

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Meeting

Thursday, October 9th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Agenda

Call to Order/Roll Call

Public Comment (2 Minutes)

Consent Agenda—General Business

- I. Minutes July 2025
- II. Minutes August 2025
- III. Financial Report July 2025
- IV. Financial Report August 2025
- V. Financial Report September 2025

- Public Comment
- Board Questions/Discussion/Deliberation
- Action by Board

Presentations/Updates

- I. Report from the President
 - A. Appointed Nominations Committee
 1. Notifications mailed on 10/2/25
- II. Report from the Treasurer
- III. Report from District Coordinator
 - A. Tree trimming
 - B. Legal Expenses
 - C. Business Owner Meeting
 - D. Holiday Planning
 - E. Website Updates/Statistics

- Public Comment
- Board Questions/Discussion

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Meeting

Thursday, October 9th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Updates from Ad-Hoc Committees

- I. District Identity and Streetscape Improvements (DISI)
 - A. Mural Update
 - B. Draft Work Plan
- II. Sidewalk Operation and Beatification & Order (SOBO)
 - A. Draft Work Plan
- III. Land Use Committee (LUC)
 - A. Draft Work Plan

- Public Comment
- Board Questions/Discussion

Board Member Questions and Referrals

Action Items

- I. Motion to adopt Land Use Committee recommendation to implement Parking Management Feasibility Study pending approval to utilize grantor funds.
 - Public Comment
 - Board Questions/Discussion/Deliberation
 - Action by Board

Adjournment

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Meeting

Thursday, October 9th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

The next Regular Meeting of the Board of Directors is scheduled for Thursday, Nov 13th 2025, at 10am at Makerspace Room @ United Way Monterey County, 232 Monterey Street, Salinas, California 93901.

Notes: Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the District Administrator during regular business hours at (831) 877-0997. Notification received 48 hours before the meeting will enable the District to make reasonable accommodations.

The complete Board packet including subsequently distributed materials and presentations is available at the Association Office, 10b Midtown Ln, Salinas, CA 93901. All items appearing on the agenda are subject to action by the Board. Staff and Committee recommendations are subject to change by the Board.

Reference Items

[SCCIA Bylaws](#)

[SCCIA Management District Agreement](#)

[Salinas Downtown Vibrancy Plan](#)

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Minutes

Thursday, July 10th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Minutes

Board President	Audrey Wardwell	P
Board Vice President	Amy Salmina	
Board Treasurer	Greg Piini	P
Board Secretary	Katy Castagna	P
Board Member	Frank Saunders	P
Board Member	Jay DeSerpa	P
Board Member	Ruth Rodriguez	P
Board Member	Steve Ish	
Board Member	Jason Retterer	P
Board Member	Larry Bussard	P
Board Member	Peter Kasavan	P
Board Member	Tom Bennett	P
Board Member	Willette Jones	P
District Coordinator	Greg Hamer	P
Legal Counsel	Matt Ottone	A

Discussion	Action
Call to Order - 10:10	
Public Comment Willette Jones - Make sure we see the marginalized and take care of them. Wes White - Do not dehumanize people.	None
Consent Agenda Tom Bennett - why do we have \$10k debt? GP-formation costs to the city.	Minutes Motion Tom Bennett (M) Frank Saunders (S) No Public Comment All Aye 0 Nay GP Abstain Motion Passes Financials Motion GP (M) TB (S) All Aye

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Minutes

Thursday, July 10th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Reports I. Report from President - None II. Report from Treasurer - general update re: grants. III. Report from District Coordinator - None	None
Updates from Ad-Hoc Committees I. DISI A. Murals B. alley decorations C. banners II. SOBO A. lot of transients B. landscaping contracts all completed for updates except for rock/plants III. LUC A. want to push for parking district B. Economic impact study/general plan update/zoning update	None
Action Item 1. Adopt bylaws - tabled a. Wes White - if we get rid of the brown act, get rid of employees. 2. Website - no action taken 3. Meeting Adjourned - 1109	None

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Minutes

Friday, August 15th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Minutes

Board President	Audrey Wardwell	P
Board Vice President	Amy Salmina	P
Board Treasurer	Greg Piini	
Board Secretary	Katy Castagna	P
Board Member	Frank Saunders	P
Board Member	Jay DeSerpa	P
Board Member	Ruth Rodriguez	
Board Member	Steve Ish	P
Board Member	Jason Retterer	P
Board Member	Larry Bussard	
Board Member	Peter Kasavan	
Board Member	Tom Bennett	
Board Member	Willette Jones	
District Coordinator	Greg Hamer	P
Legal Counsel	Matt Ottone	P

Discussion	Action
Call to Order - 10:11	
Public Comment	None
Action Item 1. Motion to Make Unconditional Commitment to Cease, Desist and Not Repeat Prior Conduct pursuant to Government Code Section 54960.2(c)."	Katy Castagna (M) Amy Salmina (S) 7 Aye Motion Passes
Meeting Adjourned - 1030	



Steinbruner ♦ Hill
Certified Public Accountants

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 a statement of assets, liabilities and fund balance – cash basis as of July 31, 2025, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis for the eight months then ended, in accordance with the cash basis of accounting, 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 statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis 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 the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis.

The financial statement is 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.

