$	166.53	20	\$	100.00	\$	472.51
002 341 010 000	Haney Gaylon L	364	Main St	1	940	\$	79.45	1,612	\$	108.25	13	\$	65.00	\$	252.70
002 341 011 000	Haney Gaylon L	366	Main St	1	2,064	\$	174.46	2,180	\$	146.39	17	\$	85.00	\$	405.84
002 341 012 000	Gatts James L	376	Main St #A	1	7,500	\$	633.92	6,200	\$	416.33	125	\$	625.00	\$	1,675.25
002 341 014 000	City Of Salinas	345	Salinas St	2	0	\$	-	6,410	\$	430.43	50	\$	174.50	\$	604.93
002 341 015 000	City Of Salinas		Salinas St	2	0	\$	-	6,552	\$	439.97	50	\$	174.50	\$	614.47
002 341 016 000	City Of Salinas		Salinas St	2	0	\$	-	13,336	\$	895.51	100	\$	349.00	\$	1,244.51
002 341 018 000	Gold Valley Properties LLC	333	Salinas St	2	13,176	\$	1,113.68	19,000	\$	1,275.85	150	\$	523.50	\$	2,913.03
002 341 019 000	Civic Center Building Investment Co	21	W Alisal St	2	18,000	\$	1,521.41	18,982	\$	1,274.64	280	\$	977.20	\$	3,773.26
002 341 020 000	Hitchcock Richard Leslie	356	Main St	1	4,250	\$	359.22	6,200	\$	416.33	50	\$	250.00	\$	1,025.55
002 341 025 000	Kawahira Lillian	385	Salinas St	2	8,500	\$	718.45	13,000	\$	872.95	230	\$	802.70	\$	2,394.10
002 342 009 000	400 Main	415	Salinas St	2	2,007	\$	169.64	10,032	\$	673.65	282	\$	984.18	\$	1,827.47
002 342 011 000	400 Main	406	Main St	1	12,985	\$	1,097.53	31,799	\$	2,135.30	558	\$	2,790.00	\$	6,022.83
002 345 016 000	Parco Family Investments LP	344	Salinas St	2	27,660	\$	2,337.91	12,362	\$	830.11	597	\$	2,083.53	\$	5,251.54
002 345 018 000	City Of Salinas	65	W Alisal St	2	0	\$	-	23,719	\$	1,592.73	440	\$	1,535.60	\$	3,128.33
002 345 019 000	City Of Salinas	320	Salinas St	2	0	\$	-	51,383	\$	3,450.37	350	\$	1,221.50	\$	4,671.87
002 346 001 000	3some Par-Tners LLC	328	Main St #A	1	0	\$	-	0	\$	-	0	\$	-	\$	-
002 346 002 000	3some Par-Tners LLC	328	Main St #A	1	2,677	\$	226.27	3,099	\$	208.10	25	\$	125.00	\$	559.37
002 346 003 000	3some Par-Tners LLC	328	Main St #B	2	1,557	\$	132.45	0	\$	-	0	\$	-	\$	132.45
002 351 008 000	PI Properties No 140 LLC	405	Monterey St	1	20,828	\$	1,760.45	45,506	\$	3,055.73	593	\$	2,965.00	\$	7,781.17
002 351 009 000	Northern Calif Savings & Loan	425	Main St	1	8,905	\$	752.68	39,400	\$	2,645.71	480	\$	2,400.00	\$	5,798.39
002 351 010 000	Yasin Fayk	27	E John St	2	756	\$	63.90	16,568	\$	1,112.54	298	\$	1,040.02	\$	2,216.46
002 355 008 000	Belancourt Paul & Sheryl	401	Monterey St	2	8,090	\$	683.79	18,656	\$	1,252.75	267.23	\$	932.63	\$	2,869.17
Totals					1,213,455	\$	102,564.86	3,061,980	\$	205,611.96	34,832	\$	132,116.83	\$	458,320.42

