

2025 Annual Report



Salinas City Center
Improvement Association



Executive Summary

Salinas City Center is the cultural soul of Salinas. Every year hundreds of events come downtown to enjoy the clean, safe, and vibrant streets created by the Salinas City Center.

Salinas City Center acts as an economic multiplier with investment dollars. By consolidating special district assessments we are able to create a value-add proposition for all property owners in the district.

Together with our partners, this investment is enabling the revitalization of the downtown district for all of Salinas.

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About the Salinas City Center Improvement Association

In 2015, downtown property owners voted to form an improvement district and to assess their properties. Early in 2016, the property owners formed a 501(c)3 public benefit corporation called Salinas City Center Improvement Association (SCCIA). SCCIA is now up and running, with a district manager, maintenance employees, and a full slate of volunteers working hard to implement the vision for a vibrant downtown.

There are two distinct areas of investment that are funded from properties within the district, consisting of Sidewalk Operations, Beautification, and Order (SOBO) and District Identity and Streetscape Improvements (DISI). Both are supported by a volunteer committee to develop their programs. A third committee, Land Use, works to promote City, County, and Public Agency cooperation for new development and planning.

Property owners through SCCIA desire to positively affect downtown Salinas by collectively advancing the Vibrancy Plan originally set out by the City. Our goal is to create a vibrant business, retail and entertainment center that all of Salinas can come to and enjoy. We support development of new residential units, increased foot traffic, public engagement with the downtown, and a thriving retail sector with bustling restaurants, bars, and coffee shops. We want the district to be a welcoming and exciting place for professionals, students, visitors, and residents alike. We embrace the rich culture and history of our people and our town.

This modern, urban environment is achieved through a series of measures, including beautification, safety, and cleanliness as well as developing a strong district identity with marketing campaigns.

The SCCIA Board of Directors welcomes and encourages public input and participation in issues that affect our community. For more information on how you can get involved, please contact District Coordinator Greg Hamer.





Area Map





Board

The current board is composed of 11 directors. Per the bylaws of the organization, two thirds of the members are property owners, or their designated appointee. Each director is elected for a period of 2 years with no term-limits. Elections are held each year.

Board President	Audrey Wardwell	audrey@36northproperties.com
Board Vice President	Amy Salmina	amy@coastandvalleypm.com
Board Treasurer	Tom Bennett	tom.golfer@gmail.com
Board Secretary	Katy Castagna	katy.castagna@unitedwaymcca.org
Board Member	Frank Saunders	franksaunders8@gmail.com
Board Member	Jay DeSerpa	jay@deserpa.com
Board Member	Ruth Rodriguez	rrodriguez@chispahousing.org
Board Member	Steve Ish	sishtaylorfarms.com
Board Member	Jason Retterer	jretter30@hotmail.com
Board Member	Peter Kasavan	pk@kasavanarch.com
Board Member	Willette Jones	willette.jones@icloud.com



Why Salinas City Center?

Salinas City Center is a vibrant part of Salinas. Thousands of people flock to the annual parades, active nightlife, and to the many events spread throughout the year. It is home to our local city government, Monterey County offices, Monterey County Superior Court, Taylor Farms, and over 300 other small businesses!

Impact

While the Salinas City Center Improvement Association does not support local area businesses directly, we promote the district to our surrounding area as a whole.

Some of our initiatives include Restaurant promotion in *Edible Monterey*, video shorts on YouTube that are promoted through ad buys, and continued promotion through Social Media.

Salinas City Center
@SalinasCityCenter · 8 subscribers · 9 videos
Welcome to Salinas City Center— the heart of Salinas. We're a vibrant, walkable district for...more
[instagram.com/SalinasCityCenter](https://www.instagram.com/SalinasCityCenter) and 2 more links
Subscribed

Videos Playlists

Latest Popular Oldest

- Welcome to Salinas City Center, where life happens!**
70K views · 2 weeks ago
- A Bookstore Built on Community | Downtown Book & Sound- Salinas, California**
3 views · 2 weeks ago
- Alvarado Street Brewery Taproom in Downtown Salinas**
21 views · 3 months ago
- Spend the Holidays in Downtown Salinas**
155K views · 4 months ago
- Beautiful Blessings Photography— a place where memories are made and celebrated.**
18 views · 4 months ago
- Why Steinbeck Real Estate Loves Downtown Salinas— Historic Vibes, Community Event...**
13 views · 6 months ago
- Food, Fun & Live Entertainment at Heirloom Live – Downtown Salinas**
156K views · 6 months ago
- Blue Zones Project Monterey County in Salinas City Center**
13 views · 8 months ago

SCCIA also acts as a liaison to the City of Salinas. We often report issues that the City is not aware of, request repairs to infrastructure, and act as an extra set of eyes. In addition, we are a constant champion and amplifier of your voices to improve the district. We are actively working on parking issues, trash, and other issues relating to the district.



Furthermore, we actively partner with the Arts Council of Monterey County, the Farmers Market, Salinas Valley Chamber of Commerce, and One Main Street, the home of the National Steinbeck Center.

Major Expenses

Landscaping

Salinas City Center Improvement Association currently contracts with Smith and Enright Landscaping to manage the district streetscape.

Services include maintaining the cleanliness along the right-of-way, landscape trimming, watering of plants, etc. This service ONLY includes the public right-of-way, and no private properties or government occupied properties are included.

Occasionally additional work is performed such as tree trimming, removing hazardous items, or cleaning.

In 2025 Salinas City Center sponsored the planting of 12 trees in Zone 2. They will be watered for several years through the application of grant funds.





Security

Security is and has been a major concern of the merchants and visitors to Salinas City Center. To address these concerns, SCCIA contracts with a security company to provide guards to the district. These guards help business owners and merchants navigate non-emergency situations that arise, cooperate with law enforcement when needed, and lend a peace of mind. Everyone in the district is invited to call the on-duty guard whenever assistance is needed.

Currently security services are present 64 hours (6 days) per week. During special events this may be increased due to operational needs.

Salinas City Center spends approximately 20%, or \$100,000, of the budget on contracted security services through Allied Security.

Maintenance

Salinas City Center has 2 full time staff members to keep the district clean and sanitary. Together they perform daily trash pickups, graffiti abatement, and general maintenance. They are responsible for picking up hundreds of bags worth of trash, hundreds of graffiti removals, and picking up hundreds of instances of waste. Without them the district would not look as well maintained.





Economy

Shopping, Business, & Professional Services

Salinas City Center is home to businesses, both large and small. The majority of businesses are service based, followed by food and beverage establishments, and retail stores. Hundreds of employees work at these businesses.

Salinas City Center is less than 1% the size of the City of Salinas. In that small size, we have more than 4% of all businesses registered in Salinas. Businesses choose Salinas City Center to be close to their customers, other amenities, and to be part of a vibrant community!

	Zone 1	Zone 2	Total
Sorted Businesses	120	194	319
Culture & Entertainment	6	10	16
Artist	0	1	1
Casino	0	1	1
Cinema	1	0	1
Faith Organization	0	2	2
Gallery	2	0	2
Library	0	1	1
Museum	1	3	4
Non-Profit	5	19	24
Theater	2	0	2
Food & Drink	22	20	42
American	4	2	6
Bakery	1	4	5
Bar	3	1	4
Bistro	1	0	1
British	0	1	1
Cafe	0	1	1
Catering	0	1	1
Chinese	0	1	1
Coffee Shop/Tea House	3	3	6
Italian	1	1	2



Japanese	1	1	2
Mexican	4	4	8
Mexican/Sushi	1	0	1
Pizza	1	0	1
Tap/Tasting Room	2	0	2
Health	5	6	11
Chiropractor	0	1	1
Counseling	1	4	5
Hearing	1	0	1
Medical Clinic	0	1	1
Mental Health	1	0	1
Pharmacy	1	0	1
Physical Therapy	1	0	1
Personal Services	18	24	43
Barber	2	4	6
Esthetician	3	2	5
Grooming	3	6	9
Gym	0	1	1
Hair Stylist	4	3	7
Health Services	0	1	1
Massage	2	3	5
Medical Aesthetics	0	2	2
Medical Spa	1	1	2
Nails	2	1	4
Spa	1	0	1
Real Estate	12	14	26
Apartment	0	2	2
Commercial Real Estate	1	0	1
Construction	2	4	6
Mortgage Broker	2	0	2
Property Management	3	4	7
Real Estate Broker	3	4	7



Title Company	1	0	1
Retail	13	18	31
Bookstore	1	0	1
Bridal Shop	0	1	1
Children's Clothing	0	1	1
Consumer Goods	5	7	12
Footwear	1	0	1
Furniture	1	0	1
Jewelry	1	2	3
Liquor & Tobacco	0	3	3
Sports	0	3	3
Womens Clothing	4	1	5
Services	44	102	150
Architect	1	2	3
Bank	4	0	4
Business	6	4	10
Dance Studio	0	3	3
Employment	1	3	4
Engineering	2	5	7
Financial	4	8	12
Government	0	7	8
Insurance	4	2	7
Legal	4	25	29
Logistics	2	3	6
Marketing	1	3	4
Media	2	1	3
Personal	2	3	5
Pet Grooming	1	0	1
Photography	3	2	5
Printing	0	2	2
Produce	1	4	5
Technology	1	1	3



Transportation	0	4	4
Union	0	3	3

Since 2018 Salinas City Center businesses have earned over 200 awards with our local newspapers!

	Businesses	Awards
Best Of (2018+)	14	78
Readers Choice (2022+)	50	131
Blue Zones Certified	7	
Chamber Members	70	

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Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website		
R Barbers Barbershop	Personal Service Barber				6 W Gabilan St S																
Tlatoani Professional Barbers #2	Personal Service Barber				36 W Alisal St																
Beaute Aesthetics	Personal Service Esthetician				240 Main St D	(831) 261-2786														beauteaesthetics	
Citrine Aesthetics	Personal Service Esthetician				319 Salinas St	(831) 677-8863				Citrine Aesthetics					SkinByKarina	citrine.aesthetics				beauteaesthetics	
MLN Esthetics	Personal Service Esthetician				364 Main St											mln.esthetics				mlnesthetics.glos	
Pureskin Aesthetic Salon	Personal Service Esthetician				369 Main St 206	(831) 424-3223									pureskinaesthetic	pureskinsalon				pureskin-salon.co	
Serene Esthetics	Personal Service Esthetician				78 W Alisal St	(831) 975-4175										the_salinas_aest				sereneesthetics.co	
Dose Of Des	Personal Service Grooming				240 Main St G																
Edith Beauty Salon	Personal Service Grooming				339 Monterey St	(831) 595-1366															
Eterno Beauty	Personal Service Grooming				364 Main St	(831) 794-7000											eterno_beauty_b			eterno-beauty.com	
Glam By Cindy	Personal Service Grooming				6 W Gabilan St #	(831) 676-3833															
K Beauty Bar	Personal Service Grooming				5 E Gabilan St #																
Makin The Cut	Personal Service Grooming				21 W Alisal St #	(831) 235-6299															
Pink Daisy Skin Care	Personal Service Grooming				235 Salinas St										pinkdaisyskincare						
The Beauty Room	Personal Service Grooming				237 Salinas St #	(831) 785-6176									thebeautyrooms	thebeautyroom				beautyroomrf.com	
Treat Yourself Beauty By Steph	Personal Service Grooming				364 Main St															tyb-by-steph.squ	
Reborn Fit	Personal Service Gym				25 E Gabilan St	(831) 210-5036								Gift Cards Availa		reborn_fit				rebornfitlifestyle.c	
Color Queen Studio	Personal Service Hair Stylist				232 Melody Ln	(408) 628-8940															
Hair By Gari	Personal Service Hair Stylist				221 Main St	(831) 596-1116										almita1235					
Hair By Maria Jose	Personal Service Hair Stylist				237 Salinas St #	(831) 774-2980															
Hair Care Salon	Personal Service Hair Stylist				391 Salinas St	(831) 372-8026															
Hair Studio 212	Personal Service Hair Stylist				212 Main St	(831) 998-7803								Gift Cards Availa							
Shear Beauty	Personal Service Hair Stylist				319 Main St #2	(831) 800-3175								Gift Cards Availa		hairbylg2					
Tu Estlo Hair Boutique	Personal Service Hair Stylist				242 Main St	(831) 424-0320								Gift Cards Availa							
Flow Cryotherapy	Personal Service Health Services				311 Salinas St	(831) 975-4449									flowcryotherapy	flowcryo831				flow-cryotherapy.	
Eternity Touch	Personal Service Massage				5 E Gabilan St #																
Happy Feet	Personal Service Massage				364 Main St	(831) 758-3787															
J.M. Scheel	Personal Service Massage				344 Salinas St	(831) 970-2757															
Perfect Massage	Personal Service Massage				6 W Gabilan St #	(831) 417-1000															
The WellNest Holistic Massage	Personal Service Massage				369 Main St #201	(831) 601-0844									daynapayneholis					thewellnestmass	
Audacia Aesthetics	Personal Service Medical Aesthetic				2 Salinas St Suite	(831) 676-8051										audaciaaesthetic				audaciaaesthetic	
Salinas Valley Medical Aesthetics, Inc	Personal Service Medical Aesthetic				30 Central Ave	(831) 753-7971				Salinas Valley M					salinasvalleymed	svmedaesthetics				svmedaesthetics	
Remedy Spa	Personal Service Medical Spa				10 W Alisal St	(831) 574-8511				Remedy Spa				Gift Cards Availa	remedyspamd	remedyspamd				remedyspa.net	
Revive Beauty Bar	Personal Service Medical Spa				307 Main St	(831) 272-2506									revivebeautybar	revivebeautybar				revivebeautybar	
Erica's Glamorous Touch	Personal Service Nails															ericas_glamorou					
Serenity Nails And Spa	Personal Service Nails				364 Main St											_nailsbynorma				square_site	
Tulip Nails	Personal Service Nails				389 Salinas St	(831) 800-2566				Tulip Nails						tulipnails_07					
Chang's Nails	Personal Service Nails				365 Main St	(831) 801-0431															
Aquablue Skin & Body Spa	Personal Service Spa				229 Main St	(831) 422-2500				Aquablue Skin &				Gift Cards Availa	aquabluespas	aquabluespa				aquabluespa.com	
Salinas Gateway Senior Apartments	Real Estate Apartment				25 Lincoln Ave															jso.net	
Steinbeck Commons Apartments	Real Estate Apartment				10 Lincoln Ave	(831) 754-1918														steinbeckcommo	
Cushman And Wakefield	Real Estate Commercial Real				328B Main St	(831) 449-8000									CushmanWakefi	cushwake	cushwake			cushmanwakefie	
Biancas Construction, Inc.	Real Estate Construction				6 W Gabilan St #	(831) 320-4101				Biancas Construc					biancasconstruct	biancasconstruct					
Pio M Construction	Real Estate Construction				374 Main St	(831) 202-0039										piomconstruction				piomconstruction	
RH Concrete	Real Estate Construction				6 W Gabilan St #	(408) 947-8933														rhconcrete.com	
Slam A Door	Real Estate Construction				137 Monterey St	(831) 757-3511														slamadoor.com	
Staples Construction Company	Real Estate Construction				344 Salinas St	(805) 535-7800									staplesconstructi	staplesconstructi				staplesconstructi	
Swinerton Builders	Real Estate Construction				307 Main St															swinerton.com	
Blue Adobe Mortgage	Real Estate Mortgage Broker				362 Main St	(831) 250-5559				Blue Adobe Mort	Blue Adobe Mort				blueadobemortg	blueadobemortg				blueadobemortg	
Premier Mortgage Resources	Real Estate Mortgage Broker				336 Main St	(831) 801-6088									PMRloansUSA	pmrloans	pmrloans			pmrloans.com	
36 North Properties	Real Estate Property Manage				369 Main St M	(831) 484-4604				36 North Properti	36 North Properti				36NorthPropertyV	36northproperty				36northpm.com	
Alpha Property Management	Real Estate Property Manage				5 E Gabilan St #	(831) 320-2729														alphapropertyma	
Coast & Valley Properties, Inc	Real Estate Property Manage				376 Main St	(831) 757-1270				Coast & Valley P	Coast & Valley P				CoastandValleyP	coastandvalleypr	CoastandValley			coastandvalleypr	
Gabilan Properties	Real Estate Property Manage				4 W Gabilan St																
DeSerpa Real Estate Investment & Dev	Real Estate Property Manage				416 Main St	(831) 757-4602				DeSerpa Real Es										deserpa.com	
Kobrinisky Group	Real Estate Property Manage				235 Monterey St	(831) 649-3505					Kobrinisky Group									kobriniskygroup.c	
Piini Realty	Real Estate Property Manage				263 Lincoln Ave	(831) 324-0617					Piini Realty									piinirealty.com	
Atlas Premier Properties	Real Estate Real Estate Brok				426 Main St											atlaspremierprop					
Intero Real Estate Services	Real Estate Real Estate Brok				221 Main St #20	(831) 262-9139									interorealestates					intero.com	
M2 Realty Group	Real Estate Real Estate Brok				50 W Alisal St	(831) 235-6299				M2 Realty Group					MSQUAREDRE	msquaredrealty				msquaredr.com	
NT Real Estate & Central Coast Capital	Real Estate Real Estate Brok				222 Main St	(831) 272-3103														montereybayhou	
Priority Real Estate	Real Estate Real Estate Brok				6 W Gabilan St #																
REMAX PROPERTY EXPERTS	Real Estate Real Estate Brok				233 Monterey St										propertyexpertsr	remaxpropertyex				remaxpropertyex	
Steinbeck Real Estate & Mortgage	Real Estate Real Estate Brok				12 W Gabilan St	(831) 809-5199				Steinbeck Real E					SteinbeckRealEs	steinbeckrealest	SteinbeckRE			steinbeckre.com	
First American Title Company	Real Estate Title Company				307 Main St #311	(408) 487-5055				First American Ti	First American Ti				FirstAmericanTitl	first_american				firstamericanmor	
Downtown Book & Sound	Retail Bookstore				213 Main St	(831) 477-6700				Downtown Book				Gift Cards Availa	DowntownBooka	downtownbookar	bookdowntown				downtownbookar
Redefined Bridal	Retail Bridal Shop				10 W Gabilan St	(831) 676-3586									RedefinedClothin	redefinedbridal				redefinedbridal.c	