The supplementary budget information contained in the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary budget information was subject to our compilation engagement. We have not audited or reviewed the supplementary budget information and do not express an opinion, a conclusion, nor provide any assurance on such information.

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 statement, they might influence the user's conclusions about the Company's assets, liabilities, fund balance, revenues and expenses. Accordingly, the financial statement is 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
August 11, 2025

Steinbruner Hill, Inc.

3771 Rio Rd. Ste. 103A ♦ Carmel, CA 93923

928 E. Blanco Rd. Ste. 200 ♦ Salinas, CA 93901

Ph (831) 222-6111 ♦ Fx (831) 222-5464 ♦ www.steinhill.com

Salinas City Center Improvement Association

Statement of Assets, Liabilities and Fund Balance - Cash Basis

As of July 31, 2025

ASSETS

Current Assets		
Bank Accounts		
Checking - Operating Acct	\$	185,540.54
Checking - Grants Acct		102,662.82
Total Bank Accounts		<u>288,203.36</u>
Other Current Assets		
Mechanics Bank CD		175,000.00
Total Other Current Assets		<u>175,000.00</u>
Total Current Assets		<u>463,203.36</u>
Fixed Assets		
Vehicle		18,000.61
Accumulated Depreciation		(11,619.00)
Total Fixed Assets		<u>6,381.61</u>
Other Assets		
Organizational Costs		50,000.00
Accumulated Intangible Assets		(42,917.00)
Total Other Assets		<u>7,083.00</u>
TOTAL ASSETS	\$	<u><u>476,667.97</u></u>

LIABILITIES AND FUND BALANCE

Liabilities		
Debt	\$	5,000.00
Total Liabilities		<u>5,000.00</u>
Fund Balance		
Fund Balance - SOBO		185,062.27
Fund Balance - DISI		84,592.75
Fund Balance - Admin		53,298.50
Fund Balance - Conting/Reserves		28,604.07
Fund Balance - Grants		111,645.77
Subtotal - Cash Fund Balance		<u>463,203.36</u>
Fund Balance - Other		8,464.61
Total Fund Balance		<u>471,667.97</u>
TOTAL LIABILITIES AND FUND BALANCE	\$	<u><u>476,667.97</u></u>

(See accompanying accountants' report)

Salinas City Center Improvement Association

Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis

For the Eight Months Ended July 31, 2025

	SOBO				DISI				Administration			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income												
Assessments	\$ 303,589.74	\$ 296,907.00	\$ (6,682.74)		\$ 111,316.24	\$ 108,866.00	\$ (2,450.24)		\$ 70,837.61	\$ 69,278.00	\$ (1,559.61)	
Grants	-	-			-	-			-	-		
Interest Earned	-	-			-	-			-	-		
Total Income	\$ 303,589.74	\$ 296,907.00	\$ (6,682.74)		\$ 111,316.24	\$ 108,866.00	\$ (2,450.24)		\$ 70,837.61	\$ 69,278.00	\$ (1,559.61)	
Expenses												
Bank Service Charges	-	-	-		-				44.00	200.00	156.00	78%
Formation Costs Payback	-	-	-		-						-	
Insurance	-	-	-		-				342.98	2,500.00	2,157.02	86%
Professional Services					-						-	
Accounting	-	-	-		-				13,890.00	15,200.00	1,310.00	9%
Legal	-	-	-		-				4,570.00	6,000.00	1,430.00	24%
Other	-	-	-		-				5,285.00	12,000.00	6,715.00	56%
Total Professional Services	-	-	-		-	-	-		23,745.00	33,200.00	9,455.00	28%
Office					-						-	
Rent/CAM/Utilities	-	-	-		-				6,961.18	10,000.00	3,038.82	30%
Office Annual Cleaning	-	-	-		-				-	600.00	600.00	100%
Office Furnishings/Paint	-	-	-		-				424.99	1,500.00	1,075.01	72%
Computer / Internet	-	-	-		-				1,723.40	2,500.00	776.60	31%
Total Office	-	-	-		-	-	-		9,109.57	14,600.00	5,490.43	38%
Staff	-	-	-		-						-	
Payroll - Wages & Taxes	61,534.00	104,000.00	42,466.00	41%	13,907.23	21,900.00	7,992.77	36%	27,814.26	44,400.00	16,585.74	37%
Workers Comp Insurance	856.18	3,500.00	2,643.82	76%	199.78	600.00	400.22	67%	371.00	600.00	229.00	38%
Total Staff	62,390.18	107,500.00	45,109.82	42%	14,107.01	22,500.00	8,392.99	37%	28,185.26	45,000.00	16,814.74	37%
SOBO			-				-				-	
Sidewalk Ops (Maintenance)	70,106.73	125,920.00	55,813.27	44%			-				-	
Beautification/Order(Security)	68,414.87	100,598.00	32,183.13	32%			-				-	
Total SOBO	138,521.60	226,518.00	87,996.40	39%	-	-	-		-	-	-	
DISI			-				-				-	
District Identity			-		71,393.84	93,500.00	22,106.16	24%			-	
Streetscape Improvements			-		15,823.16	13,000.00	(2,823.16)	-22%			-	
Total DISI	-	-	-		87,217.00	106,500.00	19,283.00	18%	-	-	-	
Extra Budget Expenses												
Collection Loss	-	-	-			-	-		-	-	-	
Taxes									-	250.00	250.00	100%
Total Expenses	200,911.78	334,018.00	133,106.22	40%	101,324.01	129,000.00	27,675.99	21%	61,426.81	95,750.00	34,323.19	36%
Net Income	102,677.96	(37,111.00)			9,992.23	(20,134.00)			9,410.80	(26,472.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	77,384.31	74,600.52	18,887.70
Reallocation of 2023-24 Carryover	5,000.00	-	25,000.00
Net Income FY 2024-25	102,677.96	9,992.23	9,410.80
Ending Cash Balance at 07/31/2025	\$ 185,062.27	\$ 84,592.75	\$ 53,298.50