Operating Budget

Salinas City Center Improvement Association
Operating Budget Fiscal Year 2019-2020

Wednesday, November 20, 2019

	SOBO	DISI	Administration	Contingency/Reserve	Total
	60.0%	22.0%	14.0%	4.0%	100.0%
Income					
Assessments	\$279,000	\$102,300	\$65,100	\$18,600	\$465,000
Plus: FY 2018-19 Carry Over	\$1,000	\$99,000	\$47,000	\$13,000	\$160,000
Subtotal	\$280,000	\$201,300	\$112,100	\$31,600	\$625,000
Less: Collection Loss	<u>\$-5,580</u>	<u>\$-2,046</u>	<u>\$-1,302</u>	<u>\$-372</u>	<u>\$-9,300</u>
Total Income	\$274,420	\$199,254	\$110,798	\$31,228	\$615,700
Expenses					
Bank Service Charges			\$400		\$400
Formation Costs Payback				\$5,000	\$5,000
Insurance			\$1,700		\$1,700
Professional Services					
Accounting			\$10,000		\$10,000
Legal			\$2,000		\$2,000
Total Professional Services			\$12,000		\$12,000
Office					
Rent/CAM/Utilities			\$6,200		\$6,200
Office Annual Cleaning			\$600		\$600
Office Furniture/Paint			\$1,000		\$1,000
Computer/Internet			\$1,200		\$1,200
Total Office			\$9,000		\$9,000
Staff					
Contract Administration			\$15,000		\$15,000
Government Affairs			\$30,000		\$30,000
Total Staff			\$45,000		\$45,000
SOBO					
Sidewalk Ops (Maintenance)	\$117,000				\$117,000
Beautification / Order (Security)	\$135,000				\$135,000
Total SOBO	\$252,000				\$252,000
DISI					
District Identity		\$102,000			\$102,000
Streetscape Improvements		\$80,000			\$80,000
Total DISI		\$182,000			\$182,000
Extra Budget Expense			\$1,000		\$1,000
Total Expenses	\$252,000	\$182,000	\$69,100	\$5,000	\$508,100
Total Income	\$22,420	\$17,254	\$41,698	\$26,228	\$107,600

Annual Work Plan



Downtown Vibrancy Plan

SCCIA Land Use Committee Proposed

2020 Goals & Objectives

- 1. Support Salinas permitting process to become user friendly and a positive experience for the developer, builder, property/business owners/residents of our community.**
 - SCCIA representation on the proposed Salinas City Business Development group serving as a Working Group to the City of Salinas Permit Center. This group will work with City Staff to provide direct input into implementation of Proposed Action Plans and Needed Refinements driving a friendly customer service experience.
 - Compile and document experiences of Downtown property owners and merchants.
- 2. Take actions through the new city Blight Accountability Ordinance to get owners of long-term vacant properties to obtain tenants or maintain, redevelop or sell their properties.**
 - Track city progress on targeted Downtown properties.
 - Support as needed with other public/private efforts to identify blight and hold property owners accountable within SCCIA boundaries.
- 3. Recruit developers willing to explore opportunities in Downtown Salinas.**
 - Identify developers doing similar work in similar cities.
 - Meet with potential developers and try to pique their interest. Coordinate in-person marketing opportunities with potential developers.

4. Support Main Street Project

- Review and reform city sign ordinance with provisions specific to Central City Overlay Downtown Core.
- Communication with business & property owners.
 - ❖ Start date, completion date
 - ❖ On-schedule, ahead of schedule or behind
- Parking plan for customers & employees while construction underway.
- Ensure project promotes safety (security, lighting) of downtown for our customers, employees and residents.

5. Support Lincoln Avenue Corridor Master Plan Implementation

- Keep and expand Monterey County employees in Downtown.
- Ensure city/county parking garage is built.
- Ensure integration with Intermodal Transportation Center.
- Support MST move to Intermodal Transportation Center.

