Downtown Chico Property-Based Improvement District
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Board
Eric Hart, President
Greg Scott, Vice President
David Halimi, Treasurer
Chris Daniels, Secretary
Jennifer Mackall
Megan Kurtz
Mike O'Brien, Council
Anika Burke Rodriguez

Advisors
Sgt David Bailey
Jennifer Ellingson
Eric Gustafson
Olivia Henderson
Skyler Lipski
Avery Williams

Meeting Minutes – November 13, 2026

Date: November 13, 2026
Time: 9:00
Place: Municipal Building, 411 Main Street, 3rd floor Conference Area, Chico, Ca

BOARD DIRECTORS IN ATTENDANCE: Eric Hart, President: David Halimi, Treasurer via Teams, Jennifer Mackall, Anika Burke Rodriguez via Teams, Chris Daniels, Secretary.

BOARD ADVISORS: Erik Gustafson, Asst. City Manager, Olivia Henderson, Waste Management, Skyler Lipski, Public Works

ABSENT DIRECTORS & ADVISORS: Greg Scott, Vice President**,** Mike O'Brien**,** Megan Kurtz, Sgt David Bailey, Chico Police, Sergio Sanchez, Ambassadors

PUBLIC MEMBERS IN ATTENDANCE: Debra Barger, League of Women Voters; Celeste Cramer, DCBA; Anna Rose, El Rey; Nicole Hill, Lupine Legacy Foundation; Mike Wittenberg, Artisan Choice; Kristin Lowell, Lowell Financial PBID Renewal Consultant.

Call to Order – Eric Hart, President

President Eric Hart called the meeting to order at 9:06 and asked for self-introductions.

2.0 Consent Agenda (5 minutes)

David Halimi, Treasurer, reported on the financial review and provided update on the truck. In talking with Block by Block the truck is own by BBB not by PBID so their responsibility to provide an operating truck. Sergio and team are currently leasing a truck to do cleaning. BBB is on a month-to-month contract and would like assurances for long-term if purchasing a new truck.
President called for motion. **ACTION:** *M/S Jennifer Mackall/Chris Daniel moved to accept Minutes of October 14, 2026, meeting and current financials, all in Favor.*

ACTION*: M/S Anika Rodriguez/David Halimi to provide Block By Block a commitment to contract services to end of PBID current term December 2027. Approval to be confirmed, vote all in favor.*

3.0 Public Comments (10 minutes)

Eric Hart introduced Mike Wittenberg, Artist Choice Painting, who painted the Senator, Ellis Building, Phoenix Building, Parking garage and the Bookstore. General discussion that the Fresh Coat program was working well and creating recognition that small things make a difference. Bid proposals for the El Rey and Duffy's are in the pipeline. The fund is running low of funds. Eric reminded the Board of the loan program for building owners from 3CORE.

4.0 Regular Agenda Items

4.1 PBID Bylaws – Amendments and Clarifications – item put on hold, Jennifer Ellingson unable to join today's meeting.

4.2 PBID Renewal Process – Audrey Taylor & Kristin Lowell, Lowell Financial Inc.
Audrey introduced Kristen Lowell PBID's consultant to assist with the renewal process. The Board had approved at the October meeting retain Kristen's service to process the renewal. Kristin had several questions to review with board to determine direction for preparing the management:

1. Boundaries. Discussion of clean up boundaries to include the south side of 9th street which is currently not in the foot print. Board agreed to include for now and conduct outreach to those property owners.
2. Assessment Parcel Methodology. Kristen explained that the current assessment is an older model which new models use a flat fee which puts a higher burden on those multi-floor buildings. Recommendations were to keep the assessment methodologies currently being used.
3. Increase budget for 2028. Board gave direction to not increase fees for 2027 but to have in the management plan the ability to increase fees up to 5%.
4. District Term. After much discussion of 5 or 10 year, the Board compromised on a district term of seven (7) years.
5. Management Plan. After review and discussion of the new initiatives by PBID adopted in Jan of 2026, the current Management Plan will be redrafted to include these initiatives.

Kristin outlined the Phases and timeline for the Board:

- Phase I: Kristin will prepared new Management District Plan to be delivered to the City by end of year. Schedule meeting with City – Clerk, Attorney, Assistant City Manager to review Management Plan, Petitions and Ballots
- Phase II: first quarter of 2027, Petitions, need to have signed petitions representing the majority of the assessed value property owners to be delivered to the city to prepare for a ballot measure.
- Phase III: The city will prepare the official ballot, PBID assist with getting the word out and encouraging submittal of ballot. Est. June. Renewal passes with no majority protest.

4.3 Downtown Holiday Tree Lights – Anika provided an update on the light situation. Celeste Cramer added that DCBA was working on it but likely would be a next year project. Board approved Ambassadors assisting where needed.

4.4 Trash Can Issues Zone B – Olivia, Waste Management, reported she met with the business and have contacted the property owner for the businesses that are not bringing the cans in or picking up trash. Olivia has done what she can in offering services. Next will be to have code enforcement address the situation. This will be monitored.

4.5 Entertainment Zone- Audrey reported that Ambassadors have seen an uptick in trash clean up and vomit clean-up since the inception of the Entertainment Zone. A few businesses are call the Ambassadors to clean up messes in front and around their businesses where trash as increased. This is to be monitored. Celeste DCBA reported they are having training with the business participants.

4.6 Initiative Updates-Audrey reported that OZ 2.0 had been approved for Downtown Chico by the IRS going into effect Jan 2027. There will be work for the City and Team to do to be able to assist anyone wanting to do a OZ project investment. Also reported that Greg Scott had met with the City continuing to ask that the traffic speed limit be reduced to slow traffic down.

Eric Hart reported the great news of receiving a $29,000 donation to go towards murals. PBID is working with Jake Early to do a large mural project in February 2027. Design is being finalized by Jake and will be distributed to the board.

5.0 Partner Update (10 minutes)

1) City of Chico – Erik Gustafson had to leave early
2) City of Chico – Skyler Lipski, Public Works, had to leave
3) City of Chico PD, Downtown Target Team – Sgt. Bailey , absent
4) Ambassador Program – Sergio Sanchez / Block by Block - absent
5) CSU Chico – Megan Kurtz – absent.
6) DCBA – Celeste Cramer – reported on the upcoming holiday event, Christmas preview, Small Business Saturday, Tree Lighting and Audrey reported on the Paradise of Lights.
7) Waste Management – Olivia Henderson, reported earlier.

6.0 Reports & Communications. Information only, no reports.

7.0 Old Business . No report.

8.0 Other & New Business. Anika introduce Nicole Hill, Lupine Legacy Foundation, and recommended she be considered for the PBID Board. Audrey shared that Nicole, representative of property owner, would be on the ballot replacing Robin Cook who had to step back. Nicole also shared property owners had shared documentation and written to Audrey nominating Nicole as one of their teams member managing properties.

9.0 Adjourn Regular Meeting. President called for motion to adjourn. M/S David Halimi/Chris Daniels. Meeting adjourned 10:28.

Respectfully submitted,

Chris Daniels

Chris Daniels, Secretary
notes recorded by Audrey Taylor, PBID Coordinator