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
Oh! Baby	Retail	Children's Clothir	Resale		335 Monterey St	(831) 424-2250								Gift Cards Availa	ohbabysalinas	ohbabysalinas			
Apotheca	Retail	Consumer Good	Gift Shop		9 E Gabilan St								Woman Owned		apotheca_dot				shopapotheca.co
Eli's Amazing Deals	Retail	Consumer Good	Resale		329 Monterey St	(831) 998-7677									salinasliquidator				
Gifts On The Go	Retail	Consumer Good	Gift Shop		150 Main St #114	(831) 758-5118	Gifts on the Go	Gifts On the Go						Gift Cards Availa	giftsonthego	giftsonthego			shopgiftsonthego
Benjamin Moore - Golden State Paint	Retail	Consumer Good			333 Main St	(831) 676-0290									goldenstatepaint				goldenstatepaint.com
Green's Camera World	Retail	Consumer Good			350 Main St	(831) 424-5247				Green's Camera				greencamerawor	greenscamera				greenscamera.co
MP Vacuum	Retail	Consumer Good			233 Salinas St	(831) 753-7433								MPVACUUM	mpvacuum				mpvacuum.com
Old Town Antiques	Retail	Consumer Good	Resale		202 Main St				Old Town Antiqu						salinasoldtownar				
Paper Tacos	Retail	Consumer Good			44 W Alisal St	(831) 970-2472				Paper Tacos				PaperTacos	paper_tacos				PaperTacos.com
The D.J. Booth	Retail	Consumer Good			345 Monterey St	(831) 424-2232								djboothmusicco		djboothmusicco			djboothmusicco.c
Valley Trophy & Detectors	Retail	Consumer Good			256 Main St	(831) 751-3116				Valley Trophy & T				ValleyTrophiesIn					valleytrophies.ne
West Coast Cookware	Retail	Consumer Good			28 Lincoln Ave									westcoastcookwr	westcoastcookwr				westcoastcookwr
Zum Zum Tea	Retail	Consumer Good			35 Stone St.	(831) 809-8331								Gift Cards Availa	zumzumtea	zumzumtea			zumzumtea.com
Beck's Shoes and Repair	Retail	Footwear			354 Main St	(831) 424-7569													beckshoes.com
Casona On Main	Retail	Furniture			150 Main St	(831) 998-7634								Gift Cards Availa	casonaonmain	casonaonmain			
McWherter's Jewelers	Retail	Jewelry			236 Main St	(831) 422-6181	McWherter's Jew	McWherter's Jew		McWherter's Jew					McWherter'sJewel	mcwhertersjewel			mcwhertersjewel
Shilohs Locket Permanent Jewelry	Retail	Jewelry			14 Midtown Ln	(831) 905-8913									shilohslocket	shilohslocket			
Tony's Jewelry	Retail	Jewelry			219 Monterey St	(831) 272-3438								FollowTonysJew	tonysjewelry1				tonysjewelry.net
Central Liquor	Retail	Liquor & Tobacc			118 Central Ave														
Grapes N Grain	Retail	Liquor & Tobacc			385 Salinas St.														
Hi-Life Smokes	Retail	Liquor & Tobacc			349 Monterey St	(831) 757-4089													
Bobcat Bicycles	Retail	Sports			141 Monterey St	(831) 422-3453		Bobcat Bicycles		Bobcat Bicycles				Gift Cards Availa	bobcatbicycles	bobcatbicycles			bobcatbicycles.c
Max Fit Nutrition	Retail	Sports			341 Monterey St	(831) 998-7876									shopmaxfit				maxfitmeals.com
Valley Bikes	Retail	Sports			64 W Alisal St.	(831) 422-3453			Valley Bikes					ValleyBike	valleybikes831				valleybikes831.c
AK Fashion	Retail	Womens Clothi			246 Main St.	(831) 809-5199									ak_fashionn				
BerBlue Boutique	Retail	Womens Clothi			237 Salinas St #										berblue.boutique				
Bliss Boutique	Retail	Womens Clothi			300 Main St	(831) 647-1193	Bliss Boutique	Bliss Boutique							BlissBoutique	bliss_boutique			bebeautifulinblis
Head over Heels Fashion Lounge	Retail	Womens Clothi			248 Main St	(831) 753-7080								Gift Cards Availa	headoverheels83	headoverheels83			shopheadoverhe
Vintage Blossom Boutique	Retail	Womens Clothi			150 Main St #131										vintageblossomb	vintageblossomb			
ISA In Studio Architecture	Services	Architect			250 Main St														isarch.net
Kasavan Architects	Services	Architect			60 W Market St #	(831) 424-2232				Kasavan Architec									kasavanarch.com
Peartree + Belli Architects	Services	Architect			235 Monterey St	(831) 422-5327				Peartree + Belli A					PeartreeBelliArc				pearreebelli.com
Bank Of America	Services	Bank			405 Main St	(831) 758-7306				Bank Of America					BankofAmerica	bankofamerica	BankofAmerica		bankofamerica.c
Chase Bank	Services	Bank			425 Main St	(831) 754-5444									chase				chase.com
Mechanics Bank	Services	Bank			307 Main St #20					Mechanics Bank					MechanicsBankI	mechanics_bank	mechanicsbank		mechanicsbank.c
Pacific Valley Bank	Services	Bank			422 Main St	(831) 771-4330			Pacific Valley Bai	Pacific Valley Bai	Pacific Valley Bai								pacificvalleybank
A&G Facility Services LLC	Services	Business			161 Main St Ste	(831) 208-1314				A&G Facility Sen						agfacilityservices			servicesbyag.co
Events By Vero	Services	Business			364 Main St											eventsbyvero			
Iradenetwork	Services	Business			307 Main St 100	(831) 320-2655									ITradeNetworkIn				iradenetwork.co
LAZ Parking	Services	Business			20 E Market St														
Maureen Wruck Planning Llc	Services	Business			21 W Alisal St #	(831) 272-4858				Maureen Wruck I									Mwruck.com
Monterey County Surveyors	Services	Business			324 Lincoln Ave	(831) 800-7900													
One Workplace	Services	Business			325 Main St	(831) 272-3524										oneworkplace			oneworkplace.co
Salinas Valley Chamber Of Commerce	Services	Business			119 E Alisal St	(831) 751-7725			Salinas Valley Ct						SalinasValleyCh	salinaschamber	salinaschamber		salinaschamber.c
Viva Billing & Consulting, Inc	Services	Business			416 Main St B	(831) 422-6261													vivabilling.com
Western Growers Center For Innovation	Services	Business			150 Main St #131	(831) 455-5142				Western Growers					wgci		wg_cit		wginnovation.com
Jeanne Robinson Dance Studio	Services	Dance Studio			380 Monterey St				Jeanne Robinson										jeannerobinsond
NCA Dance Studio	Services	Dance Studio			335 Melody Ln											ncadancestudio			ncadance.com
Salinas School of Dance	Services	Dance Studio			40 W Gabilan St	(831) 837-7006			Salinas School o						salinasschoolofd	salinasschoolofd			salinasschoolofd
Balance Staffing	Services	Employment			313 Main St A										balancestaffingfr		BalanceStaffCo		balancestaffing.c
Express Employment Professionals	Services	Employment			45 W Alisal St	(831) 920-1857				Express Employ						expresspros			expresspros.com
Full Steam Staffing	Services	Employment			415 Salinas St	(831) 758-9040									FullSteamStaffin	fullsteamstaffing	fullsteamstaff		fullsteamstaffing
Monterey County Works	Services	Employment			344 Salinas St	(831) 796-3341				Monterey County					MontereyCountyV	monterey_county			montereycountyv
BKF Engineers	Services	Engineering			307 Main St	(831) 205-5880									BKFEngineers	bkfengineers	BKF_Engineers		bkf.com
Central Coast Engineers, Inc.	Services	Engineering			21 W Alisal St #	(831) 753-2324													
Harris & Associates	Services	Engineering			60 W Alisal St	(831) 975-4555									harrisassoc	harrisassoc	harrisassoc		weareharris.com
Rpm Team, Llc	Services	Engineering			295 Main St 210														
Soil Surveys Group, Inc	Services	Engineering			119 Central Ave	(831) 757-2172													
Structural Design Services And Enginee	Services	Engineering			6 W Gabilan St #														sdseinc.com
Taluban Engineering, Inc	Services	Engineering			103 Church St	(831) 754-0545													
Ameriprise Financial	Services	Financial			307 Main St	(831) 772-9873				Ameriprise Finan									ameripriseadvic
Embarcadero Financial Group	Services	Financial			7 John St	(831) 754-2027									embarcaderofina		EFG_SF		embarcaderofina
Fred F Sprinz, CFP	Services	Financial			21 W Alisal St	(831) 754-2027													
Golden Gate Bookkeeping & Tax Service	Services	Financial			344 Salinas St #	(831) 422-1925													
Hastie Financial Group	Services	Financial			307 Main St	(831) 422-4910		Hastie Financial		Hastie Financial					HastieFinancialG	hastiefinancialgr	HastieFinancial		hastiefinancialgr
Ingraham and Associates CPAs	Services	Financial			412 Main St	(831) 422-6261				Ingraham and As					ingrahamcpas				ingrahamcpas.co
Integris Wealth Management	Services	Financial			60 W Alisal St #	(831) 333-1717				Integris Wealth M					integriswealth			integris-wealth-m	integriswealth.co
Quiroz Tax Services	Services	Financial			344 Salinas St	(831) 269-0111										quiroztaxservice			
Rowe Insurance Services	Services	Financial			344 Salinas St	(831) 757-6060													
Taxpaa	Services	Financial			344 Salinas St #	(818) 321-5231													taxpaa.com
Teacher's Pension	Services	Financial			369 Main St #20;	(800) 474-1440									TeachersPension				tpensions.com
The Gladstone Companies	Services	Financial			17 E Gabilan St	(877) 323-7374									TheGladstoneCo		GladstoneComps		gladstonecompa
City Of Salinas	Services	Government			200 Lincoln Ave	(831) 837-6000	City of Salinas		City of Salinas						cityofsalinas		cityofsalinas		cityofsalinas.org

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
City Of Salinas - Fire Department	Services	Government			200 Lincoln Ave	(831) 758-7233									SalinasFireDepa	salinasfiredepar	cityofsalinas		cityofsalinas.org
City Of Salinas - Police Department	Services	Government			200 Lincoln Ave	(831) 758-7387				City Of Salinas -					SalinasPoliceDep	salinaspolicedep	SalinasPD		salinaspd.org
Councilmember Margaret D'Arigo	Services	Government			200 Lincoln Ave	(831) 905-6471													https:
Mayor Dennis Donohue	Services	Government			200 Lincoln Ave														https:
Representative Zoe Lofgren	Services	Government			142 W Alisal St #	(831) 758-7261									zoelofgren				lofgren.house.go
Speaker Robert Rivas	Services	Government			60 W Market St.	(831) 759-8676									CASpeakerRivas	caspeakerrivas			speaker.asmdc.o
Supervisor Luis Alejo	Services	Government				(831) 755-5011									SupervisorAlejo		SupervisorAlejo		countyofmontere
Alliant Insurance Services, Inc	Services	Insurance			150 Main St 220	(831) 789-8565				Alliant Insurance									alliant.com
Bay And Basin Insurance Services	Services	Insurance			371 Main St	(925) 708-1122				Bay And Basin In					BayandBasinIns	bayandbasinins	bayandbasinins		bayandbasinins.c
Family First Life Agency	Services	Insurance				(831) 837-8938									familyfirstlife	familyfirstlife	familyfirstlife		familyfirstlife.com
Derek Diaz Farmers Insurance Agency	Services	Insurance			242 1/2 Main St	(831) 319-4623									keepingyourfam				derekdiazinsuran
Gonzalez and Associates Insurance Ser	Services	Insurance			106 Lincoln Ave	(833) 275-7232													gonzins.com
John T Menold, CLU	Services	Insurance			60 W Alisal St	(831) 422-8737													
Willette Jones State Farm Insurance	Services	Insurance			341 Main St	(831) 424-7505		Willette Jones St							WilletteJonesSta	yourdowntownag			willettejones.com
Aaron J Breeden Esq	Services	Legal			5 E Gabilian St #														
Alternative Dispute Resolution, APC	Services	Legal			60 W Alisal St 10					Alternative Dispu								ADRcorp	baileyadr.com
Bava & Associates Pc	Services	Legal			295 Main St 600														
Blanca Zarazua Abogada, Attorney At L	Services	Legal			313 Salinas St	(831) 422-0302													zaralaw.com
Bolour-Carl Immigration Group	Services	Legal			369 Main St										BolourCarlImmig		BCImmGroup		americanvisas.n
Chris Cain Law	Services	Legal			6 W Gabilian St #	(831) 296-0060				Chris Cain Law						chriscainlaw			chriscainlaw.com
Cypress Coast Law PC	Services	Legal			44 W Alisal St Su	(831) 424-1784									CypressCoastLa				cypresscoastlaw
Haworth, Bradshaw, Stallnecht & Bar	Services	Legal			344 Salinas St	(831) 443-4400													haworthlaw.com
Hernandez Law Firm	Services	Legal			40 Central Ave	(831) 424-3482													miguelhernandez
Jeffrey A Gobell, Attorney At Law	Services	Legal			21 W Alisal St #1														
JRG Attorneys At Law	Services	Legal			318 Cayuga St					JRG Attorneys At					JRGatty	jrgetorneys			jrgetorneys.com
Law Office Of Bruce J Kitchin	Services	Legal			344 Salinas St	(831) 759-0900													
Law Office Of John Klopfenstein	Services	Legal			9 W Gabilian St	(831) 610-5921									JohnKlopfenstei				criminaldefensel
Law Office Of Magnolia Zarraga	Services	Legal			114 Church St	(831) 757-4615									AbogadaMagnoli				zarragalaw.com
Law Office Of Maribel Penalzoa	Services	Legal			307 Main St	(831) 800-6395									lawofficeofmarib				penalozalaw.com
Law office of Michelle Noble McCain	Services	Legal			106 Central Ave														michellenoblecmo
Law Offices Of Deok J Kim	Services	Legal			161 Main St #2														
Law Offices Of William V Pernik	Services	Legal			40 Central Ave	(831) 222-3922									perniklaw				perniklaw.com
Michael A. Atteridge, Attorney At Law	Services	Legal			21 W Alisal St	(831) 424-4895													
Milla Legal Document Services	Services	Legal			90 W Alisal St	(831) 422-2719				Milla Legal Docu					MillaLDS	millalegaldocumr			millalegaldocume
Moncrief & Hart	Services	Legal			16 W Gabilian St	(831) 783-0779	Moncrief & Hart	Moncrief & Hart	Moncrief & Hart										moncriefhart.com
Noland Hamerly Eternee & Hoss	Services	Legal			333 Salinas St #	(831) 772-8300	Noland Hamerly	Noland Hamerly	Noland Hamerly						toprankedattorne				nheh.com
Robert Pitman, Attorney At Law	Services	Legal			21 W Alisal St #1														
Sheri Perlman	Services	Legal			6 W Gabilian St #	(831) 754-6669													
Susan A. Sutton, Attorney At Law	Services	Legal			21 W Alisal St	(831) 771-1970													
Taylor And Dolowich, Professional Law	Services	Legal			241 Salinas St	(214) 888-2800									TaylorDolowich				taylordolowich.co
The Setterquist Law Firm	Services	Legal			44 W Alisal St										SetterquistLawFi				
W. Scott Erdbacher Attorney At Law	Services	Legal			21 W Alisal St 10	(831) 594-5175													
Xavier Nady Attorney At Law	Services	Legal			261 Lincoln Ave	(831) 424-0545													
A&Z Trucking Inc	Services	Logistics			5 E Gabilian St #														aandztrucking.co
Genesis Freight Lines	Services	Logistics			34 Central Ave														genesisfreightline
H&H Transportation Inc	Services	Logistics																	
Lipeline Logistics	Services	Logistics			372 Main St														
Valley Express Llc	Services	Logistics			9 W Gabilian St 1	(831) 676-0689													
Wilson & Sons Trucking	Services	Logistics			376 A Main St	(831) 443-1882										wilsonfamilytruck			
Abe - Signs	Services	Marketing			6 W Gabilian St #										ABESigns				
B-Impressed Branding Solutions	Services	Marketing			351 Main St										bimpressedbranc		Bimpressed		bimpressed.com
Hey Mr Hat	Services	Marketing			9 W Gabilian St	(831) 261-7371									HeyMrHat	heymrhat			thehatisback.wes
TMD Creative	Services	Marketing			90 W Alisal St	(831) 758-6425	TMD Creative	TMD Creative	TMD Creative						tmdcreative	tmdcreative			tmdcreative.com
Mag One Media	Services	Media			369 Main St 201	(831) 800-7639				Mag One Media					Magonemedia	magonemedia			magonemedia.co
Radio Bilingue Inc	Services	Media			161 Main St #4										RadioBilingueKH				radiobilingue.org
Salad Bytes Media	Services	Media			21 W Alisal St										SaladBytesMedia	saladbytes			
Action Council Of Monterey County	Services	Non-Profit			295 Main St	(831) 208-1314									ActionInspiringCi	ACTIONCouncil			actioncouncil.org
Alliance On Aging	Services	Non-Profit			247 Main St	(831) 655-1334	Alliance on Aging								aoamonterey		AOAmonterey		allianceonaging.c
American Cancer Society	Services	Non-Profit			44 W Alisal St														
CHISPA	Services	Non-Profit			295 Main St #10	(831) 757-6251				CHISPA						chispahousing			chispahousing.or
Center For Community Advocacy	Services	Non-Profit			22 W Gabilian St	(831) 753-2324				Center For Comr					CenterforComm	centerforcommur			cca-viva.org
Central Coast Center Independent Livin	Services	Non-Profit			318 Cayuga St	(831) 757-2968									CentralCoastILC	cccl.org			cccl.org
Digital NEST	Services	Non-Profit			210 Salinas St	(831) 722-6378				Digital NEST					DigiNEST	digitainest			digitainest.org
Door To Hope	Services	Non-Profit			130 W Gabilian S	(831) 758-0181				Door To Hope					doortohope.mcst				doortohope.org
Harmony At Home	Services	Non-Profit			9 W Gabilian St #	(831) 272-6644				Harmony At Hom					harmonyathome.4	harmonyathome	Harmony_at_Ho		harmony-at-hom
Housing Resource Center Monterey Cou	Services	Non-Profit			60 W Market St	(831) 424-9186				Housing Resourc					HRCoMC	hrcmonterey	HRCMonterey		hrcmontereycour
ITNMontereyCounty	Services	Non-Profit	Transportation		236 Monterey St	(831) 233-3447				ITNMontereyCou					ITNm2025	itnmonterey	ITNMC		itnmontereycount
MILPA Collective	Services	Non-Profit			339 Melody Ln	(831) 676-3079									MILPACollective	milpacollective	milpacollective		milpacollective.o
Oldtown Salinas Foundation	Services	Non-Profit			21 W Alisal St #	(831) 758-0725									oldtownsalinasfa	salinasfarmersm			oldtownsalinasfo
Salinas City Center	Services	Non-Profit			10B Midtown Ln	(831) 905-1422	Salinas City Cent	Salinas City Cent	Salinas City Cent						salinascitycenter	salinascitycenter			salinascitycenter
Salinas PAL	Services	Non-Profit			100 Howard St	(831) 512-1900	Salinas PAL								salinaspal	salinas_pal			salinaspal.org
Salinas Downtown Rotary Club	Services	Non-Profit			1 Main St					Salinas Downtow					SalinasRotary	salinasrotary			salinasrotary.org
Salinas Valley Food & Wine	Services	Non-Profit			21 W Alisal St # 1	(831) 774-1434									SalinasValleyFoc	SalinasValleyFoc			salinasvalleyfood