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Eight Months Ended July 31, 2025

	Contingency/Reserves				SUBTOTAL SOBO, DISI, ADMIN, & CONTIGENCY			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ 20,239.31	\$ 19,794.00	\$ (445.31)		\$ 505,982.90	\$ 494,845.00	\$ (11,137.90)	
Grants	-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-	
Total Income	\$ 20,239.31	\$ 19,794.00	\$ (445.31)		\$ 505,982.90	\$ 494,845.00	\$ (11,137.90)	
Expenses								
Bank Service Charges		-	-		44.00	200.00	156.00	78%
Formation Costs Payback	5,103.50	5,000.00	(103.50)	-2%	5,103.50	5,000.00	(103.50)	-2%
Insurance			-		342.98	2,500.00	2,157.02	86%
Professional Services			-		-	-	-	
Accounting			-		13,890.00	15,200.00	1,310.00	9%
Legal			-		4,570.00	6,000.00	1,430.00	24%
Other			-		5,285.00	12,000.00	6,715.00	56%
Total Professional Services	-	-	-		23,745.00	33,200.00	9,455.00	28%
Office			-		-	-	-	
Rent/CAM/Utilities			-		6,961.18	10,000.00	3,038.82	30%
Office Annual Cleaning			-		-	600.00	600.00	100%
Office Furnishings/Paint			-		424.99	1,500.00	1,075.01	72%
Computer / Internet			-		1,723.40	2,500.00	776.60	31%
Total Office	-	-	-		9,109.57	14,600.00	5,490.43	38%
Staff			-		-	-	-	
Payroll - Wages & Taxes					103,255.49	170,300.00	67,044.51	39%
Workers Comp Insurance					1,426.96	4,700.00	3,273.04	70%
Total Staff	-	-	-		104,682.45	175,000.00	70,317.55	40%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		70,106.73	125,920.00	55,813.27	44%
Beautification/Order(Security)			-		68,414.87	100,598.00	32,183.13	32%
Total SOBO	-	-	-		138,521.60	226,518.00	87,996.40	39%
DISI			-		-	-	-	
District Identity			-		71,393.84	93,500.00	22,106.16	24%
Streetscape Improvements			-		15,823.16	13,000.00	(2,823.16)	-22%
Total DISI	-	-	-		87,217.00	106,500.00	19,283.00	18%
Extra Budget Expenses								
Collection Loss	-	9,897.00	9,897.00	100%	-	9,897.00	9,897.00	100%
Taxes					-	250.00	250.00	100%
Total Expenses	5,103.50	14,897.00	9,793.50	66%	368,766.10	573,665.00	204,898.90	36%
Net Income	15,135.81	4,897.00			137,216.80	(78,820.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	43,468.26	214,340.79
Reallocation of 2023-24 Carryover	(30,000.00)	-
Net Income FY 2024-25	15,135.81	137,216.80
Ending Cash Balance at 07/31/2025	\$ 28,604.07	\$ 351,557.59

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Eight Months Ended July 31, 2025

	Grants Funds				GRAND TOTAL			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ -	\$ -		\$ 505,982.90	\$ 494,845.00	\$ (11,137.90)	
Grants	25,000.00		(25,000.00)		25,000.00	-	(25,000.00)	
Interest Earned	-	-			-	-	-	
Total Income	\$ 25,000.00	\$ -	\$ -		\$ 530,982.90	\$ 494,845.00	\$ (36,137.90)	
Expenses								
Bank Service Charges	-		-		44.00	200.00	156.00	78%
Formation Costs Payback			-		5,103.50	5,000.00	(103.50)	-2%
Insurance			-		342.98	2,500.00	2,157.02	86%
Professional Services			-		-	-	-	
Accounting			-		13,890.00	15,200.00	1,310.00	9%
Legal			-		4,570.00	6,000.00	1,430.00	24%
Other			-		5,285.00	12,000.00	6,715.00	56%
Total Professional Services	-	-	-		23,745.00	33,200.00	9,455.00	28%
Office			-		-	-	-	
Rent/CAM/Utilities			-		6,961.18	10,000.00	3,038.82	30%
Office Annual Cleaning			-		-	600.00	600.00	100%
Office Furnishings/Paint	-		-		424.99	1,500.00	1,075.01	72%
Computer / Internet			-		1,723.40	2,500.00	776.60	31%
Total Office	-	-	-		9,109.57	14,600.00	5,490.43	38%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		103,255.49	170,300.00	67,044.51	39%
Workers Comp Insurance			-		1,426.96	4,700.00	3,273.04	70%
Total Staff	-	-	-		104,682.45	175,000.00	70,317.55	40%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)	9,263.30		-		79,370.03	125,920.00	46,549.97	37%
Beautification/Order(Security)	-		-		68,414.87	100,598.00	32,183.13	32%
Total SOBO	9,263.30	-	-		147,784.90	226,518.00	78,733.10	35%
DISI			-		-	-	-	
District Identity	40,318.20		-		111,712.04	93,500.00	(18,212.04)	-19%
Streetscape Improvements	11,870.74		-		27,693.90	13,000.00	(14,693.90)	-113%
Total DISI	52,188.94	-	-		139,405.94	106,500.00	(32,905.94)	-31%
Extra Budget Expenses								
Collection Loss			-		-	9,897.00	9,897.00	100%
Taxes			-		-	250.00	250.00	100%
Total Expenses	61,452.24	-	-		430,218.34	573,665.00	143,446.66	25%
Net Income	(36,452.24)	-			100,764.56	(78,820.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	148,098.01	362,438.80
Reallocation of 2023-24 Carryover	-	-
Net Income FY 2024-25	(36,452.24)	100,764.56
Ending Cash Balance at 07/31/2025	\$ 111,645.77	\$ 463,203.36