6. Support Residential Incentives for Downtown Salinas

- Explore opportunities with City Staff and City Council members to establish housing incentives for downtown Salinas.
- Identify examples of other cities who've been successful with housing incentives within their respective downtowns.

SCCIA Land Use Committee 2019 Accomplishments

Received a positive and enthusiastic reception from the Salinas Mayor and City Council for the 2018 Annual Report & Downtown Vibrancy Plan Implementation Update.

Took publicly-recognized leadership role in getting Salinas City Council to enact a city Vacancy Accountability Ordinance and then engaged in marketing and community pressure to convince owners of long-term vacant properties to obtain tenants or redevelop or sell their property. A major success was the sale of the long-vacant and neglected El Rey Theater to a local partnership that has already begun cleanup and restoration.

Remained engaged with City of Salinas staff and elected officials for completion of design and engineering for Main Street Streetscape Project, including aesthetic elements. Continued to champion provisions recommended by Downtown Action Team to minimize business disruption. Monitored and protected Measure X funds for Main Street Streetscape Project.

Took publicly-recognized leadership role in getting an enforceable commitment through a resolution for Monterey County and City of Salinas to commit to planning and construction for a parking garage at the former site of the District Attorney's trailers.

Took publicly-recognized leadership role to (twice) get Monterey County to issue RFP for Old Monterey County Jail adaptive reuse and market the opportunity.

Kept Salinas City Council and Monterey County Board of Supervisors accountable to plan to establish a homeless shelter and permanent transitional housing facility not in Downtown.

Promoted and tracked TAMC and City of Salinas progress in advancing Intermodal Transportation Center and Monterey County Rail Extension.

Promoted and tracked City of Salinas progress in West Alisal/ Lincoln Avenue Downtown Complete Streets Project.

Maintained and developed positive and mutually beneficial relationships with supporters of “smart growth” and infill residential development, specifically LandWatch Monterey County and Monterey County Supervisor Jane Parker.

Continually circulated print and electronic versions of [Advancing the Salinas Downtown Vibrancy Plan - The First Three Years of Progress - 2015-2018](#) to show progress, success, understanding and commitment to advance the Downtown Vibrancy Plan.



2019 SCC DISI Committee Accomplishments and Goals

Accomplishments:

- Maintained a monthly e newsletter that goes out to SCC stakeholders and followers
- Enhanced merchant group on facebook, allowing our team, as well as the merchants, to connect with other merchants on pressing issues or upcoming events
- Handed out SCC swag at all downtown parades
- Sponsored Salinas Valley Food and Wine: SCC logo was printed on all glassware, and a photobooth with SCC branding was sponsored
- Reviewed and issued approval letters to all downtown parades and events in 2019
- Worked closely with the City of Salinas on the Streetscape Improvement Project
- Connected with Blue Zones to share aligned goals
- Installed festive lighting in the downtown trees that will stay up year around
- Designed and installed new SCC branded holiday triangle banners with red bows
- Arranged holiday singers, Santa appearances, and shopping events for the downtown during the holiday season
- Ran advertisements on KSBW and Maya cinemas promoting the downtown over the holiday season
- Partnered with CSUMB and Steve McShane on the Tree of Peace lighting event
- Worked with SOBO to have the hanging pots replanted
- Highlighted downtown murals, through "Picture your Selfie Here" campaign

Goals:

- Add a merchant subcommittee to DISI, possibly add a merchant spot to the board
- Add large SCC banners on side streets
- Implement downtown banner program for local business, nonprofits, and events
- Continue involvement on the City of Salinas Streetscape Improvement Project
 - Construction updates to merchants
 - Window displays showcasing Streetscape Improvement Project plans
 - Additional merchant promotion to help during construction
 - Blocks parties upon completion
- Produce “Welcome to Salinas City Center” bags to new merchants including swag and relevant information
- Add social media giveaways, and host social media influencer takeovers
- Increase hours of security and cleanup of downtown, including Sunday
- Increase TV advertisements on KSBW and feature merchants
- Connect with similar local business districts and share process (Seaside, etc.)
- Continue community development efforts with Blue Zones
- Become member of MCCVB
- Add economic development component to DISI
- Continue: social media postings, monthly newsletter, support of downtown events, and Tree of Peace and other Christmas festivities