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
Salinas Valley Health Foundation	Services	Non-Profit			60 W Market St	(831) 759-1880									salinasvalleyhealth	SalinasValleyHealth			SalinasValleyHealth
Special Kids Connect	Services	Non-Profit			334 Main St	(831) 372-2730									specialkidsconnect	specialkidsconnect			specialkidsconnect
The Blind and Visually Impaired Center	Services	Non-Profit			238 Monterey St	(831) 649-3505				The Blind and Vi					BVICenter	theblindandvisua			blindandlowvision
United Way Monterey County	Services	Non-Profit			232 Monterey St	(831) 757-4615									uwmonterey	unitedwaymonter	unitedwaymcca		unitedwaymcca.c
Institute On Aging	Services	Personal			44 W Alisal St	(831) 230-6578									IOASFBAY	ioaging	IOASFBAY		ioaging.org
Monterey County Republican Party	Services	Personal			414 Main St										MontereyGOP	montereygop	mcrp_ca		montereyrepublic
Peninsula Arts & Crafts	Services	Personal			225 Main St														
Skillet Creek Weapon Systems	Services	Personal			21 W Alisal St	(831) 998-8632									SkilletCreekWeap	SkilletCreekWeap			skilletcreekweap
Travelers Hotel	Services	Personal			16 E Gabilan St														
Central Barks	Services	Pet Grooming			254 Main St	(831) 902-0905								Gift Cards Availa		centralbarks_sal			
B. Nice Photos	Services	Photography			5 E Gabilan St #	(831) 585-4458									b_nicephotos	b_nicephoto			bnicephotos.com
Beautiful Blessings Photography & Bout	Services	Photography			342 Main St	(831) 975-5473									BeautifulBlessing	beautifulphoto			beautifulblessing
Cook's Photography	Services	Photography			353 Main St	(831) 424-5486										cooksphotograph			cooksphotograph
JE Photography	Services	Photography			380 Main St														
Naked Beauties Studio	Services	Photography			44 W Alisal St	(831) 320-6238													
Copy Mat	Services	Printing			44 W Gabilan St			Copy Mat								copymat1			salinascopymat.c
MP Express	Services	Printing			324 Lincoln Ave	(831) 758-9040				MP Express									myexpressprinter
Buena Vista Produce	Services	Produce			5 E Gabilan St #	(831) 770-1148													
Elkhorn Packing	Services	Produce			60 W Market St #														elkhornpacking.c
Latitude 36 Foods, Llc	Services	Produce			17 E Gabilan St	(831) 751-0429				Latitude 36 Food					latitude36foods	latitude36foods			latitude36foods.c
R&R Fresh Fruit & Vegetables	Services	Produce			60 W Alisal St	(831) 455-0125													
Taylor Farms	Services	Produce			150 Main St	(831) 975-4037	Taylor Farms	Taylor Farms	Taylor Farms	Taylor Farms					taylorfarms	yourtaylorfarms	yourtaylorfarms		taylorfarms.com
Adaptive Information Systems	Services	Technology			378 Main St											adaptive_informa			adaptiveinfo.net
Flexit Llc	Services	Technology			60 W Alisal St	(831) 800-1359				Flexit Llc							FlexinTech		flexit.ai
Kingsbridge Technologies	Services	Technology																	
Greyhound Bus	Services	Transportation			11 Station Pl														greyhound.com
Kwik Serv Salinas	Services	Transportation			201 Monterey St	(831) 676-3764													
Monterey Salinas Transit	Services	Transportation			110 Salinas St					Monterey Salinas					montereysalinas_mst_bus				mst.org
Salinas Amtrak Station	Services	Transportation			11 Station Pl	(800) 872-7245													amtrak.com
Deputy Sheriff's Association Of Monterey	Services	Union			60 W Alisal St										DSAofMontereyC	DSAofMontereyC	DSAofMontereyC		mccodsa.net
Salinas Firefighters Association	Services	Union			5 E Gabilan St #					Salinas Firefighte					salinasfirefighters	salinasfirefighters			salinasfirefighters
Seiu 521	Services	Union			334 Monterey St	(831) 784-2560									SEIU521	SEIU521	SEIU521		seiu521.org
Friends Of The Salinas Public Library	Services	Non-Profit	Bookstore		350 Lincoln Ave	(831) 758-7182										fospl			friendsofthesalinas

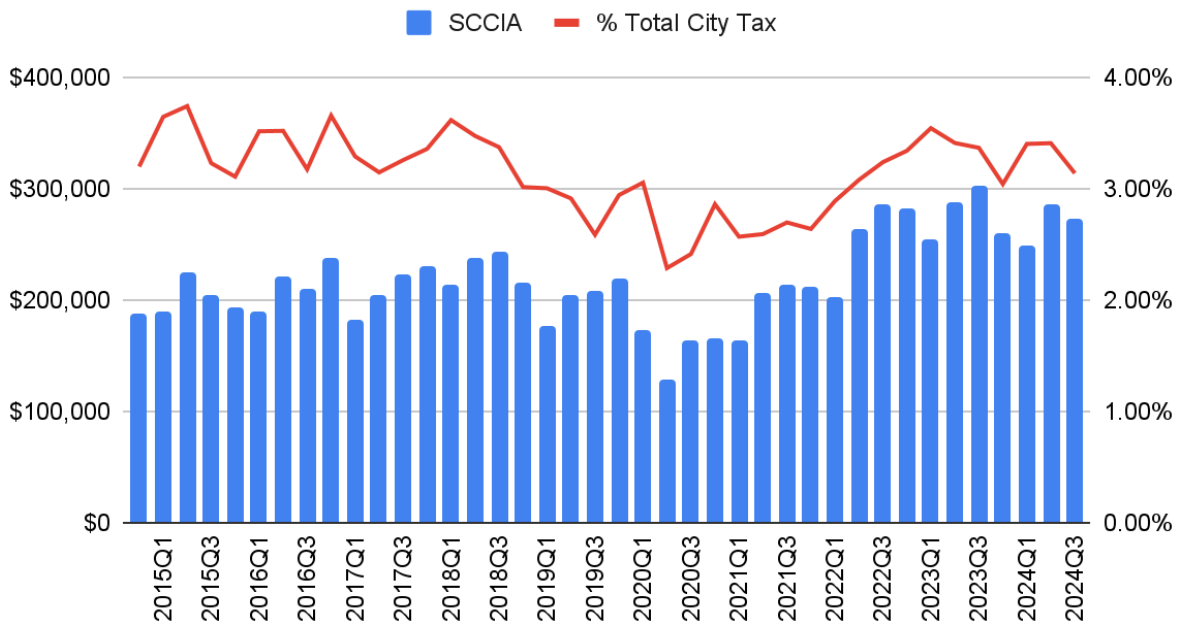


Sales Tax

Sales tax revenue is a good way to measure the economic impact of an area. Since sales tax is collected on most goods and services, it directly tracks how much people are spending. Higher sales tax revenue usually means more economic activity — people are buying more, businesses are thriving, and money is flowing. Sales tax captures spending from both locals and visitors. This makes it a useful gauge for tourism and overall economic vitality. For example, if a city sees a spike in sales tax during a big event or season, it likely reflects an influx of visitors and increased business traffic. Lastly, tracking sales tax revenue over several years can highlight patterns — whether an area is growing, staying steady, or experiencing a downturn — making it a reliable long-term indicator.

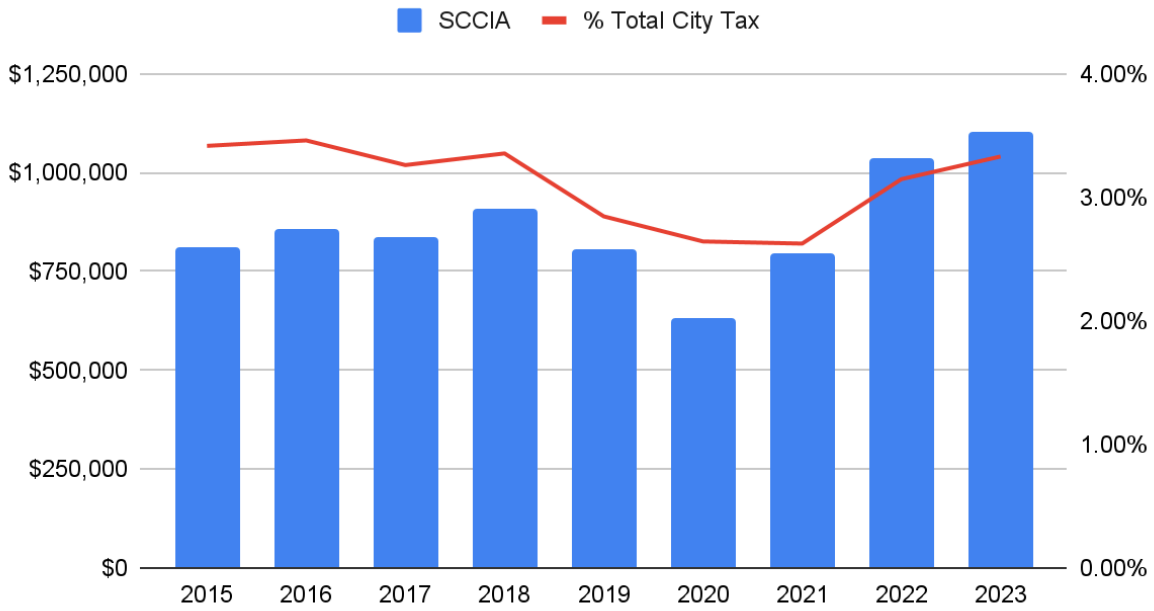
Salinas City Center continues to average between 3% and 4% of collected revenue in Salinas as a whole. As noted in the graphs below, recovering from COVID-19 is still ongoing, but generally trending up. The first graph is more detailed and divided into quarters. It reflects the latest data available to staff. The second graph is more broad and removes the incomplete years of 2014 and 2024.

SCCIA Salinas Tax Revenue by Quarter





SCCIA Salinas Tax Revenue by Year



DRY



Properties

Salinas City Center includes approximately 113 acres of the historic downtown. This acreage represents 0.54% of total acreage within the city. With the continued development of redundant parking lots and derelict buildings, the economic value of Salinas City Center increases and becomes a more attractive place to Live, Work, and Play!

The Top 10 Property Owners by Quantity of Parcels are as follows.

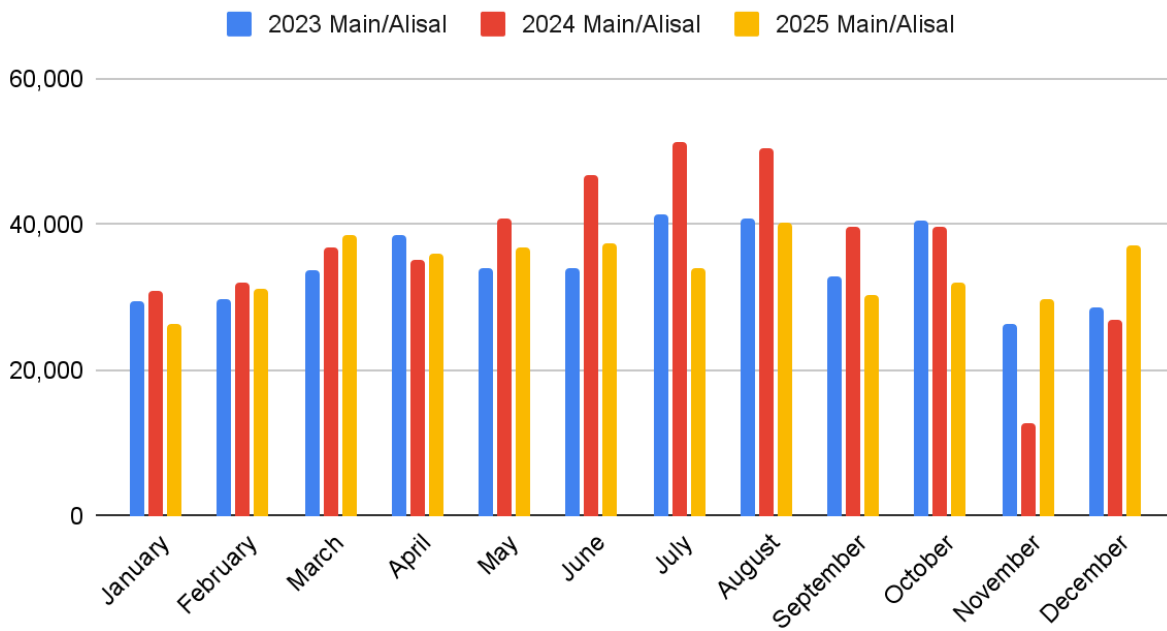
Top 10 property owners by Qty of Parcels	Properties
CITY OF SALINAS	44
SALINAS CITY CENTER LLC	10
COUNTY OF MONTEREY	8
CAMPOS JIMENEZ INVESTMENTS INC	5
AMES ROBERT H & EMMA B AMES CO-TRS	4
ISLAMIC COMMUNITY OF SALINAS	3
3SOME PAR-TNERS LLC	3
ALSALAHY SALEH & SHAMAN MAGDAH	3
PITMAN JOHN D TR & PITMAN ROBERT J TR	3
SAUNDERS FRANK H & KELLY NORWOOD TRS	3



Pedestrians

Over 400,000 pedestrians utilized the scramble crosswalk on the intersection of Main Street and Alisal Street in 2025.

Salinas City Center Pedestrian Traffic



DK



Pedestrian Data

	2023 Main/Alisal	2024 Main/Alisal	2025 Main/Alisal	Change
Total Pedestrians	409,996	442,900	409,516	-7.54%
Ave Monthly Pedestrians	34,166	36,908	34,126	-7.54%

In the data below there is an aberration in November. Traffic is up more than expected. Looking at source data, 16 days were not recorded in November 2024.

Month	2023 Main/Alisal	2024 Main/Alisal	2025 Main/Alisal	Change
January	29,328	30,924	26,196	-15.29%
February	29,831	31,895	31,224	-2.10%
March	33,685	36,792	38,474	4.57%
April	38,660	35,121	35,929	2.30%
May	33,924	40,832	36,742	-10.02%
June	34,108	46,632	37,378	-19.84%
July	41,410	51,332	34,116	-33.54%
August	40,872	50,544	40,317	-20.23%
September	32,865	39,745	30,163	-24.11%
October	40,619	39,580	31,981	-19.20%
November	26,191	12,691	29,777	134.63%
December	28,503	26,812	37,219	38.81%



Events

Salinas City Center is host to many events throughout the year. Events counted are either in the Public Right of Way (Main Street), or hosted inside private businesses. 2025 was the third year that events were counted. Not all events were counted. Staff made best efforts to record as many as possible.



Large notable events were the [Rodeo Horse Parade](#), [Kiddie Kaper Parade](#), [American Cancer Society Relay for Life](#), and the [Salinas Holiday Parade of Lights](#).



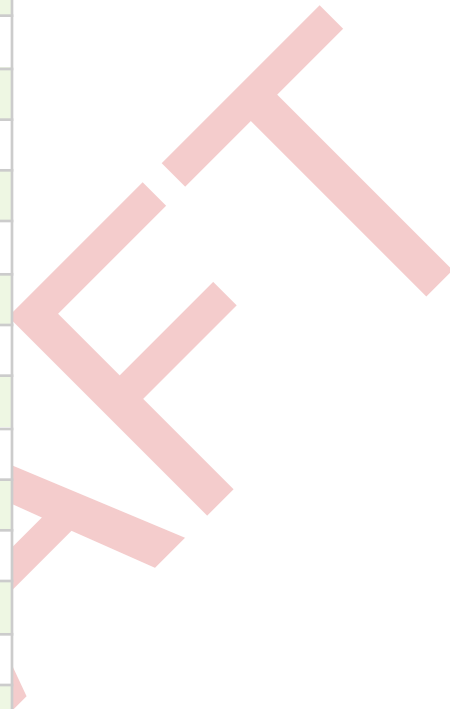
Event Organizers

Many events repeated themselves like the Farmers Market. In 2025 SCCIA staff recorded 60 unique organizers that put on 634 events.

John Steinbeck Library
The Bearded Bean
Various
Oldtown Salinas Foundation
First Mayor's House
Monterey & Salinas Valley Railroad Museum
Live @ Heirloom Pizza
XL Public House
ArtWorks @Salinas
Friends of the Salinas Public Library
Hometown Heroes
Salinas Valley Toy Show
Brew-N-Krew
Artists Ink
Fox Theater Salinas
Downtown Book & Sound
National Steinbeck Center
Mangia!
201 Main
Coalition of Homeless Services Providers
Ecology Action
Downtown Salinas
Salinas Downtown Rotary
Portobello's on Main
ARIEL Theatrical
City of Salinas
Laguna Seca Raceway
YOSAL
Salinas Valley Art Gallery



Amapola Kitchen and Wine
Salinas Rodeo
What's Grubbin'
Salinas PAL
MILPA Collective
American Cancer Society
Monterey County Works
The Krew Runners
Monterey Bay APEX Accelerator & Central Coast SBDC
Sacred Heart School
The Rose Hour
What's Grubbin
Salinas Valley Chamber of Commerce
Maya Cinemas
Salinas Valley Pride
United Way of Monterey County
Salinas High School
Bankers Casino
Salinas City Center
B. Nice Photos
Energy All Day
Steinbeck Real Estate & Mortgage
Aquablue Skin & Body Spa
Gifts on the Go
Amapola Kitchen and Wine Merchant
Arts Council of Monterey County
Head Over Heels Fashion Lounge
Monterey County Veterans Day Parade
ITNMontereyCounty
Bliss Boutique
Patria





List of Events

Salinas City Center Improvement Association identified 634 events, with 240 of those to be unique, in 2025.