(See accompanying accountants' report)

Salinas City Center Improvement Association
Comerica Bank - Operating Account
November 30, 2024 - July 31, 2025

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						214,340.79
12/01/2024	Check	2985	Miguel Gutierrez	December '24 Rent	-720.00	213,620.79
12/02/2024	Check	2988	Smith & Enright Landscaping Inc	Inv# 45099	-7,670.00	205,950.79
12/02/2024	Check	2986	Monterey Signs	Inv#25687	-4,990.00	200,960.79
12/02/2024	Check	2989	Allied Universal Security Services	Inv#16432994	-2,285.04	198,675.75
12/02/2024	Check	2987	Kap-Stone, Inc.	Inv#6752	-2,000.00	196,675.75
12/02/2024	Expense		AT&T		-132.10	196,543.65
12/03/2024	Expense		Go Daddy		-47.99	196,495.66
12/05/2024	Payroll Check	DD	Gregor Hamer	Pay Period: 11/16/2024-11/30/2024	-2,635.84	193,859.82
12/05/2024	Payroll Check	DD	Kevin A. Hayes	Pay Period: 11/16/2024-11/30/2024	-1,296.29	192,563.53
12/05/2024	Tax Payment		QuickBooks Payroll	Tax Payment	-1,158.82	191,404.71
12/06/2024	Expense		Verizon Wireless		-200.00	191,204.71
12/18/2024	Expense		Go Daddy		-22.17	191,182.54
12/19/2024	Check	2990	Kelly Productions	Inv#88719,88720	-1,425.00	189,757.54
12/19/2024	Check	2994	Jenna Hanson	Inv: Oct, Nov & Dec-24	-8,766.75	180,990.79
12/19/2024	Check	2991	Allied Universal Security Services	Inv#16432994	-8,633.12	172,357.67
12/19/2024	Check	2993	Smith & Enright Landscaping Inc	Inv# 325,327	-7,585.01	164,772.66
12/19/2024	Check	2992	Ottone & Leach LLP	Inv#1059	-540.00	164,232.66
12/20/2024	Payroll Check	DD	Gregor Hamer	Pay Period: 12/01/2024-12/15/2024	-2,602.40	161,630.26
12/20/2024	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/01/2024-12/15/2024	-1,105.49	160,524.77
12/20/2024	Tax Payment		QuickBooks Payroll	Tax Payment	-1,096.82	159,427.95
12/20/2024	Expense		Go Daddy		-35.88	159,392.07
12/30/2024	Expense		AT&T		-132.10	159,259.97
12/31/2024	Check		Comerica Credit Card		-1,406.28	157,853.69
01/01/2025	Check	2995	Miguel Gutierrez	January '25 Rent	-720.00	157,133.69
01/03/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 12/16/2024-12/31/2024	-2,615.15	154,518.54
01/03/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/16/2024-12/31/2024	-1,439.22	153,079.32
01/03/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 12/16/2024-12/31/2024	-1,059.45	152,019.87
01/03/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,669.31	150,350.56
01/07/2025	Check	2997	Steinbruner Hill CPAs	Inv#13680	-3,700.00	146,650.56
01/07/2025	Check	2998	Allied Universal Security Services	Inv#16519423,16583851	-2,950.56	143,700.00
01/07/2025	Check	2996	Steinbruner Hill CPAs	Inv#13785	-2,200.00	141,500.00
01/07/2025	Check	2999	Kap-Stone, Inc.	Inv#6763	-2,000.00	139,500.00
01/07/2025	Check	3002	Laura Harris Consulting	Inv #SaliC20241205	-500.00	139,000.00
01/07/2025	Check	3003	Laura Harris Consulting	Inv #SaliC20250105	-500.00	138,500.00
01/07/2025	Expense		Verizon Wireless	pay off cell phone	-168.35	138,331.65
01/08/2025	Check	3004	The Christmas Light Pros	Invoice Date 12.18.2024	-24,300.00	114,031.65
01/13/2025	Journal Entry	SH_013125		Assessments transferred from City of Salinas	376,369.97	490,401.62
01/21/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 01/01/2025-01/15/2025	-2,615.14	487,786.48
01/21/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 01/01/2025-01/15/2025	-1,205.44	486,581.04
01/21/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 01/01/2025-01/15/2025	-1,170.28	485,410.76
01/21/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,617.81	483,792.95
01/27/2025	Check	3005	Allied Universal Security Services	Inv#16607388,16626360,16646867	-5,245.44	478,547.51
01/27/2025	Check	3007	Steinbruner Hill CPAs	Inv#13833	-1,100.00	477,447.51
01/27/2025	Check	3006	Smith & Enright Landscaping Inc	Inv# 599	-337.50	477,110.01
01/28/2025	Expense		AT&T		-132.10	476,977.91
01/31/2025	Check		Comerica Credit Card		-1,259.58	475,718.33
02/01/2025	Check	3008	Miguel Gutierrez	February '25 Rent	-720.00	474,998.33
02/01/2025	Journal Entry	SH_020125		credit card software subscription credit	100.00	475,098.33
02/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 01/16/2025-01/31/2025	-2,615.14	472,483.19
02/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 01/16/2025-01/31/2025	-1,377.76	471,105.43
02/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 01/16/2025-01/31/2025	-1,318.53	469,786.90