Goals and 2019/20 Budget

Salinas City Center Improvement Association Sidewalk Operations, Beautification, and Order (SOBO) Committee

Introduction

The Sidewalk Operations, Beautification, and Order Committee (SOBO) is charged with making the Salinas City Center District (District) a safer, more family friendly place by overseeing private security and making efforts to coordinate security needs with the City of Salinas Police Department. In addition, the SOBO Committee works on beautification efforts to keep the District well maintained and landscaped for the public, merchants and property owner's enjoyment.

Committee Background

The SOBO Committee was established in 2016. Over the past three years there has been a consistent volunteer working group that attends monthly meetings to discuss present needs and issues of importance that need to be addressed.

Currently, SOBO employs Uretsky Security to provide a patrol presence and a sense of security in the District. SOBO also employs both HOPE Services and New Image Landscaping to maintain sidewalks and District landscaping. As funds permit, new plantings have been installed, including adding seasonal color. Landscape crews trim, sweep, weed, brush, blow and otherwise maintain the District, including litter removal. SOBO has worked with the SCCIA's DISI Committee to collaborate on security and maintenance.

Committee Goals

The basic Goal of the SOBO Committee is to provide a level of service that is in line with the SCCIA Budget. We strive to continue to refine operations as comments come in from the SCCIA constituency and seasonally when the daylight hours change.

2019/20 Budget Options

At its October 3, 2019 Committee Meeting, SOBO discussed several options for the 2019/20 fiscal year. Currently, based on allocated income, SOBO has a budget of \$248,400 for security and beautification/maintenance. Based on that dollar value and Committee discussion, four options were developed:

Option 1 (\$246,114.00). This is the status quo option and would retain New Image Landscaping at \$79,473 (\$6,622.75/month) for Zone 1, keep HOPE Services for Zone 2 at a cost of \$37,401 (\$3,367.00/month) and revert Uretsky Security to their primary schedule for 2019, reducing coverage back to Mon -Sat 8:00 AM -6:00 PM at a cost of \$129,240 (10,770.00/month). This option would leave \$2,286 for sidewalk pressure washing, new plants, added services on a case-by-case basis.

Option 2 (\$258,828.00). This option utilizes Smith and Enright Landscaping at \$42,000 (\$3,500/month) for Zone 1 and keeps HOPE Services in Zone 2 at a cost of \$40,404 (3,367.00/month). This option includes increasing the security presence to 7 days a week (Mon – Wed 7:00 AM – 6:00 PM; Thurs. – Sat 7:00 AM – 9:00 PM and Sundays 7:00 AM – 1:00 PM. Security costs would increase to \$176,424 (\$14,702/month). This option represents deficit spending of \$10,428/yr. and leaves no funding for sidewalk pressure washing.

Option 3 (\$248,000.00). This option would involve utilizing Smith and Enright and HOPE Services for Zone 1 and retaining HOPE for Zone 2. Smith and Enright would water, weed and replace plants/maintain baskets and planters (\$22,600.00 or \$1,833.00/mo.). HOPE would be downtown Monday, Wednesday and Friday to sweep leaves and pick up trash at a cost of \$37,401 year (\$3,116/mo.). We would retain Uretsky for security services as per Option 2 at a cost of \$176,424. This would leave \$11,575 for sidewalk pressure washing. The issues here is that HOPE can only devote one crew and would only service Benefit Zone 2 once or twice a month.

Option 4. (\$257,241.00). Under this option, HOPE would sweep downtown \$37,401 year (\$3,116/mo.). New Image would weed (not sweep or pick-up trash) in Zone 2 and New Image would remove trash bags and water/maintain plants in Zone 1 for \$90,600 (\$7,550/month). We would revert to the Option 1 security schedule at a cost of \$129,240.00. This would represent deficit spending to the tune of \$8,840 a year and leave no money for sidewalk pressure washing.