STORYTIME JAMBOREE by John Steinbeck Library
Open Mic by The Bearded Bean
20th Anniversary First Friday Art Walk by Various
Salinas Farmers Market by Oldtown Salinas Foundation
Open House by First Mayor's House
Open House by Monterey & Salinas Valley Railroad Museum
Monday Night Karaoke by Live @ Heirloom Pizza
Trivia Nights - 00's Movies/Music by XL Public House
Trivia Nights by XL Public House
First Friday Artist Reception: JC Gonzalez, Jerry Takigawa, Natalia Poehner Corazza by ArtWorks @Salinas
4th Annual Sip & Paint by Friends of the Salinas Public Library
Trivia Nights - Disney by XL Public House
Vietnam Veterans Ceremony by Hometown Heroes
Salinas Valley Toy Show by Salinas Valley Toy Show
Pub Run by Brew-N-Krew
Painting with Teacher Mar by Artists Ink
TXO: Exploring Theater and Movement with Ms Emily by Artists Ink
Comedy Open Mic by Live @ Heirloom Pizza
Art Exhibition by ArtWorks @Salinas
Open Studio with Ms Athena by Artists Ink
Kristen Ford-singer, songwriter and multi instrumentalist by Live @ Heirloom Pizza
clave especial by Fox Theater Salinas
Book Depot Saturday Sales by Friends of the Salinas Public Library
The High School - Sports, Spirit, and Citizens, 1903-2024 Book Release Party by Downtown Book & Sound
BOYS OF SUMMER by Fox Theater Salinas
Author Night-Michael Messner by National Steinbeck Center
A TRIBUTE TO THE BEE GEES by Fox Theater Salinas
MAKE & EXPLORE by John Steinbeck Library
Hands-On Cooking Class by Mangia!



Oldies and Lowriders Paint and Sip by 201 Main
Trivia Nights - Friends by XL Public House
Lead Me Home Summit on Homelessness by Coalition of Homeless Services Providers
Comedy with James Mena by Live @ Heirloom Pizza
Salinas Electric Vehicle Ride and Drive by Ecology Action
Earth Day Green Up Celebration by Downtown Salinas
CRAFTIVITY FOR TEENS by John Steinbeck Library
15th Annual Pigs, Pinot and More by Salinas Downtown Rotary
Drag Night by Brew-N-Krew
CCP & Portobello's Present: Don Rodriguez Sound X by Portobello's on Main
The Coffis Brothers with Alex Lucero! by Live @ Heirloom Pizza
Perritos World Tour by Fox Theater Salinas
Paint Party by Portobello's on Main
Stitch, B*tch, & Kibitz - Audio Book Club & Fiber Arts Circle by Downtown Book & Sound
First Friday Artist Reception at ArtWorks @Salinas: Javier Lopez Jr. presents "Home: From the Valley to the Peninsula" by ArtWorks @Salinas
Craft and Cultura Market by Artists Ink
Author Event Feat. Kirk Kennedy "Home - Monterey County" by Downtown Book & Sound
¿Qiensave? ~ Valley Wolf ~ DJ Baby Dizzle by Live @ Heirloom Pizza
Little Red Hen by ARIEL Theatrical
Noche De Cumbias Y Quebraditas by Brew-N-Krew
The 2025 Weston Collective Scholarship by National Steinbeck Center
FOSPL Bookshop 1/2 OFF Sales by Friends of the Salinas Public Library
Workshop for the Historic Resources Survey by City of Salinas
TireRack.com Monterey SportsCar Championship Street Party by Laguna Seca Raceway
Gala by YOSAL
MADREDITA - QUERIDA NUEVO TECALITLAN MARIACHI FEMENIL by Fox Theater Salinas
6 Year Anniversary by XL Public House
Imagine a Dragon by ARIEL Theatrical
Metalachi Mother's Day! by Live @ Heirloom Pizza
Special Remembrance Event Honoring Company C, 194th Tank Battalion by Hometown Heroes
La Comedia Perfecta by Fox Theater Salinas



Trivia Nights - Star Wars by XL Public House
Valgur by Live @ Heirloom Pizza
MIKE SALAZAR by Fox Theater Salinas
Tulengua + Gabi Bravo and Ruca Records by Live @ Heirloom Pizza
THE BEST IN LIVE METAL ROCK by Fox Theater Salinas
Author Night- Iris Jamahl Dunkle by National Steinbeck Center
The Collectors Choice Event by Salinas Valley Art Gallery
Strawberry Girls by Live @ Heirloom Pizza
Soul Sign by Live @ Heirloom Pizza
MALO - Richard bean and TIERRA "THE LEGACY CONTINUES" by Fox Theater Salinas
"THE MAGIC OF MOTOWN" by Fox Theater Salinas
Rasquache Liberation Front : Record Release Party! by Live @ Heirloom Pizza
MOCEDADES by Fox Theater Salinas
Placate, Warcorpse and Mercy Mine by Live @ Heirloom Pizza
Comedy Night by XL Public House
James Dean's Taste of the Sea Sunday Brunch by 201 Main
"The Great Rivers of France" Wine Class by Amapola Kitchen and Wine
First Friday with Featured Artist Junior Dorismond by Salinas Valley Art Gallery
Inaugural Salinas Day by City of Salinas
Cepanoa Arts Showcase by Artists Ink
60 East by Live @ Heirloom Pizza
AN EVENING WITH CARLOS MENCIA by Fox Theater Salinas
Country Night at James Dean Restaurant and Bar with live music by The Stregs Band by 201 Main
A VERY SPECIAL NIGHT WITH LOS MIER/LOS BARON DE APODACA/VAQUEROS MUSICAL/INVIERNO MUSICAL by Fox Theater Salinas
Fiesta Brunch with Live mariachi at James Dean Restaruant and Bar by 201 Main
Cepanoa Arts Presents Igniting Stories Within by Artists Ink
Mistress of Reality- All Female Black Sabbath Tribute- doors 8pm by Live @ Heirloom Pizza
BPM+ at 201 Social Nights by 201 Main
Monks of the Blue & Burlesque! by Live @ Heirloom Pizza
Live Band: The Mike PZ Trio at James Dean Restaurant & Bar by 201 Main
DJ Jose Melendez at 201 Social Nights by 201 Main



Father Day Sunday Brunch at James Dean Restaurant & Bar by 201 Main
Cepanoa Arts Presents Summer Spray Aerosol Art by Artists Ink
Cepanoa Arts Presents Open Studio by Artists Ink
Flaco El Jandro & Los Shadows by Live @ Heirloom Pizza
Salsa Classes & Dancing at 201 Social Nights by 201 Main
Author Night – David Labrava by National Steinbeck Center
80's Night & costume contest with tHE nEW wAVE bAND!! by Live @ Heirloom Pizza
Sacred Fire at 201 Social Nights by 201 Main
Fiesta Brunch with Live Mariachi at James Dean Restaurant & Bar by 201 Main
Cepanoa Arts Presents Podcast Workshop by Artists Ink
Winnie-the-Pooh Birthday Tail by ARIEL Theatrical
When Doves Cry: the Prince Tribute by Live @ Heirloom Pizza
MICROMANIA TOUR by Fox Theater Salinas
Kick Off Concert 2025 with Blake Shelton by Salinas Rodeo
7 Artist 1 Show by ArtWorks @Salinas
Noch de Rock! w/No Pasa Nada by Live @ Heirloom Pizza
4th Annual Festa Italia by Salinas Downtown Rotary
James Dean's Race Around the World International Sunday Brunch by 201 Main
Bookshop 1/2 OFF Sales by Friends of the Salinas Public Library
1st Fridays Art Walk by ArtWorks @Salinas
The Bonzo Show-back by popular demand! by Live @ Heirloom Pizza
Salinas Bike Night by Laguna Seca Raceway
MONTEREY COUNTY: A PAINTER'S CHRONICLE – 40 YEARS IN STEINBECK COUNTRY by ArtWorks @Salinas
Food Truck Event by What's Grubbin'
Kiddie Kapers Parade by Salinas Rodeo
Rhinestone Rodeo: a Wild West Burlesque Show by Live @ Heirloom Pizza
Phantom Tollbooth by ARIEL Theatrical
The Meditations by Live @ Heirloom Pizza
Downtown Horse Parade by Salinas Rodeo
Heavy metal night! Worship/Alcatraz/Cruel Idols/Bitter Days by Live @ Heirloom Pizza
Krash Karma-high energy heavy metal duo! \$15advance/\$20 dos by Live @ Heirloom Pizza
COMEDIAN WILLIE BARCENA by Fox Theater Salinas



1st Fridays Art Reception by ArtWorks @Salinas
August's Featured Artist of The Month - Mary Fry by Salinas Valley Art Gallery
LOS YESTERDAYS by Fox Theater Salinas
Salinas Valley Toy Show by Salinas PAL
Relay for Life Fundraiser by Portobello's on Main
Vin du Sud Wine Class by Amapola Kitchen and Wine
TURN THE BEAT AROUND - A Gloria Estefan Tribut by Fox Theater Salinas
Robb Frank Duo Live Music by Portobello's on Main
Book Release Celebration!-Tetonali: Cuentos De Un Minuto featuring musical guest Philthy Dronez by Live @ Heirloom Pizza
Fiesta Thursday with Happy Hour, Food & Drink Specials and Mariachi Muratalla by 201 Main
PAT TRAVERS by Fox Theater Salinas
Touch'd Too Much- AC/DC Tribute! by Live @ Heirloom Pizza
Race around the world brunch - International Food Themed by 201 Main
B-Side Players! by Live @ Heirloom Pizza
ALICIA VILLARREAL by Fox Theater Salinas
Jeffrey Meyer Live Music by Portobello's on Main
Rebels & Rides PAL Car Show Kickoff with Live Music by Phillip Retamoza by 201 Main
Hammerdown cd release party! by Live @ Heirloom Pizza
10th Annual Car Show by Salinas PAL
Salinas PAL Carshow Afterparty with TNT & The Explosions by 201 Main
Let the Kids Play! by Live @ Heirloom Pizza
Fiesta Brunch with Live mariachi at James Dean Restaruant & Bar by 201 Main
Quiere Aprender a Usar Una Computadora? (SPA) by MILPA Collective
Paint The Town Purple/RFL Kickoff by American Cancer Society
Hip Hop Night! by Live @ Heirloom Pizza
Sandra Guevara by Fox Theater Salinas
Comedy Night w/Lemon Pepper Chicken, Jose Contreras, James Mena and more! by Live @ Heirloom Pizza
Dine with us during Happy Hour and stay to enjoy Dinner Specials by 201 Main
Reggaefest 2025 by Fox Theater Salinas
Pre Labor Day Specialty Brunch by 201 Main
Finance, Insurance, Real Estate Industry Spotlight Recruitment by Monterey County Works



First Friday Artist Reception: Featuring Exhibit by Andy Williams by ArtWorks @Salinas
Jeffrey Halford and the Healers by Live @ Heirloom Pizza
Baby Dizzle Presents: GOTH PROM NIGHT! by Live @ Heirloom Pizza
Pub Runs by The Krew Runners
SALINAS CAREER CENTER JOB FAIR by Monterey County Works
Annual 9/11 Ceremony by City of Salinas
GO FISH – CAST ONE by ARIEL Theatrical
Back to School by MILPA Collective
What Employers Need Today by Monterey County Works
Industry Specialized Recruitment – Transportation by Monterey County Works
2025 Central Coast Procurement Expo by Monterey Bay APEX Accelerator & Central Coast SBDC
2025 Valley of the World Awards by National Steinbeck Center
Kenny Metcalf As Elton by Fox Theater Salinas
Los Gallos Del Valle w/Instinto Fino! by Live @ Heirloom Pizza
GO FISH – CAST TWO by ARIEL Theatrical
Relay For Life of The Salinas Valley by American Cancer Society
Art, Antiques and Accessories Yard Sale by First Mayor's House
Multiple Employer Job Fair by Monterey County Works
Sports Trivia by XL Public House
Karaoke by The NAX by The Bearded Bean
2025 Steinbeck Street Fair by National Steinbeck Center
Tijuana NO! by Live @ Heirloom Pizza
Experience The Ultimate Sade Tribute Concert by Fox Theater Salinas
Industry Spotlight Recruitment -Healthcare by Monterey County Works
First Friday Salinas Artist Reception by ArtWorks @Salinas
The Kings Of Queen “A Tribute To Queen” by Fox Theater Salinas
First Friday Artist Reception by Salinas Valley Art Gallery
Saints Social Club Happy Hour by Sacred Heart School
Live Music with Greg Brock by Portobello's on Main
Studio Launch by The Rose Hour
THE HOBBIT by ARIEL Theatrical
Locomotive Breath-Performing Jethro Tull, Rolling Stones, Led Zeppelin, Pink Floyd & More by Live @ Heirloom



Pizza
Kane Rodriguez by Fox Theater Salinas
Food Truck Night by What's Grubbin
Ricky Cabrera Production presents the Tequila and Mezcal Master Tasting by Salinas Valley Chamber of Commerce
Vinyl Nights by The Bearded Bean
Halloween Movie Month by Maya Cinemas
Fun with Food by Salinas PAL
LEGEND ZEPPELIN by Fox Theater Salinas
Tropa Magica & Qiensave! by Live @ Heirloom Pizza
2025 Legacy of Leadership Gala by Salinas Valley Chamber of Commerce
Benefit Show by The Bearded Bean
Never A Dull Moment by Fox Theater Salinas
Open Studios Art Tour by ArtWorks @Salinas
Sip and Paint by XL Public House
A Very Queer Quincenera by Salinas Valley Pride
🎵 Worship At The Fox Theater! 🎵 by Fox Theater Salinas
Live Music with the Rob Frank Duo by Portobello's on Main
Candlelight: A Haunted Evening Of Halloween Classics by Fox Theater Salinas
Hate for State: 1st hometown show in 3 years! with The Tremolos & Outpatient X! by Live @ Heirloom Pizza
Other Tea Party by Artists Ink
Anna's Fall cooking Class by Mangia!
Sugar Skull Sip and Paint by 201 Main
STEVE TREVINO by Fox Theater Salinas
Fall Bake Sale by United Way of Monterey County
Homecoming Parade by Salinas High School
Comedy With "Somos Hombres O Payasos" by Fox Theater Salinas
Moonlit Masterpiece Ladies Paint and Sip by Bankers Casino
Bloodlust Burlesque: Savor Sin and a Show! by Live @ Heirloom Pizza
A BAND OF ORCS by Fox Theater Salinas
Jr Torres In Concert by Fox Theater Salinas
Downtown Trick or Treat by Salinas City Center
Pic or Treat by B. Nice Photos



Frightmare 5K on Main St by The Krew Runners
80's Night! with tHE nEW wAVE bAND by Live @ Heirloom Pizza
Trick or Treat Pop Up by Energy All Day
The Haunted Castle by Steinbeck Real Estate & Mortgage
Sip and Paint by The Bearded Bean
Community Circle by MILPA Collective
23rd Anniversary Invitation by Aquablue Skin & Body Spa
Reading & Book Signing with Joyce Sherry by Downtown Book & Sound
Spooky Bash by XL Public House
Heavy Metal Night! w/WarCorpse, Asterion, Way II Stoned by Live @ Heirloom Pizza
Sixtiesmania - The Leading Sixties Show In The Usa! by Fox Theater Salinas
Holiday Season Kickoff by Gifts on the Go
Re-Opening by John Steinbeck Library
2025 Regional Housing Summit by City of Salinas
Wine Round Table - "Dyed In The Wool" - Chenin Blanc of The Loire Valley by Amapola Kitchen and Wine Merchant
An Evening With Nayo Escobar by Fox Theater Salinas
Ofrendas and Calacas by XL Public House
First Friday Salinas Artist Reception by Salinas Valley Art Gallery
First Friday Salinas by Arts Council of Monterey County
Holiday Open House by Head Over Heels Fashion Lounge
Y LA Bamba in Salinas for the first time! by Live @ Heirloom Pizza
"That Arena Rock Show Live!!" by Fox Theater Salinas
Veterans Day Celebration by Monterey County Veterans Day Parade
Industry Specialized Recruitment -Transportation by Monterey County Works
Fall Social by ITNMontereyCounty
The Ultimate Tribute to Journey and Styx by Fox Theater Salinas
Live Music with the Smoky Vegas Project by Portobello's on Main
Toy Show by Salinas PAL
Blissmas Y25 - Annual Fashion Show & Holiday Soiree by Bliss Boutique
Holiday Grand Tasting by Amapola Kitchen and Wine Merchant
Traditional Mangia's Sunday Supper Wine Dinner by Mangia!



Community Housing Action Plan by Salinas Valley Chamber of Commerce
Wine Club Party - November by Amapola Kitchen and Wine Merchant
Patria Special Sunday Brunch by Patria
Live Music with Jacob Chase by Portobello's on Main
Tree for Peace Lighting by Salinas City Center
Shop Small Salinas by Salinas City Center
Salinas Holiday Parade of Lights
Lights for Autism
A CHARLIE BROWN CHRISTMAS by ARIEL Theatrical
Jingle Town - Breakfast with the Grinch by Salinas PAL
The World Famous Popovich Comedy Pet Theater by Fox Theater Salinas
Free Kids & Family Holiday Open House by Salinas PAL
Wine Club Party - December by Amapola Kitchen and Wine Merchant
Candlelight: Christmas Carols On Strings by Fox Theater Salinas
A Magical Motown Christmas! by Fox Theater Salinas
A Mariachi Christmas by Fox Theater Salinas

DRAFT



Identity

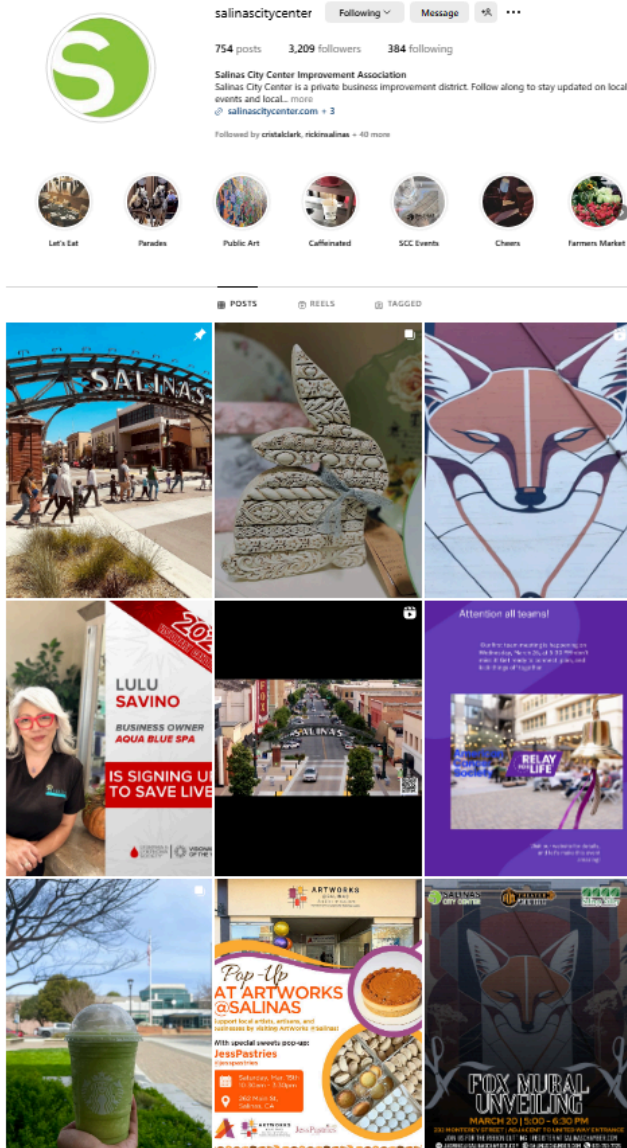
Salinas City Center Improvement Association wants to be known as a clean, safe, vibrant district where all are welcome. In order to accomplish this we manage several social media accounts, email mailing lists, the corporate website, and contract to several media outlets to spread information.