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
02/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,694.84	468,092.06
02/06/2025	Expense		Verizon Wireless	cell phone	-295.29	467,796.77
02/13/2025	Expense		Comerica	service charge	-22.00	467,774.77
02/19/2025	Check	3010	Edible Monterey Bay	Inv 4886	-13,475.00	454,299.77
02/19/2025	Check	3009	Monterey County Weekly	Account Key#CSALC Statement 12.31.24	-7,563.48	446,736.29
02/19/2025	Check	3011	Allied Universal Security Services	Inv#16676741,16712899,16731376	-5,563.44	441,172.85
02/19/2025	Check	3013	Monterey Signs	Inv#25888	-4,990.00	436,182.85
02/19/2025	Check	3015	Steinbruner Hill CPAs	Inv#13895,13894	-1,390.00	434,792.85
02/19/2025	Check	3012	Ottone & Leach LLP	Inv#1365	-220.00	434,572.85
02/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 02/01/2025-02/15/2025	-2,615.15	431,957.70
02/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 02/01/2025-02/15/2025	-1,362.31	430,595.39
02/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 02/01/2025-02/15/2025	-1,116.11	429,479.28
02/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,577.03	427,902.25
02/28/2025	Check	eft	Comerica Credit Card		-1,356.71	426,545.54
03/01/2025	Check	3014	Miguel Gutierrez	March '25 Rent	-720.00	425,825.54
03/03/2025	Expense		AT&T		-132.10	425,693.44
03/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 02/16/2025-02/28/2025	-2,615.15	423,078.29
03/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 02/16/2025-02/28/2025	-1,138.53	421,939.76
03/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 02/16/2025-02/28/2025	-1,016.01	420,923.75
03/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,421.61	419,502.14
03/06/2025	Expense		Verizon Wireless	pay off cell phone	-168.11	419,334.03
03/10/2025	Check	3017	McMurray Electric	Inv#5507	-11,834.32	407,499.71
03/10/2025	Check	3020	Smith & Enright Landscaping Inc	Inv# 562,779,780.	-11,670.00	395,829.71
03/10/2025	Check	3018	Allied Universal Security Services	Inv#16753280,16782907,16823721	-5,672.72	390,156.99
03/10/2025	Check	3021	Jenna Hanson	Inv: Jan/Feb 2025	-4,680.00	385,476.99
03/10/2025	Check	3022	Laura Harris Consulting	Inv #SaliC20250305	-2,000.00	383,476.99
03/10/2025	Check	3016	Ottone & Leach LLP	Inv#1393	-480.00	382,996.99
03/10/2025	Check	3019	Monterey Signs	Inv#26092	-136.56	382,860.43
03/12/2025	Transfer			transfer from general acct to CD	-175,000.00	207,860.43
03/12/2025	Deposit			from Salinas Valley Health for banner	2,000.00	209,860.43
03/14/2025	Check	3024	Allied Universal Security Services	Inv#16553088	-2,196.25	207,664.18
03/14/2025	Check	3023	Salinas Valley Chamber of Commerce	Inv#18774	-450.00	207,214.18
03/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 03/01/2025-03/15/2025	-2,615.14	204,599.04
03/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 03/01/2025-03/15/2025	-1,362.31	203,236.73
03/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 03/01/2025-03/15/2025	-1,118.71	202,118.02
03/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,504.82	200,613.20
03/31/2025	Check	3029	Steinbruner Hill CPAs	Inv#13955	-1,100.00	199,513.20
03/31/2025	Expense		Comerica Credit Card		-706.40	198,806.80
03/31/2025	Expense		AT&T		-132.10	198,674.70
04/01/2025	Check	3027	The Christmas Light Pros	Invoice Date 03.21.2025	-4,800.00	193,874.70
04/01/2025	Check	3028	Smith & Enright Landscaping Inc	Inv# 561,1026,1027.	-11,610.00	182,264.70
04/01/2025	Check	3026	Allied Universal Security Services	Inv#16553088,16841440,16860326,16890214	-7,759.69	174,505.01
04/01/2025	Check	3025	Miguel Gutierrez	April '25 Rent	-720.00	173,785.01
04/04/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 03/16/2025-03/31/2025	-2,615.15	171,169.86
04/04/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 03/16/2025-03/31/2025	-1,321.15	169,848.71
04/04/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 03/16/2025-03/31/2025	-1,215.35	168,633.36
04/04/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,510.03	167,123.33
04/07/2025	Expense		Verizon Wireless		-174.50	166,948.83
04/18/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 04/01/2025-04/15/2025	-2,615.14	164,333.69
04/18/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 04/01/2025-04/15/2025	-1,484.40	162,849.29
04/18/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 04/01/2025-04/15/2025	-1,213.70	161,635.59
04/18/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,588.34	160,047.25
04/29/2025	Check	3030	Allied Universal Security Services	Inv#16967079, 16997116,16945056,16934059	-7,311.92	152,735.33
04/29/2025	Check	3032	Edible Monterey Bay	Inv 5016	-2,450.00	150,285.33
04/29/2025	Check	3033	Jenna Hanson	Inv: Mar-25	-2,000.00	148,285.33
04/29/2025	Check	3035	Steinbruner Hill CPAs	Inv#14049	-1,100.00	147,185.33

