

AGENDA – PBID BOARD MEETING JANUARY 14, 2026

Date: Wednesday, February 11, 2026 PBID BOARD MEETING
Time: 10:00-11:30 am
Place: Municipal Building, 411 Main Street, 3rd Floor Conference Area
Chico, CA 95928

Downtown Chico PBID Board of Directors

Eric Hart, President
Greg Scott, Vice President
David Halimi, Treasurer
Chris Daniels, Secretary
Jennifer Mackall
Anika Burke Rodriguez
Tom van Overbeek, Council Representative

Board Directors Advisors

Megan Kurtz, CSU Chico
Erik Gustafson, Assistant City Manager
Skyler Lipski, City Public Works
Sgt Bailey, Chico Police
Jennifer Ellingson, Attorney
Olivia Henderson, Waste Management

Copies of this agenda packet available for review at the following locations:

- Diamond W Western Wear, 181 2nd Street, Chico, Ca 95928
- www.pbid-downtownchico.com

Posted on: February 4, 2026

Prior to: 5:00 p.m.

The Downtown Chico PBID Board welcomes you to this meeting and invites you to participate in matters before the Board. Send requests to be added to a mailing list for PBID meeting to hdllcchico@gmail.com, Audrey@ChabinConcepts.com, with subject: Add to PBID Mailing List.

Information & Procedures

- All members of the public may address the board on any item listed on the agenda.
- All members of the public may address the board on non-agenda items under Public Questions/Comments of the agenda
- No action can be taken by the Board on any items brought forward at a meeting. The board may request an item to be brought back at a subsequent meeting.
- Agenda copies are available at the meeting, can be downloaded from the website.
- A special presentation may be made to the Board with prior approval and agenized.
- Any member of the PBID may request an item to be agenized and should be delivered to the President of the Board at least 8 days in advance of the meeting, or sooner, for copies to be included and the board has opportunity to review material in advance.



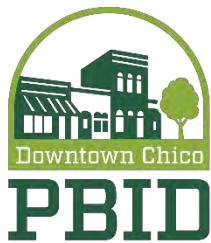


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Meeting Agenda – February 11, 2026

Meeting Purpose: Provide oversight and direction ensuring programs and resources are managed effectively and efficiently to enhance safety, cleanliness, beautification and economic vitality for downtown.

Expected Outcomes: The goal of every PBID Board meeting is to get things done — making clear decisions that deliver visible improvements downtown, return value to property owners and advance the District Plan.

1.0 Call to Order – Eric Hart, President

1.1 Welcome & Introductions

2.0 Consent Agenda (5 minutes)

2.1 Approval of Minutes – December 10, 2025, correct and January 14, 2026

2.2 Financial Statements – as of February 2, 2026

ACTION: President calls any questions/discussion, calls for motion to accept Minutes and Financial statements.

3.0 Public Comments (10 minutes)

Opportunity for members of the public to address the Board on items not on the agenda, 5 minutes are allocated for each public member. No action may be taken on any item presented, but items can be agendized for further discussion at another meeting.

4.0 Regular Agenda Items

4.1 PBID Legal Compliance Briefing – Jennifer Ellingson (5 minutes)

Monthly PBID Attorney will provide input to the board as reminder of Brown Act compliance, meeting protocols, and board procedures.

4.2 President's Report – 2026

1) 2026 Operational Resolutions before the Board

- 1) Call for M/S to pass Resolution 2026-01 of 2026 Board Meeting dates as authorized by By-Laws to maintain the current Board meeting schedule.
- 2) Call for discussion of Annual Assessment Fee increase. The President and Treasurer propose no increase fee given the good financial position of the PBID. Call for M/S to pass Resolution 2026-02 notifying the City of Chico there will be no increase in the assessment fee for fiscal year 2026-27.

2) Board Terms

At the January Board meeting, Directors asked for expiring terms of office. The following individual terms expire at the end of 2026 (at annual election, 4th Qtr (assuming no resignations):

Jennifer Mackall

Chris Daniels

David Halimi

- 1) Board President will meet with the Executive Committee to initiate the nominating process and address Board composition needs, including required seats.
- 2) **Call for motion** to set a date in 4th Qtr for Annual meeting (October or November) and election.

3) Annual Report

The board is required to submit to the City Council an Annual Report along with FY 2025-26 Applied Report prepared by Wildan which is then submitted to the County for the tax assessment process. The Annual Report is included in the packet for review. Recommendation of the President that there be no increase in the assessment fee for the coming term.

Call for motion to approve 1) Annual Report, 2) Resolution 2026-03 and 3) authorize the President to sign transmittal letter and submit annual report.

4.3 Exterior Building Guide

Requested at the January meeting was to bring back to the Board an Exterior Building Improvement Guide. Included in our packet is a draft guide that is being reviewed by the Building Department for final approval. Once sign-off is received, the guide will be finalized as print ready, put on website and shared with DCBA to provide to business owners.

Erik Gustafson to report.

4.4 PBID Coordinator Report

Coordinator will report on 2026 Priority Plan Actions/Projects and on behalf of the Building Enhancement Committee on the two initiatives, Building Enhancement and Business Recruitment (included in packet).

President will call for discussion on the two initiatives and motion to continue implementing programs.