SCCIA also decorates several alleys on Main St, has a year-round tree illumination encroachment permit, and are actively pursuing additional murals that are in various stages of planning.

Social Media

Instagram

<https://www.instagram.com/salinascitycenter/>

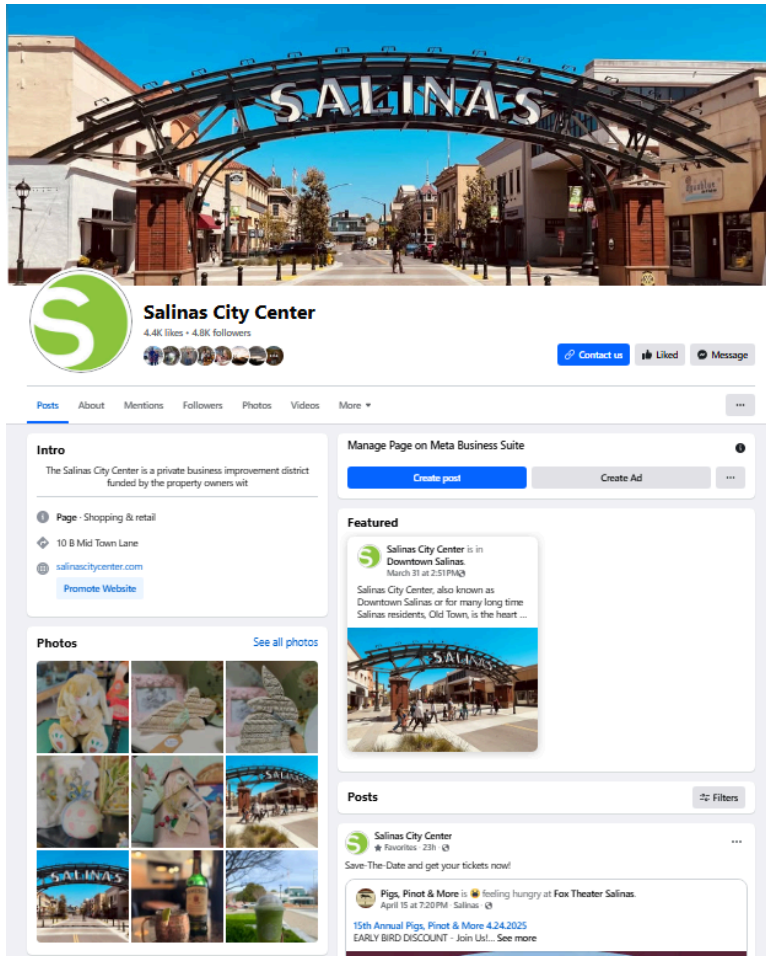


Instagram Insights	FY2024
Reach:	26,559
Views:	81,447
Profile Visits:	2,827
New Followers:	322
Content Interactions:	2,217
Link Clicks:	31
Posts:	51
Stories:	84
Reels:	6
Engagement Rate:	14%



Facebook

<https://www.facebook.com/salinascitycenter>



FB Insights	FY2024
Reach:	24,927
Views:	44,150
Profile Visits:	2,677
Content Interactions:	1,413
New Followers:	171
Link Clicks:	356
Promoted Events	35

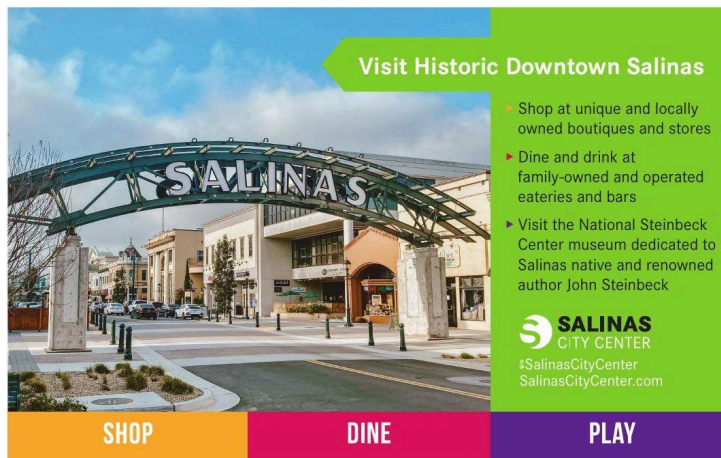
KSBW

During the holiday season, SCCIA advertised on KSBW 52 times with a 30-second commercial to promote Salinas City Center.

In addition, the commercial was shown 26,073 times on <https://ksbw.com>.



Monterey County Weekly



This image was printed 3 times as a half-page advertisement in the Monterey Coast Weekly.

It has a 75,000 copy circulation throughout the Monterey area.

During the holiday season, a series of 12 email blasts totalling nearly 175,000 emails was sent out over 6 weeks. It resulted in over 100,000 email opens and views of the advertisement (a small increase compared to 2023).

“Best of Monterey County”

In addition to paid advertisements, the Monterey County Weekly also publishes the “Best of Monterey County..” series. Salinas City Center businesses and people were well represented!

Best bar for Gen X

Best Local Beer/Brewery

Best place to Eavesdrop

[Alvarado Street Brewery Taproom](#)

Best Ag leader

Bruce Taylor

Best Women's Clothing Boutique

[Bliss Boutique](#)

Best Breakfast

Best Biscuits and Gravy

[First Awakenings](#)

Best Restaurant for Take-Out

Michael's Grill and Taqueria

Best Mexican

Best Restaurant- Salinas

[Villa Azteca](#)

Best Cookie

[Sweet Reba's](#)

Best Place to trot out the Phrase “FOR ALL THE TEA IN CHINA”

[Gold Leaf Spice and Teas](#)

Best food trend

[Blue Zones Project Monterey County](#)





Streetscape Murals

Salinas City Center invested in 1 mural in the district. In 2025 we commissioned the *Sunset over Salinas* Mural. It was made possible by a generous grant from the Monterey Peninsula Foundation.





Year Round Decorations

Along with tree trimming, Salinas City Center maintains the tree lights in all the Main Street trees. Lights turn on at dusk and turn off at dawn along with regular street lighting. During the Holidays, Salinas City Center installs additional lighting and decorations on the street lights.

Lastly, the Salinas Tree of Peace is raised at 1 Main St, the site of CSUMB @ Salinas City Center.



On the 200 block of Main St, two alleyways connect parking areas to shopping areas that hundreds of people traverse on a daily basis. In order to make the space more hospitable, Salinas City Center installed overhead patio lighting several years ago.

During the installation of the Salinas Habitats mural we took the opportunity to remove and reinstall alley lighting 4 feet higher to deter vandalism.

Today we also use the overhead space to highlight special seasons such as Valentine's day, Halloween, Springtime flowers, and many others.

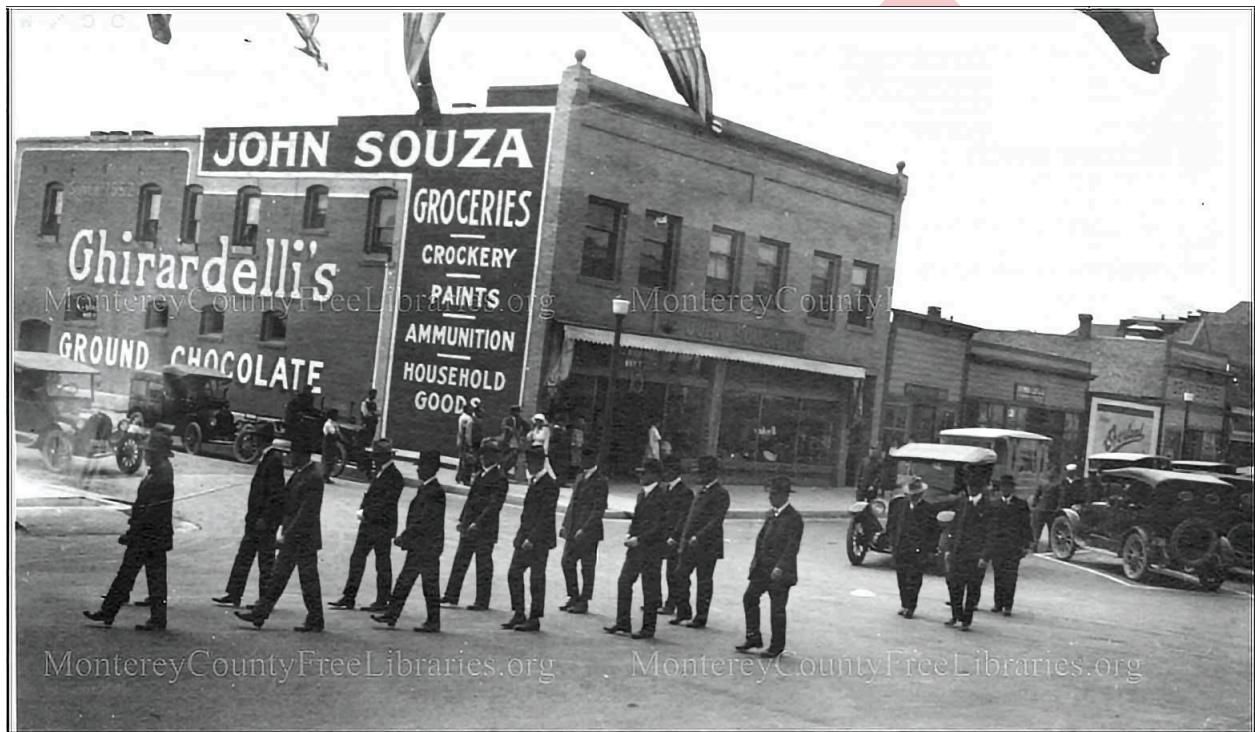


Financial

Historical (Past) Financial Information

Accountants Compilation Report

Fiscal Year of December 2024 - November 2025





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 November 30, 2025, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis for the twelve 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
December 7, 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 November 30, 2025

ASSETS

Current Assets	
Bank Accounts	
Checking - Operating Acct	\$ 193,092.55
Checking - Grants Acct	75,278.36
Total Bank Accounts	268,370.91
Total Current Assets	268,370.91
Fixed Assets	
Vehicle	18,000.61
Accumulated Depreciation	(11,619.00)
Total Fixed Assets	6,381.61
Other Assets	
Organizational Costs	50,000.00
Accumulated Intangible Assets	(42,917.00)
Total Other Assets	7,083.00
TOTAL ASSETS	\$ 281,835.52

LIABILITIES AND FUND BALANCE

Liabilities	
Debt	\$ 5,000.00
Total Liabilities	5,000.00
Fund Balance	
Fund Balance - SOBO	78,845.40
Fund Balance - DISI	60,158.33
Fund Balance - Admin	21,337.69
Fund Balance - Conting/Reserves	32,751.13
Fund Balance - Grants	75,278.36
Subtotal - Cash Fund Balance	268,370.91
Fund Balance - Other	8,464.61
Total Fund Balance	276,835.52
TOTAL LIABILITIES AND FUND BALANCE	\$ 281,835.52

(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 Twelve Months Ended November 30, 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	-	-	-		-	-	-		66.00	200.00	134.00	67%
Formation Costs Payback	-	-	-		-	-	-		-	-	-	
Insurance	-	-	-		-	-	-		2,184.62	2,500.00	315.38	13%
Professional Services												
Accounting	-	-	-		-	-	-		20,490.00	15,200.00	(5,290.00)	-35%
Legal	-	-	-		-	-	-		8,545.00	6,000.00	(2,545.00)	-42%
Other	-	-	-		-	-	-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office												
Rent/CAM/Utilities	-	-	-		-	-	-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning	-	-	-		-	-	-		116.89	600.00	483.11	81%
Office Furnishings/Paint	-	-	-		-	-	-		709.68	1,500.00	790.32	53%
Computer / Internet	-	-	-		-	-	-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		-	-	-		14,109.30	14,600.00	490.70	3%
Staff												
Payroll - Wages & Taxes	94,084.39	104,000.00	9,915.61	10%	20,837.19	21,900.00	1,062.81	5%	41,674.17	44,400.00	2,725.83	6%
Workers Comp Insurance	2,059.94	3,500.00	1,440.06	41%	480.67	600.00	119.33	20%	892.61	600.00	(292.61)	-49%
Total Staff	96,144.33	107,500.00	11,355.67	11%	21,317.86	22,500.00	1,182.14	5%	42,566.78	45,000.00	2,433.22	5%
SOBO												
Sidewalk Ops (Maintenance)	106,204.50	125,920.00	19,715.50	16%	-	-	-		-	-	-	
Beautification/Order(Security)	104,779.82	100,598.00	(4,181.82)	-4%	-	-	-		-	-	-	
Total SOBO	210,984.32	226,518.00	15,533.68	7%	-	-	-		-	-	-	
DISI												
District Identity	-	-	-		90,644.96	93,500.00	2,855.04	3%	-	-	-	
Streetscape Improvements	-	-	-		13,795.61	13,000.00	(795.61)	-6%	-	-	-	
Total DISI	-	-	-		104,440.57	106,500.00	2,059.43	2%	-	-	-	
Extra Budget Expenses												
Collection Loss	-	-	-		-	-	-		-	-	-	
Taxes	-	-	-		-	-	-		-	250.00	250.00	100%
Total Expenses	307,128.65	334,018.00	26,889.35	8%	125,758.43	129,000.00	3,241.57	3%	93,387.62	95,750.00	2,362.38	2%
Net Income	(3,538.91)	(37,111.00)			(14,442.19)	(20,134.00)			(22,550.01)	(26,472.00)		

Cash Flow		
Beg Balance FY 2023-24 Carryover	77,384.31	74,600.52
Reallocation of 2023-24 Carryover	5,000.00	-
Net Income FY 2024-25	(3,538.91)	(14,442.19)
Ending Cash Balance at 11/30/2025	\$ 78,845.40	\$ 60,158.33
		18,887.70
		25,000.00
		(22,550.01)
		\$ 21,337.69

(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 Twelve Months Ended November 30, 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	4,147.06	-	(4,147.06)		4,147.06	-	(4,147.06)	
Total Income	\$ 24,386.37	\$ 19,794.00	\$ (4,592.37)		\$ 510,129.96	\$ 494,845.00	\$ (15,284.96)	
Expenses								
Bank Service Charges		-	-		66.00	200.00	134.00	67%
Formation Costs Payback	5,103.50	5,000.00	(103.50)	-2%	5,103.50	5,000.00	(103.50)	-2%
Insurance			-		2,184.62	2,500.00	315.38	13%
Professional Services			-		-	-	-	
Accounting			-		20,490.00	15,200.00	(5,290.00)	-35%
Legal			-		8,545.00	6,000.00	(2,545.00)	-42%
Other			-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office			-		-	-	-	
Rent/CAM/Utilities			-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning			-		116.89	600.00	483.11	81%
Office Furnishings/Paint			-		709.68	1,500.00	790.32	53%
Computer / Internet			-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		14,109.30	14,600.00	490.70	3%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance			-		3,433.22	4,700.00	1,266.78	27%
Total Staff	-	-	-		160,028.97	175,000.00	14,971.03	9%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		106,204.50	125,920.00	19,715.50	16%
Beautification/Order(Security)			-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	-	-	-		210,984.32	226,518.00	15,533.68	7%
DISI			-		-	-	-	
District Identity			-		90,644.96	93,500.00	2,855.04	3%
Streetscape Improvements			-		13,795.61	13,000.00	(795.61)	-6%
Total DISI	-	-	-		104,440.57	106,500.00	2,059.43	2%
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%	531,378.20	573,665.00	42,286.80	7%
Net Income	19,282.87	4,897.00			(21,248.24)	(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	19,282.87	(21,248.24)
Ending Cash Balance at 11/30/2025	\$ 32,751.13	\$ 193,092.55

(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 Twelve Months Ended November 30, 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	75,000.00	-	(75,000.00)		\$ 75,000.00	-	(75,000.00)	
Interest Earned	-	-	-		4,147.06	-	(4,147.06)	
Total Income	\$ 75,000.00	\$ -	\$ -		\$ 585,129.96	\$ 494,845.00	\$ (90,284.96)	
Expenses								
Bank Service Charges	-	-	-		66.00	200.00	134.00	67%
Formation Costs Payback	-	-	-		5,103.50	5,000.00	(103.50)	-2%
Insurance	-	-	-		2,184.62	2,500.00	315.38	13%
Professional Services	-	-	-		-	-	-	
Accounting	-	-	-		20,490.00	15,200.00	(5,290.00)	-35%
Legal	-	-	-		8,545.00	6,000.00	(2,545.00)	-42%
Other	-	-	-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office	-	-	-		-	-	-	
Rent/CAM/Utilities	-	-	-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning	-	-	-		116.89	600.00	483.11	81%
Office Furnishings/Paint	-	-	-		709.68	1,500.00	790.32	53%
Computer / Internet	-	-	-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		14,109.30	14,600.00	490.70	3%
Staff	-	-	-		-	-	-	
Payroll - Wages & Taxes	-	-	-		156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance	-	-	-		3,433.22	4,700.00	1,266.78	27%
Total Staff	-	-	-		160,028.97	175,000.00	14,971.03	9%
SOBO	-	-	-		-	-	-	
Sidewalk Ops (Maintenance)	24,225.80	-	-		130,430.30	125,920.00	(4,510.30)	-4%
Beautification/Order(Security)	-	-	-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	24,225.80	-	-		235,210.12	226,518.00	(8,692.12)	-4%
DISI	-	-	-		-	-	-	
District Identity	56,635.16	-	-		147,280.12	93,500.00	(53,780.12)	-58%
Streetscape Improvements	66,958.69	-	-		80,754.30	13,000.00	(67,754.30)	-521%
Total DISI	123,593.85	-	-		228,034.42	106,500.00	(121,534.42)	-114%
Extra Budget Expenses	-	-	-		-	-	-	
Collection Loss	-	-	-		-	9,897.00	9,897.00	100%
Taxes	-	-	-		-	250.00	250.00	100%
Total Expenses	147,819.65	-	-		679,197.85	573,665.00	(105,532.85)	-18%
Net Income	(72,819.65)	-	-		(94,067.89)	(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	(72,819.65)	(94,067.89)
Ending Cash Balance at 11/30/2025	\$ 75,278.36	\$ 268,370.91