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
04/29/2025	Check	3034	Monterey Signs	Inv#26274	-795.00	146,390.33
04/29/2025	Check	3031	Salinas Valley Chamber of Commerce	Inv#18923	-250.00	146,140.33
04/29/2025	Expense		AT&T		-132.05	146,008.28
04/30/2025	Expense		Comerica Credit Card		-703.92	145,304.36
05/01/2025	Check	3036	Miguel Gutierrez	May '25 Rent	-720.00	144,584.36
05/02/2025	Check	3037	Ottone & Leach LLP	Inv#1708	-50.00	144,534.36
05/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 04/16/2025-04/30/2025	-2,615.15	141,919.21
05/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 04/16/2025-04/30/2025	-1,362.31	140,556.90
05/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 04/16/2025-04/30/2025	-1,104.18	139,452.72
05/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,493.63	137,959.09
05/06/2025	Expense		Verizon Wireless		-174.48	137,784.61
05/09/2025	Journal Entry	SH_053025		Assessments transferred from City of Salinas	125,723.12	263,507.73
05/15/2025	Expense		State Compensation Insurance Fund	workers comp insurance	-621.30	262,886.43
05/19/2025	Check	3042	Allied Universal Security Services	Inv#17035208,17054586,17077459	-5,245.44	257,640.99
05/19/2025	Check	3039	Monterey Signs	Inv#26513	-3,290.00	254,350.99
05/19/2025	Check	3041	Smith & Enright Landscaping Inc	Inv# 1402	-1,890.00	252,460.99
05/19/2025	Check	3038	Steinbruner Hill CPAs	Inv#14096	-1,100.00	251,360.99
05/19/2025	Check	3040	Laura Harris Consulting	Inv #SaliC20250505	-750.00	250,610.99
05/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 05/01/2025-05/15/2025	-2,615.14	247,995.85
05/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 05/01/2025-05/15/2025	-1,377.76	246,618.09
05/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 05/01/2025-05/15/2025	-1,214.27	245,403.82
05/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,547.78	243,856.04
05/23/2025	Check	3044	Kap-Stone, Inc.	Inv#6794	-290.00	243,566.04
05/27/2025	Expense		Go Daddy		-99.99	243,466.05
05/28/2025	Expense		AT&T		-132.05	243,334.00
05/30/2025	Transfer			Transfer from grants account	42,850.00	286,184.00
05/31/2025	Journal Entry	SH_053125		Marketing 9/4/24	200.00	286,384.00
05/31/2025	Journal Entry	SH_053125		Chamber of Comm 10/16/24	450.00	286,834.00
05/31/2025	Expense		Comerica Credit Card		-843.32	285,990.68
06/01/2025	Check	3043	Miguel Gutierrez	June '25 Rent	-720.00	285,270.68
06/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 05/16/2025-05/31/2025	-2,615.15	282,655.53
06/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 05/16/2025-05/31/2025	-1,346.86	281,308.67
06/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 05/16/2025-05/31/2025	-1,221.32	280,087.35
06/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,539.62	278,547.73
06/06/2025	Check	3047	Smith & Enright Landscaping Inc	Inv# 1260,1263,1547,1550,1683,1684.	-22,175.00	256,372.73
06/06/2025	Check	3046	Jenna Hanson	Inv: April, May-25	-4,000.00	252,372.73
06/06/2025	Check	3045	Allied Universal Security Services	Inv#17094809,17138635	-3,924.24	248,448.49
06/06/2025	Check	3048	Laura Harris Consulting	Inv #SaliC20250605	-1,500.00	246,948.49
06/06/2025	Check	3049	Steinbruner Hill CPAs	Inv#14192	-1,100.00	245,848.49
06/06/2025	Expense		Verizon Wireless		-174.04	245,674.45
06/09/2025	Expense		State Compensation Insurance Fund	workers comp insurance	-402.83	245,271.62
06/12/2025	Expense		Comerica	service charge	-22.00	245,249.62
06/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 06/01/2025-06/15/2025	-2,615.15	242,634.47
06/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 06/01/2025-06/15/2025	-1,344.97	241,289.50
06/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 06/01/2025-06/15/2025	-1,114.90	240,174.60
06/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,473.60	238,701.00
06/25/2025	Check	3051	Allied Universal Security Services	Inv#17171403,17186718	-3,496.96	235,204.04
06/25/2025	Check	3050	Audrey Wardwell	Reimbursement	-167.04	235,037.00
06/30/2025	Expense		Comerica Credit Card		-1,373.20	233,663.80
07/01/2025	Check	3052	Miguel Gutierrez	July '25 Rent	-720.00	232,943.80
07/01/2025	Expense		AT&T		-132.05	232,811.75
07/01/2025	Expense		Comerica Credit Card		-0.30	232,811.45
07/03/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 06/16/2025-06/30/2025	-2,615.15	230,196.30
07/03/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 06/16/2025-06/30/2025	-1,454.28	228,742.02
07/03/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 06/16/2025-06/30/2025	-1,220.11	227,521.91
07/03/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,579.13	225,942.78