Added Considerations: Pressure Washing. We consulted two pressure washing companies:

1. Deering and Sons offered a fixed rate of \$500.00 a day to clean sidewalks. We do not know how much area a day that this would clean, as gum, grime and location of water sources to fill the equipment are variables.

2. Quality First Services offered a fee of \$37,000 (\$1,200/day) to service the Main Street sidewalks from CSUMB to John Street, including gum removal, for a fee of \$37,000, excluding any City permit fees. This would involve 25 – 30 working days.

Either of these options would need to factor in sidewalks being torn up in the 200 and 300 blocks at some point (temporary monetary benefit) and is a drop in the bucket given the significant sidewalk coverage in the SCCIA service area. It is unknown if the City would charge for a permit and add any conditions that would increase the cost of the work.

Budget Recommendation

There is not enough funding in the budget to provide the desired levels of service (increased security presence and increased visual appearance). Any proposed budget to accomplish plant maintenance, sidewalk cleaning and provide will likely result in a perception that there is some level of inadequate services in one or more of these SOBO operational categories. Given limited financial resources, there must be a balance in terms of what the SCCIA can reasonably accomplish in any given year.

Understanding that, we recommend there be no reduction from the 2018/19 Budget and that the SCCIA Board approve a consistent annual budget of \$248,000 for SOBO Committee work allocated as follows:

1. Security - \$135,000 annually. Security is consistently rated as the most important service provided by the SCCIA. Unfortunately, this option would revert security back to reduced coverage of six (6) days a week and reduce hours to 8:00 AM to 6:00 PM, Monday – Saturday. This proposal includes a modest budget buffer to accommodate holiday coverage and anticipated 2020 cost of living contract increase.

2. Maintenance - \$113,400 annually. We propose 2019/20 annual Maintenance to be budgeted by category as follows:

Zone 1 (\$44,000 annually). We recommend shifting from New Image Landscaping to Smith and Enright for sweeping, maintenance and watering at a cost of \$42,000/year (\$3,500/mo.). This budget would be supplemented by an additional \$2,000 for an initial plant replacement material budget (\$1,400.00) and a yearly plant replacement budget of \$600.00. This change would result in a cost decrease from \$6,625.00/mo. to \$3,667.00/mo.

Zone 2 (\$49,196.00 annually). We recommend retention of HOPE Services in Benefit Zone 2, with reduced coverage to two days a week for sidewalk and gutter maintenance (\$26,936 yr./\$2,245.00/mo.). Additionally, we propose that New Image Landscape compliment HOPE Services work and implement seasonal/periodic weeding and tree well maintenance in Benefit Zone 2 (\$22,800.00 yr./\$1,900.00/mo.)

Pressure Washing/Sidewalk Maintenance (\$20,204.00 annually). Pressure washing for 2019/2020 would consist of initial work in the downtown core area, likely avoiding work on the 200 and 300 block sidewalks that are proposed for removal. Given the price differences between the two sidewalk cleaning proposals, we would identify similarly stained test streets/sidewalks for Deering and Sons and for Quality First Services, Inc. to conduct work on, should they wish to compete for the work. Based on an evaluation and comparison of results we would then select a single contractor for the remainder of the budgeted work.



Salinas City Center Improvement Association
10-B Midtown Lane
Salinas, California 93901

2018-2019 Goals and Accomplishments – Frank Saunders

Accomplishments:

- Presentation to the City Council
- Over all progress in the Downtown

Goals:

- Continue to work on vacant and blighted properties. Specifically, the Dick Bruhn building
- Relocate MST
- Continue to work on solutions for the homeless
- Work on getting big investors interested in our City
- Streamline the permit process with the City of Salinas
- Work on a new sign ordinance
- Work with shop owners to keep their areas clean after the landscaper has come through
- Continue to meet and work the Mayor to get updates and reports
- Parking