(See accompanying accountants' report)



Current Financial Information

Operating Budget

Fiscal Year of December 2025 - November 2026

DRAFT

**Salinas City Center Improvement Association
Final Operating Budget - Fiscal Year 2025-2026**

Monday, December 8, 2025

	SOBO 60.0%	DISI 22.0%	Administration 14.0%	Contingency/Reserve 4.0%	Total 100.0%
Gross Income					
2025-2026 Assessments	\$305,813	\$112,131	\$71,356	\$20,388	\$509,688
Gifts & Donations	\$0	\$0	\$0	\$0	\$0
Total gross income	\$305,813	\$112,131	\$71,356	\$20,388	\$509,688
Less: Collection loss	\$0	\$0	\$0	\$10,194	\$10,194
Effective income	\$305,813	\$112,131	\$71,356	\$10,194	\$499,494
Expenses					
Bank Service Charges			\$200		\$200
Formation Costs Payback				\$5,000	\$5,000
Insurance			\$2,500		\$2,500
Professional Services					
Accounting			\$19,000		\$19,000
Legal			\$8,500		\$8,500
Other (HR & Grant Writing)			\$6,000		\$6,000
Total Professional Services			\$33,500		\$33,500
Office					
Rent/CAM/Utilities			\$10,500		\$10,500
Office Cleaning			\$600		\$600
Office Furniture/Supplies			\$800		\$800
Computer/Internet/Telephone			\$6,500		\$6,500
Total Office			\$18,400		\$18,400
Staff	\$107,500	\$22,500	\$45,000		\$175,000
SOBO					
Maintenance	\$128,918				\$128,918
Beautification / Order (Security)	\$108,000				\$108,000
Total SOBO	\$236,918				\$236,918
DISI					
District Identity		\$96,000			\$96,000
Streetscape Improvements		\$5,000			\$5,000
Total DISI		\$101,000			\$101,000
Subtotal	\$344,418	\$123,500	\$99,600	\$5,000	\$572,518
Extra Budget Expense					
Taxes	\$0	\$0	\$250	\$0	\$250
Total Extra Budget Expense	\$0	\$0	\$250	\$0	\$250
Total Expenses	\$344,418	\$123,500	\$99,850	\$5,000	\$572,768
Total Income	-\$38,605	-\$11,369	-\$28,494	\$5,194	-\$73,274
Cash Flow					
Beginning balance (Actual 2024-2025 Carryover)	\$78,845	\$60,158	\$21,338	\$32,751	\$193,093
Reallocation of 2024-2025 carryover	\$0	\$0	\$20,000	-\$20,000	\$0
Net operating income	-\$38,605	-\$11,369	-\$28,494	\$5,194	-\$73,274
Projected ending balance at FYE 11/30/2026	\$40,240	\$48,790	\$12,844	\$17,945	\$119,819



Future Financial Information

Assessment Data

Fiscal Year of December 2026 - November 2027



SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE						Zone 2	0.0944	0.0751	3.9009	0.2235	
APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 163 007 000	CITY OF SALINAS	104	Central Ave	2	0	\$ -	6,600	\$ 495.37	181	\$ 706.06	\$ 1,201.44
002 163 008 000	MC CAIN RICHARD J &	106	Central Ave	2	1,089	\$ 102.84	6,500	\$ 487.87	50	\$ 195.04	\$ 785.76
002 163 009 000	MAR VISTA REAL ESTATE-SALINAS LLC	110	Central Ave	2	649	\$ 61.29	6,500	\$ 487.87	50	\$ 195.04	\$ 744.21
002 163 010 000	FUENTES JOSE MENDOZA	114	Central Ave	2	1,542	\$ 145.63	11,900	\$ 893.18	50	\$ 195.04	\$ 1,233.85
002 163 011 000	LEE PAUL CHAN & SOO JIN	118	Central Ave	2	2,350	\$ 221.93	12,247	\$ 919.22	50	\$ 195.04	\$ 1,336.20
002 163 012 000	NUNES IRMA ET AL	122	Central Ave	2	1,475	\$ 139.30	8,700	\$ 652.99	60	\$ 234.05	\$ 1,026.35
002 163 013 000	MORA NANCY L & MENDEZ EMILIANO PENA	128	Central Ave	2	1,296	\$ 122.39	3,600	\$ 270.20	122	\$ 475.91	\$ 868.51
002 163 014 000	HERRING VINCENT T & SHERI RUGGERI-HERRING	47	Stone St	2	1,034	\$ 97.65	3,200	\$ 240.18	64	\$ 249.66	\$ 587.49
002 163 015 000	LEI GOUXIN & LIANG AMANDA	43	Stone St	2	1,140	\$ 107.66	7,000	\$ 525.40	65	\$ 253.56	\$ 886.62
002 163 016 000	CHAVEZ ANTHONY D & KIMBERLY R	33	Stone St	2	1,591	\$ 150.25	7,100	\$ 532.90	103	\$ 401.79	\$ 1,084.95
002 163 018 000	SF STEINBECK COMMONS LP	10	Lincoln Ave	2	75,772	\$ 7,155.88	89,028	\$ 6,682.16	330	\$ 1,287.29	\$ 15,125.33
002 163 019 000	MORA SERAFIN & VIRGINIA TRS	28	Lincoln Ave	2	1,150	\$ 108.61	9,500	\$ 713.04	63	\$ 245.76	\$ 1,067.40
002 164 003 000	ISLAMIC COMMUNITY OF SALINAS	35	W Market St	2	2,380	\$ 224.77	8,458	\$ 634.83	50	\$ 195.04	\$ 1,054.64
002 164 004 000	ISLAMIC COMMUNITY OF SALINAS	33	W Market St	2	1,200	\$ 113.33	5,200	\$ 390.30	30	\$ 117.03	\$ 620.65
002 164 005 000	ISLAMIC COMMUNITY OF SALINAS	31	W Market St	2	2,511	\$ 237.14	2,511	\$ 188.47	28	\$ 109.22	\$ 534.83
002 164 006 000	ALSALAH SALEH & SHAMAN MAGDAH	29	W Market St	2	1,728	\$ 163.19	3,250	\$ 243.93	18	\$ 70.22	\$ 477.34
002 164 007 000	ALSALAH SALEH & SHAMAN MAGDAH	23	W Market St	2	0	\$ -	12,229	\$ 917.87	64	\$ 249.66	\$ 1,167.53
002 164 008 000	ALSALAH SALEH & SHAMAN MAGDAH	19	W Market St	2	10,875	\$ 1,027.03	5,349	\$ 401.48	31	\$ 120.93	\$ 1,549.44
002 164 009 000	ROLYELY LLC	2	Salinas St #A	2	7,690	\$ 726.24	9,050	\$ 679.26	60	\$ 234.05	\$ 1,639.56
002 164 020 000	SALINAS CITY CENTER LLC	26	Central Ave	2	0	\$ -	9,234	\$ 693.07	80	\$ 312.07	\$ 1,005.15
002 164 021 000	MCMILLIN KELLY J & TERESA L TRS	30	Central Ave	2	1,489	\$ 140.62	8,400	\$ 630.48	63	\$ 245.76	\$ 1,016.85
002 164 022 000	BIFFCO LLC	34	Central Ave	2	1,867	\$ 176.32	8,177	\$ 613.74	63	\$ 245.76	\$ 1,035.81
002 164 023 000	HERNANDEZ MIGUEL A & BONNIE-LOU TRS	40	Central Ave	2	4,855	\$ 458.50	9,750	\$ 731.80	255	\$ 994.73	\$ 2,185.04
002 164 024 000	HERNANDEZ MIGUEL A & BONNIE-LOU TRS	27	Lincoln Ave	2	0	\$ -	6,855	\$ 514.51	45	\$ 175.54	\$ 690.05
002 164 034 000	ROLYELY LLC	2	Salinas St	2	0	\$ -	11,261	\$ 845.21	257	\$ 1,002.53	\$ 1,847.74
002 164 035 000	MIRKIN BERNARD B TR ET AL			2	2,770	\$ 261.60	2,770	\$ 207.91	100	\$ 390.09	\$ 859.59
002 164 036 000	SALINAS GATEWAY LP	25	Lincoln Ave	2	56,157	\$ 5,303.44	0	\$ -	0	\$ -	\$ 5,303.44
002 164 037 000	SALINAS GATEWAY LP			2	0	\$ -	22,010	\$ 1,652.00	276	\$ 1,076.65	\$ 2,728.65
002 171 005 000	CITY OF SALINAS	42	W Market St	2	0	\$ -	14,989	\$ 1,125.03	248	\$ 967.42	\$ 2,092.45
002 171 006 000	CITY OF SALINAS	15	Station Pl	2	0	\$ -	5,250	\$ 394.05	35	\$ 136.53	\$ 530.58
002 171 007 000	CITY OF SALINAS	17	Station Pl	2	0	\$ -	11,770	\$ 883.42	50	\$ 195.04	\$ 1,078.46
002 171 008 000	CITY OF SALINAS	19	Station Pl	2	0	\$ -	12,120	\$ 909.69	60	\$ 234.05	\$ 1,143.74
002 171 010 000	CITY OF SALINAS	52	W Market St	2	0	\$ -	4,197	\$ 315.01	32	\$ 124.83	\$ 439.84
002 171 011 000	CITY OF SALINAS	54	W Market St	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 171 012 000	CITY OF SALINAS	58	W Market St	2	0	\$ -	13,020	\$ 977.24	100	\$ 390.09	\$ 1,367.33
002 171 013 000	CITY OF SALINAS	60-68	W Market St	2	0	\$ -	12,898	\$ 968.08	230	\$ 897.21	\$ 1,865.29
002 171 023 000	CITY OF SALINAS	18	Station Pl	2	0	\$ -	15,850	\$ 1,189.65	282	\$ 1,100.05	\$ 2,289.70
002 171 033 000	CITY OF SALINAS	11	Station Pl	2	0	\$ -	71,578	\$ 5,372.42	38	\$ 148.23	\$ 5,520.65
002 171 034 000	GRANARY ASSOCIATES	60	W Market St #200	2	28,454	\$ 2,687.18	27,600	\$ 2,071.57	102	\$ 397.89	\$ 5,156.64
002 171 035 000	CITY OF SALINAS	11	Station Pl	2	0	\$ -	102,366	\$ 7,683.26	400	\$ 1,560.36	\$ 9,243.62
002 172 001 000	CITY OF SALINAS	30	W Market St	2	0	\$ -	4,350	\$ 326.50	211	\$ 823.09	\$ 1,149.59
002 172 002 000	CITY OF SALINAS	26	W Market St	2	0	\$ -	6,387	\$ 479.39	78	\$ 304.27	\$ 783.66
002 172 010 000	CITY OF SALINAS		W Market St	2	0	\$ -	1,610	\$ 120.84	55	\$ 214.55	\$ 335.39
002 172 011 000	CITY OF SALINAS	20	W Market St	2	0	\$ -	16,287	\$ 1,222.45	200	\$ 780.18	\$ 2,002.63
002 172 012 000	CITY OF SALINAS	10	W Market St	2	0	\$ -	15,179	\$ 1,139.29	275	\$ 1,072.75	\$ 2,212.03
002 181 005 000	JIMENEZ SALVADOR JR TR & CAMPOS HECTOR G	29	E Market St	2	0	\$ -	2,000	\$ 150.11	120	\$ 468.11	\$ 618.22
002 181 006 000	JIMENEZ SALVADOR JR TR & CAMPOS HECTOR G	25	E Market St #27	2	0	\$ -	4,030	\$ 302.48	40	\$ 156.04	\$ 458.51
002 181 007 000	CAMPOS JIMENEZ INVESTMENTS INC	23	E Market St	2	2,662	\$ 251.40	13,568	\$ 1,018.37	35	\$ 136.53	\$ 1,406.30
002 181 008 000	HAGINS MARY TR	21	E Market St	2	1,200	\$ 113.33	1,069	\$ 80.24	30	\$ 117.03	\$ 310.59

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE						Zone 2	0.0944	0.0751	3.9009	0.2235	
APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 181 011 000	MARQUEZ JUANA O TR	67	E Market St #4	2	2,468	\$ 233.08	5,657	\$ 424.60	140	\$ 546.12	\$ 1,203.80
002 181 012 000	CAMPOS JIMENEZ INVESTMENTS INC	35	E Market St	2	4,530	\$ 427.81	4,622	\$ 346.91	160	\$ 624.14	\$ 1,398.87
002 182 012 000	CENTRAL COAST RENEWABLES LLC	139	Monterey St #14	2	7,755	\$ 732.38	10,562	\$ 792.75	206	\$ 803.58	\$ 2,328.71
002 182 013 000	135-137 MONTEREY LLC	137	Monterey St	2	8,151	\$ 769.78	5,582	\$ 418.97	56	\$ 218.45	\$ 1,407.19
002 182 014 000	135-137 MONTEREY LLC	135	Monterey St	2	925	\$ 87.36	5,287	\$ 396.83	48	\$ 187.24	\$ 671.42
002 182 019 000	CAMPOS JIMENEZ INVESTMENTS INC	101	Monterey St	2	3,726	\$ 351.88	8,718	\$ 654.35	160	\$ 624.14	\$ 1,630.37
002 182 020 000	CAMPOS JIMENEZ INVESTMENTS INC	30	E Market St	2	0	\$ -	2,449	\$ 183.81	50	\$ 195.04	\$ 378.86
002 182 033 000	CAMPOS JIMENEZ INVESTMENTS INC	111	Monterey St	2	9,143	\$ 863.46	33,000	\$ 2,476.87	303	\$ 1,181.97	\$ 4,522.31
002 184 001 000	CITY OF SALINAS		E Market St	2	0	\$ -	31,043	\$ 2,329.99	750	\$ 2,925.67	\$ 5,255.66
002 185 011 000	FUENTES JUAN JOSE ROMO	129	Main St	1	2,750	\$ 259.71	2,650	\$ 198.90	21	\$ 117.36	\$ 575.97
002 185 012 000	SANG JAMES LEE ET AL	131	Main St	1	5,710	\$ 539.25	3,750	\$ 281.46	30	\$ 167.66	\$ 988.37
002 185 017 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	161	Main St	1	8,357	\$ 789.23	6,175	\$ 463.48	51	\$ 285.02	\$ 1,537.73
002 185 018 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	169	Main St #17	1	12,648	\$ 1,194.47	6,359	\$ 477.29	176	\$ 983.60	\$ 2,655.36
002 185 019 000	SALINAS CITY CENTER LLC	17	E Gabilan St	2	10,370	\$ 979.34	11,165	\$ 838.01	145	\$ 565.63	\$ 2,382.98
002 185 020 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	172	Main St	1	12,454	\$ 1,176.15	6,272	\$ 470.76	178	\$ 994.78	\$ 2,641.68
002 185 024 000	CENTER FOR COMM ADVOCACY A NON PROFIT C	22	W Gabilan St	2	2,857	\$ 269.81	2,925	\$ 219.54	152	\$ 592.94	\$ 1,082.29
002 185 028 000	RINCON DEL SAN JON PROPERTIES	157	Main St	1	2,850	\$ 269.15	3,006	\$ 225.62	24	\$ 134.13	\$ 628.90
002 185 031 000	GREEN VALLEY ENTERPRISES	127	Main St	1	3,524	\$ 332.81	3,044	\$ 228.47	28	\$ 156.48	\$ 717.76
002 185 036 000	SLINAS REDEVELOPMENT AGENCY		Monterey St	2	0	\$ -	31,363	\$ 2,354.01	379	\$ 1,478.44	\$ 3,832.44
002 185 037 000	CITY OF SALINAS	117	Main St	1	0	\$ -	11,761	\$ 882.74	62	\$ 346.50	\$ 1,229.24
002 185 038 000	CITY OF SALINAS		Monterey St	2	0	\$ -	2,178	\$ 163.47	20	\$ 78.02	\$ 241.49
002 185 039 000	UNIVERSITY CORPORATION OF MONTEREY BAY	1	Main St	1	64,585	\$ 6,099.38	59,962	\$ 4,500.56	605	\$ 3,381.13	\$ 13,981.06
002 185 042 000	UNIVERSITY CORPORATION OF MONTEREY BAY		*no Site Address*	2	0	\$ -	1,156	\$ 86.77	110	\$ 429.10	\$ 515.86
002 185 043 000	SALINAS CITY CENTER LLC		Salinas St	2	0	\$ -	15,770	\$ 1,183.65	168	\$ 654.10	\$ 1,837.75
002 185 045 000	TAYLOR FRESH FOODS INC		Salinas St	2	0	\$ -	13,052	\$ 979.66	231	\$ 902.00	\$ 1,881.66
002 185 046 000	PPA PROPERTIES LLC	16	W Gabilan St	2	0	\$ -	23,282	\$ 1,747.47	190	\$ 741.17	\$ 2,488.64
002 185 047 000	SALINAS CITY CENTER LLC	150	Main St	1	109,806	\$ 10,370.03	21,042	\$ 1,579.35	459	\$ 2,567.45	\$ 14,516.83
002 186 001 000	MAYA SALINAS OLD TOWN CINEMAS LLC	153	Main St	1	54,284	\$ 5,126.56	54,284	\$ 4,074.38	310	\$ 1,732.48	\$ 10,933.42
002 186 002 000	DESERPA R JAY LTD	155	Main St	1	1,730	\$ 163.38	1,730	\$ 129.85	60	\$ 335.32	\$ 628.55
002 186 003 000	DESERPA R JAY LTD	145	Main St	1	1,310	\$ 123.72	1,310	\$ 98.32	60	\$ 335.32	\$ 557.36
002 231 011 000	245 MONTEREY STREET LLC	245	Monterey St	2	0	\$ -	11,000	\$ 825.62	210	\$ 819.19	\$ 1,644.81
002 231 012 000	KOBRINSKY SAMUEL & MARGURITE D TRS	235	Monterey St	2	5,475	\$ 517.06	5,500	\$ 412.81	50	\$ 195.04	\$ 1,124.91
002 231 013 000	BAY CAPITAL REAL ESTATE INC	233	Monterey St	2	5,500	\$ 519.42	5,500	\$ 412.81	50	\$ 195.04	\$ 1,127.27
002 231 014 000	MASSERA ROBERT A TR	231	Monterey St	2	0	\$ -	5,500	\$ 412.81	50	\$ 195.04	\$ 607.86
002 231 015 000	DREW DAVID TR	225	Monterey St	2	4,975	\$ 469.84	5,500	\$ 412.81	50	\$ 195.04	\$ 1,077.69
002 231 018 000	DABIT CHRISTOPHER R ET AL	201	Monterey St	2	1,189	\$ 112.29	11,000	\$ 825.62	210	\$ 819.19	\$ 1,757.10
002 231 024 000	GRIFFIN SHARON APPLING TR	219	Monterey St	2	5,500	\$ 519.42	5,449	\$ 408.98	50	\$ 195.04	\$ 1,123.45
002 231 025 000	SCC PROPERTY LLC	211	Monterey St	2	6,547	\$ 618.30	10,999	\$ 825.54	100	\$ 390.09	\$ 1,833.93
002 231 026 000	SCC PROPERTY LLC	211	Monterey St	2	0	\$ -	5,589	\$ 419.47	50	\$ 195.04	\$ 614.52
002 232 008 000	RAQUEL SISAYAN LLC	335-349	Monterey St	2	13,298	\$ 1,255.86	24,400	\$ 1,831.39	322	\$ 1,256.09	\$ 4,343.33
002 232 009 000	LA VALLEY RONALD WILLIAM TRS ET AL	329	Monterey St	2	5,750	\$ 543.03	5,725	\$ 429.70	50	\$ 195.04	\$ 1,167.77
002 232 010 000	LA VALLEY RONALD WILLIAM TRS ET AL	325	Monterey St	2	528	\$ 49.86	5,675	\$ 425.95	50	\$ 195.04	\$ 670.86
002 232 015 000	COUNTY OF MONTEREY	20	E Alisal St	2	0	\$ -	32,450	\$ 2,435.59	405	\$ 1,579.86	\$ 4,015.45
002 233 008 000	BROOM CYNTHIA J TR & DESMOND SANDRA E TR	340	Monterey St	2	11,593	\$ 1,094.84	15,188	\$ 1,139.96	243	\$ 947.92	\$ 3,182.72
002 233 009 000	GARING ANN TR ET AL	367	Main St	1	17,820	\$ 1,682.91	6,200	\$ 465.35	174	\$ 972.42	\$ 3,120.69
002 233 010 000	KPM PROPERTIES LLC	361	Main St	1	6,163	\$ 582.03	6,377	\$ 478.64	50	\$ 279.43	\$ 1,340.10
002 233 011 000	BOTELHO THERESA ANN TR ET AL	343	Main St #357	1	16,176	\$ 1,527.65	18,531	\$ 1,390.88	151	\$ 843.88	\$ 3,762.42
002 233 012 000	JONES WILLETTE & ROOSEVELT A	341	Main St	1	2,000	\$ 188.88	2,510	\$ 188.39	21	\$ 117.36	\$ 494.63
002 233 013 000	NAVARRO GERARDO R & BELIA GARCIA TRS	333	Main St	1	3,720	\$ 351.32	3,777	\$ 283.49	30	\$ 167.66	\$ 802.46