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
07/07/2025	Expense		Verizon Wireless		-174.04	225,768.74
07/09/2025	Check	3060	Kelly Productions	Inv#90918	-1,500.00	224,268.74
07/09/2025	Check	3055	McMurray Electric	Inv#5590	-1,455.00	222,813.74
07/09/2025	Check	3054	Smith & Enright Landscaping Inc	Inv# 1827,1828,1953	-8,735.00	214,078.74
07/09/2025	Check	3058	City of Salinas	Acct No 518/Inv#2025-00000087	-5,103.50	208,975.24
07/09/2025	Check	3056	Allied Universal Security Services	Inv#17204054,17238805	-4,013.36	204,961.88
07/09/2025	Check	3057	Ottone & Leach LLP	Inv#1999	-3,280.00	201,681.88
07/09/2025	Check	3059	Jenna Hanson	Inv: June-25	-2,956.25	198,725.63
07/09/2025	Check	3053	Steinbruner Hill CPAs	Inv#14204	-1,100.00	197,625.63
07/09/2025	Check	3061	Monterey Signs	Inv#26782	-350.00	197,275.63
07/18/2025	Journal Entry	SH_073125		Assessments transferred from City of Salinas	3,889.81	201,165.44
07/18/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 07/01/2025-07/15/2025	-2,615.13	198,550.31
07/18/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 07/01/2025-07/15/2025	-1,344.96	197,205.35
07/18/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 07/01/2025-07/15/2025	-1,219.05	195,986.30
07/18/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,519.46	194,466.84
07/24/2025	Expense		Go Daddy		-119.88	194,346.96
07/25/2025	Expense	EFT	State Compensation Insurance Fund	workers comp insurance	-402.83	193,944.13
07/29/2025	Expense		AT&T		-144.53	193,799.60
07/31/2025	Check	3063	Allied Universal Security Services	Inv#17313263,17334607	-3,926.32	189,873.28
07/31/2025	Check	3062	Edible Monterey Bay	Inv 5232	-2,450.00	187,423.28
07/31/2025	Expense		Comerica Credit Card		-1,882.74	185,540.54
Total for 1000 Checking - Operating Acct					-\$ 28,800.25	\$ 185,540.54

Salinas City Center Improvement Association
Comerica Bank - Grants Account
November 30, 2024 - August 11, 2025

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						148,098.01
12/19/2024	Check	1027	Quinn Company	Inv#FINA384406	-36.42	148,061.59
1/27/2025	Check	1028	United Way Monterey County	Mural sponsorship	-10,000.00	138,061.59
4/28/2025	Deposit		Harden Foundation	grant from Harden Foundation	25,000.00	163,061.59
5/2/2025	Check	1029	Valley Trophies & Detectors	Inv 87694 - plaques for mural	-1,415.82	161,645.77
5/23/2025	Check	1030	Mag One Media	Inv 2034	-7,150.00	154,495.77
5/30/2025	Transfer			Transfer to operating acct for exp covered by Monterey Peninsula Foundation	-42,850.00	111,645.77
7/31/2025	Check	1031	Monterey Signs	Inv #26889	-8,982.95	102,662.82
Total for 1050 Checking - Grants					-\$ 45,435.19	\$ 102,662.82

Salinas City Center Ad-Hoc Business Committee – Meeting Agenda

Date: 9/8/25

Time: 9AM

Location: 232 Monterey St

Facilitator: Greg Hamer

1. Welcome & Purpose (5 minutes)

- a. Greeting and brief introduction from the facilitator

2. Introductions (<10 minutes)

- a. Just Names and Business

3. Last Meeting Notes

4. Old Business

a. Public Sanitation & Safety

- i. Explore addition of public bathrooms.

b. Parking Programs & Enforcement

- i. Explore adding an Enforcement Officer to create extra coverage for the downtown area.
- ii. Explore subsidized parking for merchants and determine the best method to make that happen.

c. Security

- i. Evaluate current hours, review the current shift pattern, and determine if eliminating Monday coverage is advantageous.

d. Amenities for Visitors

- i. Survey business community for the need of electric vehicle charging stations.

e. Events

- i. Contact the City department to see if there is a better way to transmit and communicate events to various stakeholders.