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE						Zone 2	0.0944	0.0751	3.9009	0.2235	
APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 233 014 000	GANESA PROPERTIES LLC	331	Main St	1	6,200	\$ 585.53	6,234	\$ 467.90	50	\$ 279.43	\$ 1,332.86
002 233 015 000	D & G LAND DEVELOPMENT CO	325	Main St	1	6,051	\$ 571.45	6,145	\$ 461.22	50	\$ 279.43	\$ 1,312.11
002 233 016 000	JB SALINAS LLC	319	Main St	1	7,789	\$ 735.59	6,203	\$ 465.58	50	\$ 279.43	\$ 1,480.60
002 233 017 000	MULLER RITA A TR	313	Main St	1	6,076	\$ 573.82	6,061	\$ 454.92	49	\$ 273.84	\$ 1,302.58
002 233 018 000	GATTIS JAMES L & JERILYNN L GATTIS CO-TRS	307	Main St	1	12,710	\$ 1,200.33	6,355	\$ 476.99	51	\$ 285.02	\$ 1,962.33
002 233 019 000	BLUE LARKSPUR PARTNERS LLC ETAL	301	Main St	1	40,365	\$ 3,812.05	6,200	\$ 465.35	174	\$ 972.42	\$ 5,249.83
002 233 020 000	SERVICE EMPLOYEES INTERNATIONAL UNION LC	334	Monterey St	2	4,367	\$ 412.42	4,960	\$ 372.28	40	\$ 156.04	\$ 940.74
002 233 021 000	STROBEL MARGARET I TR ET AL	338	Monterey St	2	3,050	\$ 288.04	3,712	\$ 278.61	30	\$ 117.03	\$ 683.68
002 233 023 000	CITY OF SALINAS	300	Monterey St	2	0	\$ -	51,548	\$ 3,869.03	532	\$ 2,075.27	\$ 5,944.30
002 234 001 000	SAUNDERS FRANK H & KELLY NORWOOD SAUNDERS	202	Monterey St	2	957	\$ 90.38	4,250	\$ 318.99	131	\$ 511.02	\$ 920.39
002 234 002 000	PATEL JAGUBHAI TR	16	E Gabilan St	2	11,341	\$ 1,071.04	4,309	\$ 323.42	50	\$ 195.04	\$ 1,589.50
002 234 009 000	SALINAS CITY CENTER LLC	213	Main St	1	11,980	\$ 1,131.39	6,820	\$ 511.89	55	\$ 307.38	\$ 1,950.65
002 234 014 000	ARIANO ALLEN D & LYNDA TRS	225	Main St	1	2,460	\$ 232.32	2,480	\$ 186.14	20	\$ 111.77	\$ 530.24
002 234 015 000	ARIANO ALLEN D TR ET AL	231	Main St	1	9,176	\$ 866.58	9,300	\$ 698.03	74	\$ 413.56	\$ 1,978.17
002 234 017 000	232 MONTEREY ST LLC	232	Main St	1	32,400	\$ 3,059.84	16,204	\$ 1,216.22	120	\$ 670.64	\$ 4,946.70
002 234 018 000	GUTIERREZ MIGUEL TR	251	Main St	1	5,559	\$ 524.99	8,100	\$ 607.96	60	\$ 335.32	\$ 1,468.27
002 234 019 000	295 MAIN STREET LLC	255	Main St	1	0	\$ -	13,552	\$ 1,017.17	100	\$ 558.86	\$ 1,576.03
002 234 023 000	CITY OF SALINAS		Monterey St	2	0	\$ -	5,400	\$ 405.31	0	\$ -	\$ 405.31
002 234 028 000	295 MAIN STREET LLC	295	Main St	1	15,000	\$ 1,416.59	25,214	\$ 1,892.48	464	\$ 2,593.13	\$ 5,902.20
002 234 029 000	CITY OF SALINAS	222	Monterey St	2	0	\$ -	31,147	\$ 2,337.79	300	\$ 1,170.27	\$ 3,508.06
002 234 030 000	CITY OF SALINAS	222	Monterey St	2	0	\$ -	916	\$ 68.75	0	\$ -	\$ 68.75
002 234 031 000	ENTERTAINMENT LANE INC	241	Main St	1	9,767	\$ 922.39	10,890	\$ 817.37	61	\$ 340.91	\$ 2,080.67
002 234 032 000	LATOURETTE MONICA M TR	221	Main St #205	1	11,320	\$ 1,069.06	6,138	\$ 460.70	50	\$ 279.43	\$ 1,809.19
002 234 033 000	BERKLEY INC	201	Main St	1	0	\$ -	12,500	\$ 938.21	244	\$ 1,363.63	\$ 2,301.84
002 242 001 000	SAUNDERS HENRY E & DARLEEN M TRS	202	Main St	1	8,928	\$ 843.16	8,928	\$ 670.11	196	\$ 1,095.37	\$ 2,608.64
002 242 002 000	ANDRUS & COMPANY	212	Main St	1	10,292	\$ 971.97	10,245	\$ 768.96	83	\$ 463.86	\$ 2,204.79
002 242 003 000	VALVERDE EFRAIM III & CLAUDIA	222	Main St	1	4,564	\$ 431.02	3,072	\$ 230.57	25	\$ 139.72	\$ 801.31
002 242 006 000	ZHAO WEN AN TR ETAL	232	Main St	1	2,752	\$ 259.90	2,910	\$ 218.42	23	\$ 128.54	\$ 606.85
002 242 007 000	ANDRUS & COMPANY	236	Main St	1	2,975	\$ 280.96	3,298	\$ 247.54	27	\$ 150.89	\$ 679.39
002 242 008 000	RBG INC	238	Main St	1	10,000	\$ 944.40	6,304	\$ 473.16	51	\$ 285.02	\$ 1,702.57
002 242 009 000	E J RATTO & G R RATTO 1998 FAMILY PRTNSHP	246	Main St	1	10,000	\$ 944.40	3,100	\$ 232.68	25	\$ 139.72	\$ 1,316.79
002 242 011 000	HAVERSAT TRUDY TR	254	Main St	1	4,800	\$ 453.31	4,800	\$ 360.27	24	\$ 134.13	\$ 947.71
002 242 012 000	DILLARD KURT DARL	256	Main St	1	2,480	\$ 234.21	2,542	\$ 190.79	20	\$ 111.77	\$ 536.78
002 242 013 000	NHAM DAVID & SOON OK	258	Main St	1	10,172	\$ 960.64	5,172	\$ 388.19	35	\$ 195.60	\$ 1,544.44
002 242 014 000	COMINOS PROPERTIES LLC	4	W Alisal St	1	11,000	\$ 1,038.84	11,473	\$ 861.13	219	\$ 1,223.91	\$ 3,123.87
002 242 015 000	AMES ROBERT H & EMMA B AMES CO-TRS	32	W Alisal St	2	4,069	\$ 384.27	4,300	\$ 322.74	43	\$ 167.74	\$ 874.76
002 242 016 000	AMES ROBERT H & EMMA B AMES CO-TRS	40	W Alisal St	2	0	\$ -	2,200	\$ 165.12	22	\$ 85.82	\$ 250.94
002 242 017 000	AMES ROBERT H & EMMA B AMES CO-TRS	46	W Alisal St	2	11,500	\$ 1,086.06	5,974	\$ 448.39	165	\$ 643.65	\$ 2,178.09
002 242 018 000	AMES ROBERT H & EMMA B AMES CO-TRS	237	Salinas St	2	4,654	\$ 439.52	6,500	\$ 487.87	50	\$ 195.04	\$ 1,122.44
002 242 026 000	248 MAIN STREET JS LLC ET AL	248	Main St	1	4,130	\$ 390.04	3,191	\$ 239.51	26	\$ 145.30	\$ 774.85
002 242 027 000	SALINAS CITY CENTER LLC	250	Main St	1	3,248	\$ 306.74	3,002	\$ 225.32	24	\$ 134.13	\$ 666.19
002 242 028 000	SALINAS CITY CENTER LLC	207	Salinas St	2	13,195	\$ 1,246.13	27,300	\$ 2,049.05	340	\$ 1,326.30	\$ 4,621.48
002 242 029 000	CITY OF SALINAS	219	Salinas St	2	0	\$ -	16,875	\$ 1,266.58	140	\$ 546.12	\$ 1,812.71
002 242 030 000	MAGDIRILA DIANA B &	224	Main St	1	11,573	\$ 1,092.95	6,162	\$ 462.50	50	\$ 279.43	\$ 1,834.88
002 242 032 000	SALINAS URBAN RENEWAL AGENCY	230	Main St	1	0	\$ -	1,795	\$ 134.73	22	\$ 122.95	\$ 257.68
002 242 033 000	CITY OF SALINAS	228	Main St	2	0	\$ -	1,000	\$ 75.06		\$ -	\$ 75.06
002 242 034 000	SANTOS-SANTIAGO JORGE ETAL	231	Salinas St	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 242 035 000	PIINI JOHN W & CATHERINE B TRS ET AL	233	Salinas St	2	4,000	\$ 377.76	5,000	\$ 375.28	50	\$ 195.04	\$ 948.09
002 243 001 000	BAILEY COLLEEN FINEGAN TR	58	W Alisal St	2	5,980	\$ 564.75	6,900	\$ 517.89	242	\$ 944.02	\$ 2,026.66

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE						Zone 2	0.0944	0.0751	3.9009	0.2235	
APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 243 002 000	HAVERSAT TRUDY TR	64	W Alisal St	2	2,000	\$ 188.88	3,000	\$ 225.17	40	\$ 156.04	\$ 570.09
002 243 003 000	MINHOTO PROPERTIES LP ET AL	66	W Alisal St	2	2,690	\$ 254.04	3,750	\$ 281.46	50	\$ 195.04	\$ 730.55
002 243 004 000	SANTA LUCIA PARLOR NO 97 NSGW	76	W Alisal St	2	2,440	\$ 230.43	8,250	\$ 619.22	110	\$ 429.10	\$ 1,278.75
002 243 005 000	MINHOTO PROPERTIES LP ET AL	261	Lincoln Ave	2	4,877	\$ 460.58	8,400	\$ 630.48	262	\$ 1,022.03	\$ 2,113.09
002 244 002 000	CITY OF SALINAS	215	Lincoln Ave	2	0	\$ -	4,600	\$ 345.26	50	\$ 195.04	\$ 540.31
002 244 098 000	CITY OF SALINAS	210	Salinas St	2	0	\$ -	33,386	\$ 2,505.85	550	\$ 2,145.49	\$ 4,651.34
002 244 099 000	CITY OF SALINAS	100	Howard St	2	0	\$ -	39,472	\$ 2,962.64	588	\$ 2,293.72	\$ 5,256.37
002 245 001 000	EL CAMINO ENTERPRISES INC	102	Lincoln Ave	2	1,204	\$ 113.71	5,063	\$ 380.01	151	\$ 589.03	\$ 1,082.75
002 245 002 000	CITY OF SALINAS	106	Lincoln Ave	2	0	\$ -	4,074	\$ 305.78	40	\$ 156.04	\$ 461.82
002 245 003 000	CITY OF SALINAS	108	Lincoln Ave	2	0	\$ -	4,050	\$ 303.98	40	\$ 156.04	\$ 460.02
002 245 004 000	CITY OF SALINAS	112	Lincoln Ave	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 245 005 000	CITY OF SALINAS	118	Lincoln Ave	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 245 006 000	CITY OF SALINAS	120	Lincoln Ave	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 245 007 000	CITY OF SALINAS	128	Lincoln Ave	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 245 008 000	CITY OF SALINAS		W Gabilan St	2	0	\$ -	8,489	\$ 637.16	191	\$ 745.07	\$ 1,382.23
002 245 009 000	JOAQUIN BEAR LLC	118	W Gabilan St	2	5,843	\$ 551.81	9,730	\$ 730.30	209	\$ 815.29	\$ 2,097.40
002 245 010 000	PITMAN ROBERT J TR & JOHN D PITMAN TR	125	Church St	2	4,375	\$ 413.17	6,500	\$ 487.87	50	\$ 195.04	\$ 1,096.09
002 245 011 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	117	Church St	2	6,000	\$ 566.64	6,500	\$ 487.87	50	\$ 195.04	\$ 1,249.55
002 245 012 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	111	Church St	2	2,360	\$ 222.88	6,500	\$ 487.87	50	\$ 195.04	\$ 905.79
002 245 014 000	TALUBAN BELINDA A	109	Central Ave	2	1,347	\$ 127.21	6,500	\$ 487.87	50	\$ 195.04	\$ 810.12
002 245 015 000	TALUBAN BELINDA A	119	Central Ave	2	2,160	\$ 203.99	13,650	\$ 1,024.53	235	\$ 916.71	\$ 2,145.22
002 245 016 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	109	Church St	2	0	\$ -	6,500	\$ 487.87	50	\$ 195.04	\$ 682.91
002 246 014 000	CITY OF SALINAS	113	Lincoln Ave	2	0	\$ -	105,745	\$ 7,936.88	1320	\$ 5,149.18	\$ 13,086.06
002 247 001 000	U S A		Lincoln Ave	2	0	\$ -	37,418	\$ 2,808.48	820	\$ 3,198.73	\$ 6,007.21
002 248 002 000	PIINI JOSEPH J TR ET AL	32	W Gabilan St	2	14,229	\$ 1,343.78	25,967	\$ 1,949.00	327	\$ 1,275.59	\$ 4,568.37
002 248 005 000	SALINAS CITY CENTER LLC	35	Central Ave	2	5,828	\$ 550.39	13,000	\$ 975.74	230	\$ 897.21	\$ 2,423.34
002 248 009 000	MONTEREY-SALINAS TRANSIT	110	Salinas Rd #Lot 1	2	778	\$ 73.47	18,699	\$ 1,403.49	357	\$ 1,392.62	\$ 2,869.58
002 248 010 000	#N/A	110	Salinas Rd #Lot 2	2	0	\$ -	14,787	\$ 1,109.86	100	\$ 390.09	\$ 1,499.95
002 248 011 000	CITY OF SALINAS	128	W Gabilan St	2	0	\$ -	6,420	\$ 481.86	208	\$ 811.39	\$ 1,293.25
002 251 003 000	ZARRAGA MAGNOLIA	114	Church St	2	1,496	\$ 141.28	6,200	\$ 465.35	50	\$ 195.04	\$ 801.68
002 251 014 000	MULLER RITA A TR	123	Central Ave	2	3,834	\$ 362.08	16,900	\$ 1,268.46	260	\$ 1,014.23	\$ 2,644.77
002 251 015 000	VEGA NELSON ALVELO TR ET AL	130	W Gabilan St	2	5,238	\$ 494.67	9,693	\$ 727.53	220	\$ 858.20	\$ 2,080.40
002 253 028 000	COUNTY OF MONTEREY		*no Site Address*	2	0	\$ -	134,992	\$ 10,132.07	1025	\$ 3,998.41	\$ 14,130.48
002 253 029 000	COUNTY OF MONTEREY	168	W Alisal St	2	0	\$ -	55,843	\$ 4,191.40	193	\$ 752.87	\$ 4,944.27
002 253 030 000	COUNTY OF MONTEREY	230	Church St	2	0	\$ -	45,781	\$ 3,436.18	183	\$ 713.86	\$ 4,150.04
002 253 032 000	COUNTY OF MONTEREY		*no Site Address*	2	0	\$ -	61,115	\$ 4,587.07	505.49	\$ 1,971.86	\$ 6,558.93
002 253 033 000	COUNTY OF MONTEREY		*no Site Address*	2	0	\$ -	22,608	\$ 1,696.86	118.5	\$ 462.26	\$ 2,159.11
002 253 034 000	COUNTY OF MONTEREY		*no Site Address*	2	0	\$ -	26,659	\$ 2,000.92	330.76	\$ 1,290.26	\$ 3,291.18
002 322 016 000	JRG LEASING II LLC	318	Cayuga St	2	21,161	\$ 1,998.44	15,630	\$ 1,173.14	120	\$ 468.11	\$ 3,639.68
002 322 018 000	COUNTY OF MONTEREY	142	W Alisal St	2	0	\$ -	46,609	\$ 3,498.32	628	\$ 2,449.76	\$ 5,948.08
002 331 002 000	MALDONADO ALBERT & MARIA E	326	Lincoln Ave	2	4,200	\$ 396.65	7,984	\$ 599.25	60	\$ 234.05	\$ 1,229.95
002 331 010 000	CITY OF SALINAS	101	W Alisal St	2	0	\$ -	148,648	\$ 11,157.04	1649	\$ 6,432.57	\$ 17,589.61
002 335 005 000	MT18 LP	123	W Alisal St	2	34,188	\$ 3,228.70	37,026	\$ 2,779.05	805	\$ 3,140.22	\$ 9,147.97
002 341 001 000	SALINAS CITY CENTER LLC	300	Main St	1	25,681	\$ 2,425.30	18,614	\$ 1,397.11	274	\$ 1,531.29	\$ 5,353.70
002 341 002 000	ARIEL THEATRICAL INC	320	Main St	1	6,192	\$ 584.77	6,200	\$ 465.35	50	\$ 279.43	\$ 1,329.55
002 341 004 000	BURKS CLEO V TR	330	Main St	1	3,042	\$ 287.29	3,100	\$ 232.68	29	\$ 162.07	\$ 682.03
002 341 005 000	SERRA APARTMENTS INC	338	Main St	1	13,089	\$ 1,236.12	12,628	\$ 947.82	102	\$ 570.04	\$ 2,753.98
002 341 006 000	SALINAS CITY CENTER LLC	344	Main St	1	11,472	\$ 1,083.41	6,323	\$ 474.58	50	\$ 279.43	\$ 1,837.43
002 341 007 000	KATTNER ROBERT T TR	350	Main St	1	7,222	\$ 682.04	6,250	\$ 469.11	50	\$ 279.43	\$ 1,430.58

SALINAS PROPERTY DATABASE					Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF		
2026- 2027 TAX YEAR					Zone 1	0.0944	0.0751	5.5886	0.2235		
CPI INCREASE					Zone 2	0.0944	0.0751	3.9009	0.2235		
					3.100%						
APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 341 009 000	BOERLIN MICHAEL E & CONCETTINA TRS	362	Main St	1	2,437	\$ 230.15	2,480	\$ 186.14	20	\$ 111.77	\$ 528.06
002 341 010 000	HANEY GAYLON L & SHARON L HANEY TRS	364	Main St	1	940	\$ 88.77	1,612	\$ 120.99	13	\$ 72.65	\$ 282.42
002 341 011 000	HANEY GAYLON L & SHARON L HANEY TRS	366	Main St	1	2,064	\$ 194.92	2,180	\$ 163.62	17	\$ 95.01	\$ 453.55
002 341 012 000	SALMINA AMY M & WILLIAM J	376	Main St #A	1	7,500	\$ 708.30	6,200	\$ 465.35	125	\$ 698.58	\$ 1,872.23
002 341 014 000	CITY OF SALINAS	345	Salinas St	2	0	\$ -	6,410	\$ 481.11	50	\$ 195.04	\$ 676.16
002 341 015 000	CITY OF SALINAS		Salinas St	2	0	\$ -	6,552	\$ 491.77	50	\$ 195.04	\$ 686.82
002 341 016 000	CITY OF SALINAS		Salinas St	2	0	\$ -	13,336	\$ 1,000.96	100	\$ 390.09	\$ 1,391.05
002 341 018 000	GOLD VALLEY PROPERTIES LLC	333	Salinas St	2	13,176	\$ 1,244.34	19,000	\$ 1,426.08	150	\$ 585.13	\$ 3,255.55
002 341 019 000	SALINAS CIVIC CENTER BUILDING LLC	21	W Alisal St	2	18,000	\$ 1,699.91	18,982	\$ 1,424.73	280	\$ 1,092.25	\$ 4,216.89
002 341 020 000	HITCHCOCK STANLEY ALAN ET AL	356	Main St	1	4,250	\$ 401.37	6,200	\$ 465.35	50	\$ 279.43	\$ 1,146.15
002 341 025 000	KAWAHIRA AKIRA & KAWAHIRA LILLIAN E TR	385	Salinas St	2	8,500	\$ 802.74	13,000	\$ 975.74	230	\$ 897.21	\$ 2,675.68
002 342 009 000	400 MAIN	415	Salinas St	2	2,007	\$ 189.54	10,032	\$ 752.97	282	\$ 1,100.05	\$ 2,042.56
002 342 011 000	400 MAIN	406	Main St	1	12,985	\$ 1,226.30	31,799	\$ 2,386.73	558	\$ 3,118.46	\$ 6,731.49
002 345 016 000	WATKINS FAMILY LIMITED PARTNERSHIP	344	Salinas St	2	27,660	\$ 2,612.20	12,362	\$ 927.85	597	\$ 2,328.83	\$ 5,868.88
002 345 018 000	CITY OF SALINAS	65	W Alisal St	2	0	\$ -	23,719	\$ 1,780.27	440	\$ 1,716.39	\$ 3,496.66
002 345 019 000	CITY OF SALINAS	320	Salinas St	2	0	\$ -	51,383	\$ 3,856.64	350	\$ 1,365.31	\$ 5,221.96
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	\$ 252.81	3,099	\$ 232.60	25	\$ 139.72	\$ 625.13
002 346 003 000	3SOME PAR-TNERS LLC	328	Main St #B	2	1,567	\$ 147.99	0	\$ -	0	\$ -	\$ 147.99
002 351 008 000	PI PROPERTIES NO 140 LLC	405	Monterey St	1	20,828	\$ 1,966.99	45,506	\$ 3,415.53	593	\$ 3,314.06	\$ 8,696.59
002 351 009 000	NORTHERN CALIF SAVINGS & LOAN	425	Main St	1	8,905	\$ 840.98	39,400	\$ 2,957.24	480	\$ 2,682.55	\$ 6,480.77
002 351 010 000	BERRYESSA II LLC	27	E John St	2	756	\$ 71.40	16,568	\$ 1,243.54	298	\$ 1,162.47	\$ 2,477.40
002 355 008 000	VF&B LLC	401	Monterey St	2	8,090	\$ 764.02	18,656	\$ 1,400.26	267.23	\$ 1,042.44	\$ 3,206.71
Totals					1,323,261	\$124,968.24	3,111,932	\$ 233,571.65	35,640	\$ 151,599.95	\$ 510,139.84



Insert TBD here.

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Accomplishments and Goals

Work Plan SOBO 2025-2026

Sidewalk Operations, Beautification, and Order (SOBO)

The Sidewalk Operations, Beautification, and Order Committee (SOBO) is charged with making the Salinas City Center District (District) a safe and inviting place by overseeing private security, coordinating security needs with the City of Salinas Police Department, maintaining the sidewalks and landscaping, and beautifying the District for the enjoyment of the public, merchants, property owners, and employees.

Committee Background

The SOBO Committee was established as an ad-hoc committee in 2016. The Committee is run by a volunteer group that addresses security and sidewalk maintenance.

In previous years, SOBO's services were performed through contracts with independent contractors and one employee.

SOBO staff and day-to-day operations are led by Greg Hamer, SCCIA District Coordinator, with oversight from the Committee.

Current Landscaping and Maintenance – Zones 1 & 2

Smith & Enright currently provides maintenance to the entire District. Additional services are projected for aphid control, plant/tree replacement and tree pruning during FY Dec 25/26. These items will be considered on a case-by-case basis. Some of these costs are included in the proposed budget, while some are intended to be funded from grant funds.

Sidewalk Pressure Washing

SOBO is continuing to provide scheduled treatments in FY Dec 25/26 of the Main Street sidewalks. Continued participation with the Farmer's Market (300 Block) and Taylor Farms (west side 100 Block) will continue to be explored.

Accomplishments FY Dec 24/25

- Continued to contract with Allied Security for security services throughout our District. To improve security, Allied provides foot patrol six days a week; interacts with the local homeless



population; responds to calls from local merchants, businesses and property owners; and coordinates with the police department.

- Continued to contract with Smith & Enright for landscaping and sidewalk maintenance services to the entire District. Smith & Enright's services cover the entire District and include trimming, weeding, sweeping, blowing, and picking up debris twice a week.
- Added regular pressure washing service to the new Main Street Project Sidewalks to address the staining that was occurring on the new concrete.
- Supervised the work efforts of Kevin Hayes in his Streetscape Maintenance position. Kevin provides valuable maintenance throughout the District as needed, with positive feedback from the business community. His electric utility vehicle helps him efficiently manage our District.
- Added a second full-time streetscape maintenance position to better serve our District.
- Secured pricing quotes for refurbishment of tree wells in zone 2 and planter boxes in zone 1 that need attention.
- Replaced all tree well electrical outlets on the 200 and 300 block with outlets mounted 15ft high in the trees to deter stealing of electricity.
- Replaced electrical outlets on theme posts with blank covers to deter loitering and property destruction
- Added 8 trees, with collaboration from the City of Salinas, in zone 2. Maintenance is funded through grants.

Goals FY Dec 25/26

- Continue to provide maintenance, beautification and security to our District in a manner that is in line with our budget.
- Continue to evaluate the effectiveness of the current pressure washing program. If effective, study budget or grant opportunities to modify the pressure washing program as funds become available.
- Work with SCCIA's District Coordinator, including supervising maintenance staff, overseeing payroll, communicating with SCCIA constituents, and purchasing supplies, as needed.
- Pursue grant and funding opportunities to supplement SOBO revenue to not only assist with cost increases but to enable additional services throughout the District.
- Collaborate with the city of Salinas to fill empty tree wells with either trees, or facilitate fixing sidewalks to enhance the pedestrian experience.
- Staff development in the form of classes and educational seminars.
- Continue using Allied Security Services until at least June 2026 (due to potential rate increase)
- RFP for landscaping services to include annual tree trimming, aphid control, debris/leaf blowing, watering, and weed control.
- Incorporate Block Captain program into SOBO Committee and create meeting schedule.



Conclusion

SOBO operations have matured and are continuous with little variation. However, we have been able to expand our staffing to better serve the needs of the District. As SCCIA is a volunteer organization, the added staffing was only made possible by the addition of the SCCIA District Coordinator position. With two maintenance employees starting off in the previous fiscal year we look forward to continuing to improve our overall level of service.

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District Identity and Streetscape Improvements (DISI)

Accomplishments FY Dec 24/25

- Solicited multiple grant funds to be used in 2024/2025
- Enhanced communication and visibility with Downtown merchants by way of new District Coordinator to work on development of a Downtown merchant group
- Mural program for Downtown Salinas
 - Approved and installed one mural installation
 - Finalizing the second mural design.
- Partnerships with major Downtown stakeholders: One Main Street, Downtown Rotary, Alvarado on Main, Taylor Farms, Artist Ink, Arts Council etc.
- Increased participation in grass roots events such as Trick or Treat and First Friday Salinas.
- Send District Coordinator to California Main Street Conference in San Luis Obispo
- Edible Monterey Bay Dining Ad Campaign
 - 4 - full page ads in their quarterly publication
 - Hosted the summer issue launch party with Heirloom Pizza
 - Included a writeup from the publisher and email blasts
 - Created and distributed 20K Dining Guides through their Winter issue and around Monterey County at various locations including:
 - Monterey Airport
 - Salinas Airport
 - See Monterey
 - Chamber Offices
 - Salinas Visitor Center
 - Salinas Train Station
 - Monterey Zoo
- MC Weekly Holiday Ad Campaign: TBD
 - Promoted Shop Small Saturday, the Tree For Peace Lighting Ceremony, and supporting local during the holidays
 - Five (5) 1/2 page color print ads
 - Twelve (12) MCNOW email newsletter ads
- MC Weekly Visitors Guide:
 - Full page print ad
- MC Weekly Best Of...
 - SSC was nominated for Best Shopping District/Center and we ran an ad in the polls
- KSBW Holiday Campaign: TBD
 - Promote Shop Small Saturday and the Tree For Peace Lighting Ceremony with a 30 second spot
- Created a Youtube channel



- Produce video media promoting downtown.
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Google Ads Campaign
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown
- New and improved website that will serve as a destination for people to stay in the know of what's happening in Downtown Salinas
- Downtown BINGO
- Welcome Bags for new merchants with information about SCCIA and how we can work together
- Press Releases:
 - Habitats Mural Unveiling
 - Salinas Legends (ready to send when you are)
 - Holiday Happenings (coming soon to promote Shop Small and Tree Lighting)
 - Should we put one out about First Fridays?
- Banners
 - Updated the design of the large rectangle banners
 - Implemented updated banner design and installation in parking lots 1, 2, 3, 5, and 8.
 - Grew the banner program supporting local groups and their initiatives
 - Hometown Heroes
 - Relay For Life
- Expanded the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber in 2025
 - Holiday décor and festivities including tree lighting and moved Holiday tree lighting to occur with Shop Small Saturday for a larger impact.
 - Participants and entertainment: Salinas Fire, Monterey County Arts Council, Santa, face painting, balloon artist, magical elf, Salinas School of Dance, Salinas High School Folkloric Club, and hot chocolate and sweet treats
- Email Campaigns:
 - With the new and improved website we are starting monthly newsletters back-up for the community
- Blog Posts:
 - [Discover Downtown Salinas](#)
 - With the new website and picking up monthly newsletters there will be more blog posts like these to come

Goals FY Dec 25/26

- Print Ads
 - MC Weekly Visitors Guide:



- Full page print ad
- Continue to grow our Youtube channel:
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue our Google Ads Campaign
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown and create more reels.
- Continue to promote the new website solidifying it as the go-to website for Downtown Salinas happenings
- Continue handing out Welcome Bags for new merchants with information about SCCIA and how we can work together
- Continue to send relevant press releases:
 - Possible examples are:
 - Art Unveilings
 - First Fridays
 - Holiday Happenings
- Continue to grow the Banner Program
 - Add more organizations to the banner program including local schools
- Hopefully grow the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber again
- Email Campaigns:
 - Monthly newsletters to the community
- More Blog Posts
- Continue to strengthen our relationships and communications with the downtown merchants
- Continue to participate in community grass roots events.
- Increase website visibility and drive traffic.
- Add 1 mural to downtown.
- Add 1 sculpture to downtown.
- Continue to track area visitation and event attendance.
- Explore Main Street America membership opportunities.
- Continue to partner with major downtown stakeholders including the Salinas Valley Chamber of Commerce.



Land Use Committee

Accomplishments FY Dec 24/25

Housing

To the extent possible, monitored the status of proposed new transit-oriented density housing on city parking lots in Downtown Salinas and the exclusive negotiating agreement toward approval of those parcels.

Highlighted how the City of Salinas has advanced towards its Regional Housing Needs Allocation (RHNA) goals through adaptive reuse development in the Downtown.

Downtown Parking Facility

Continued interaction with County of Monterey and City of Salinas officials in the planning stages for a potential Downtown Parking Facility adjacent to the County Government Center, as indicated in the Downtown Vibrancy Plan.

Parking Management District

Collected records from dozens of other California cities related to their Downtown Parking management programs and discussed the possible approach and timing for a parking study with City planning staff.

Intermodal Transportation Center

Continued to track the status of the Salinas Kick-Start Project Phases 2 and 3, as well as the initiation of planning for the Parajo station, toward the ultimate goal of commuter trains between Salinas and the South Bay (and beyond). Participate in the MST Alisal BRT TAC (Monterey Salinas Transit Alisal Bus Rapid Transit Technical Advisory Committee.)

Permit Reform

Worked in a coalition with other business organizations to monitor the city's permit process and provide input for improvements through a Business Development Committee.

Accurate Assessment of Vacancies

Directed the SCCIA district coordinator to create and maintain an accurate record of who owns properties and operates businesses within the Salinas Community Benefit District, in order to identify vacancies and consider a plan to get those vacancies filled.



Traffic Issues

Maintained communication with the Public Works Department on evaluation of the diagonal “scramble” crosswalks and how they affect traffic flow and pedestrian behavior.

Outdoor Dining

Monitored the city’s development and promotion of a permit program and financial assistance for outdoor dining.

Salinas Arch Maintenance

Continued cooperation with SCCIA and Salinas Rotary to maintain the Salinas Rotary Arch and implement a plan for quick removal of graffiti using appropriate methods, and other maintenance issues.

Economic Development Element

Continued to participate and monitor the EDE and General Plan Update.

Goals FY Dec 25/26

1. Support and Advocate for Continued Implementation of the Downtown Vibrancy Plan – maintain a list of what in the Downtown Vibrancy Plan has been completed, what is in the process of being done, and what still remains to be done. Continue to highlight the relationship of the Downtown Vibrancy Plan to other plans, such as the Economic Development Element of the General Plan, the Alisal Vibrancy Plan, the Chinatown Revitalization Plan, and others.
2. Achieve a Revenue-Neutral, Vibrancy-Oriented, Publicly-Accountable Parking Management Program – develop and implement a comprehensive plan for a public-private Downtown Parking Management District, for the purpose of reducing parking frustrations for customers, merchants, employees, and other businesses while generating revenue that pays expenditures for adequate, quality operations and maintenance in the District.
3. Pursue Public and Private Policies that Promote and Highlight Historical, Cultural, and Aesthetic Aspects of Downtown Salinas – emphasize the distinctive buildings, facades, and cultural and historical elements of Downtown through initiatives including a Vintage Sign Ordinance and a facade illumination program, so residents of the region, visitors from outside the region, and business owners choose Downtown as a destination. Work with the California Welcome Center, the First Mayor’s House, the Heritage Park organization, the UC Valleys of Anza project, the Historic Resources Board, and other groups dedicated to historic preservation and promotion.
4. Improve the Permit Process to Encourage Commercial and Residential Development – continue active participation in a coalition of business groups currently known as the Business Development Committee to review and recommend improvement to the permit process, including proper assessment of traffic impact fees and reasonable review of planning, building and sign applications within SCCIA Boundaries.



5. Prevent Property Neglect and Blight – monitor and report dilapidated vacant buildings for potential City enforcement action, track short-term commercial vacancies, and encourage building owners to activate long-term commercial vacancies.
6. Monitor:
 1. Operations of Downtown Events and recommend policies and changes as necessary to relevant parties.
 2. Diagonal scramble crosswalks at the intersection of Main Street and Alisal Street and work with the City of Salinas for solutions to traffic backups that occur there at certain times.
 3. Others as needed may develop.
7. Seek Grants to Provide Expertise or Resources to the Land Use Committee in Advancing the Downtown Vibrancy Plan:
 1. Expand the vision of Downtown by obtaining advice, studies and models from outside experts and by seeking analysis of projects and programs that increase vibrancy in other downtown districts in California and elsewhere.
 2. Study Downtown streets to reduce speeds, improve circulation and pedestrian safety, and broaden parking options.
 3. Others as needed may develop.