- f. City Coordination

- i. Continue to create workflows between Salinas City Center, the City of Salinas, and Downtown Merchants to streamline issues and requests.

5. New Business

6. Wrap-Up & Closing (5 minutes)

- a. Recap main takeaways
- b. Express appreciation for participation
- c. Remind of next meeting time/place
- d. Invite any final thoughts

ACTIONABLE ITEMS

Public Sanitation & Safety

1. Explore addition of public bathrooms.

Parking Programs & Enforcement

1. Explore adding an Enforcement Officer to create extra coverage for the downtown area.
2. Explore subsidized parking for merchants and determine the best method to make that happen.

Security

1. Evaluate current hours, review the current shift pattern, and determine if eliminating Monday coverage is advantageous.

Amenities for Visitors

1. Survey business community for the need of electric vehicle charging stations.

Events

1. Contact the City department to see if there is a better way to transmit and communicate events to various stakeholders.

City Coordination

1. Continue to create workflows between Salinas City Center, the City of Salinas, and Downtown Merchants to streamline issues and requests.

MEETING NOTES 9/8/25

Attendees

- Jessica McKillip - ITN
- Tina Barlocker - Bay and Basin
- Jorge Edeza - ReMax
- Juan Del Real - ReMax
- Steve Ish - Taylor Farms

Reviewed Old Business

- Public Sanitation & Safety
 - In progress getting information about on-demand public bathrooms or investing in pre-fab units.
- Parking Programs & Enforcement
 - meeting with CM for parking enforcement and subsidized/validating parking.
- Security
- Amenities for Visitors
 - Surveying EV needs
- Events
 - Initiated contact with the City to get more information for events.
- City Coordination
 - Set meetings with CM, PD Chief for high-level coordination

New Business

- None

Wrap-up

- Next meeting will be at 10am
- No remote option at this time

MEETING NOTES 8/4/25

Attendees

Michelle Shaw - Latitude 36

- Christina Johnson - Portobellos
- Jessica McKillip - ITN
- Melinda Fike - Intero
- Nick Tortorelli - NT Real Estate
- Denise Rodriguez - Starbucks
- Arturo Contreras - Ingraham CPA
- Colleen Bailey - SVCC
- John Bailey - ADR
- Tina Barlocker - Bay and Basin
- Mia Cruz - Bliss Boutique
- Trish Sullivan - Downtown Book and Sound

Public Sanitation & Safety

- Significant concerns about feces and urine in parking lots.
- Monterey Street parking garage is still perceived as a safety hazard.
- Question raised: How many working cameras are currently operational in the Monterey Street parking garage?

Parking Programs & Enforcement

- There used to be a downtown bicycle officer who was effective in enforcement efforts.
- Ideas for improving parking:
 - Parking program with business validations for the parking garage.
 - Subsidized parking program.
 - Improved parking permit process to purchase the permits. There are discrepancies with the amount of email accounts that are allowed to be used, and emails not going to the right place.
- Need for better parking enforcement; current coverage is sparse.
- Parking enforcement is important to ensure ample public parking availability.
- Suggestion to include parking program enhancements alongside improved enforcement.

Security

- Proposal to have security officers on Sunday.
- Monday security deemed not necessary.

Amenities for Visitors

- Downtown should cater to shopper conveniences such as:

- Public bathrooms
- Parking spaces
- Potential public EV charging stations

Events

- Merchants report poor event coordination from organizers.
- Lack of adequate communication to merchants about event logistics.
- Insufficient details on:
 - Which blocks will be closed for traffic
 - Parking arrangements during events
 - Estimated attendance numbers

City Coordination

- Coordination needed between city departments and downtown stakeholders for parking, safety, and event planning.
- Better communication channels required for timely updates and project statuses.
- There is a disconnect on who to contact, how much to contact, and whether merchants are better off reaching out to the City or contacting Salinas City Center Improvement Association directly to see if action happens from there.

Meetings

- General consensus: Monthly meetings are fine if progress is being made; otherwise, switch to quarterly.

Date	Inv	Total	Reason	
6/30/23	51616	\$2,486.25	CPRA/Brown Act	
7/31/23	51788	\$4,720.00	CPRA/Brown Act/Board Election	
8/31/23	51860	\$700.00	Contract Review/Agenda Review	
9/30/23	51989	\$340.00	Board Elections	
10/31/23	52161	\$320.00	Board Elections	
11/30/23	52205	\$1,687.50	Board Elections	
1/31/24	52471	\$62.50	Agenda Review	
5/31/24	23	\$2,642.50	CPRA	
11/30/24	1059	\$540.00	Agenda Review/Board Election	
1/31/25	1365	\$220.00	Brown Act	
2/28/25	1393	\$480.00	Brown Act	
4/30/25	1708	\$50.00	Bylaw Review	
6/30/25	1999	\$3,280.00	FPPC	
8/20/25	2157	\$1,095.00	FPPC	
9/17/25	2411	\$1,500.00	Brown Act	
10/2/25	2469	\$1,380.00	CPRA	
			\$10,253.75	2023
			\$3,245.00	2024
			\$8,005.00	2025
			\$21,503.75	Total