4.5 Partner Update (10 minutes)

- 1) City of Chico – Erik Gustafson, Asst City Manager
- 2) City of Chico – Skyler Lipski, Public Works
- 3) City of Chico PD, Downtown Target Team – Sgt. Bailey
- 4) Ambassador Program – Avery Williams / Block by Block
- 5) CSU Chico – Megan Kurtz
- 6) Waste Management – Doug Hipchen

5.0 Reports & Communications . Information only.

6.0 Other & New Business . Items may be introduced for discussion or placement on a future agenda.

7.0 Adjourn Regular Meeting. President will call for motion to adjourn.

Attached

- 1) 2026 Planning Priorities
- 2) Consent Agenda
- 3) Resolution 2026-01
- 4) Resolution 2026-2
- 5) 2025 Annual Report
- 6) DRAFT Exterior Building Improvement Guide
- 7) Planning Priority Initiatives, Fresh Coat & Open Doors
- 8) PBID Coordinator Report
- 9) Ambassadors January Report

CONSENT AGENDA



MINUTES OF BOARD MEETING

Date: December 10, 2025

Time: 10:00 – 10:45 am

Place: Municipal Building, 411 Main Street, 3rd Floor Conference Area
Chico, CA 95928

BOARD DIRECTORS IN ATTENDANCE: Eric Hart, David Halimi, Chris Daniels, Jennifer Mackall, Anika Burke Rodriguez, Tom van Overbeek

BOARD ADVISORS: Erik Gustafson, City of Chico; Megan Kurtz, CSU Chico; Olivia Henderson & Doug Hipchen, Waste Management; Jennifer Ellingson, PBID Attorney.

ABSENT DIRECTORS & ADVISORS: Greg Scott, Sgt Bailey, Mark Sorenson.

Public: Avery Williams, Ambassador Project Manager, Preston Hart, Don Lepana, Block by Block.

AGENDA

1.0 Call to Order. 10:00 Meeting was called to order by President Eric Hart. Board Directors, Advisors, and guests made self-introductions.

2.0 Consent Agenda – M/S Anika Burke Rodriguez/David Halami to approve Consent Agenda and accept Treasurer Report and November Financial Profit & Loss and Balance Sheet, all voted in favor.

3.0 Public Comments – No Public Comments

4.0 Regular Agenda Items

4.1 PBID Legal Compliance Briefing -Jennifer Ellingson

Jennifer Ellingson, PBID Attorney, introduced the Social Media Policy and reminded the Board to be careful on social media to ensure there is no appearance of having a meeting outside of regular meetings. Suggested avoiding responding on social media, preferred to use normal, formal methods to communication. M/S to approve PBID Social Media Policy Jennifer Mackall, Anika Rodriguez.

4.2 President's Report: On hold for the Planning Session.



4.3 Partner Updates

- 1) Erik Gustafson, congratulations on new position as Assistant City Manager, reported on homeless situation, work on Civic Center, no enforcement making the improvements at alt site focus right now. Currently down to those cases where aggressive case management is needed. Warren Settlement is still in place and won't change until February 2027. On Wall St there is a lot of junk, all assessed, property is put in storage – it is technical, complex, cumbersome process – doing what they can on clean up.
- 2) Waste Enclosures Discussion (Waste Management) – find solutions for enclosure, clean up safety issues work with property owners, new constructed work with them. Food waste compliance in the city is this year, waiver by end of year. Public waivers.....for food waste, could share food waste and one container. Find information at Recycle chico.gov. Businesses can have shared food bin for restaurants. For most of the waste can in Diamond alley no a way to lock, need lock bar. Discussed enclosures. Work collaboratively re parking lot cleaning, needs to be safe and easy for driver. Should assess this in 2026. Space constraints - goal for 2026
- 3) Avery – on public property not much they can do on public property to move people along. Pressure wash without notice, police are presence during pressure wash. Benches – what can we doart benches need art approval. Suggested removing the art benches, creating public art space, in the space. Needs to be addressed now. Less comfortable for sleepinglandscapingadding rock...doing what we can to improve the look and feel. Lost Park restoration. Get more aggressive. Have it as priority. Remove bench, work with arts commission. What can we do temporarily.....landscaping. Erik to get on those right way.
- 4) CSU Chico – Megan Kurtz. Target enrollment - residents stays the same ...good news, shows good progressive. Will not be penalized in the budget for not meeting enrollment targets. Over 17,000 enrollments. Impact ratio: \$1 from State with alumni \$42 impact. Recognized for wildland management with California, driving more impact. Human ID lab groundbreaking, Butte College is also up in enrollment. Shasta and Butte's firefighting and focus on programs that are certificate based. David Halimi asked what % in-person vs. virtual. Megan to get info for David. 14,640 on campus some point during the week.

5.0 Reports & Communications. No reports submitted.

6.0 New Business.

Audrey Taylor provided Board with a memorandum providing background on a Request from a Property Owner who has appeal before the City Council regarding the Architectural Review Board's Authorization to require the mural to be brought back to the Board and delay permits. After discussion, Tom van Overbeek encouraged the board to support with a letter of support that the mural is aesthetics beyond that Board's purview and any projects from opening in downtown should not face delays. M/S by Anika Rodriguez, Jennifer Mackall authorizing the President to prepare a letter in support of applicant/property owner and attend City Council meeting.

7.0 Adjournment: No further discussions, Eric called for motion to adjourn this part of the meeting as it related to Action Items and move to Planning Session. M/S Anika Rodriguez/Jennifer Mackall, all voted in favor. Meeting adjourned 10:45.

8.0 Planning Session. The Board and guests discuss priority actions under PBID programs. Attached are the Planning Session notes.

Respectfully submitted by Chris Daniels, Secretary

Chris Daniels

Approved by Secretary as to context and submittal to Board at next meeting.

PBID 2026 Annual Work Plan Session

December 10, 2025

Purpose of the Planning Session & Background.

Planning session is an opportunity for the PBID Board to set **clear priorities for 2026** within the framework of the District Management Plan and the adopted 2025–2027 Business Plan and ensure the 2026 work plan delivers measurable outcomes and supports the goals of the District Property Owners, per the District Management Plan:

1. **Improve the appearance and safety** of the District.
2. **Increase building occupancy**, investment, and business readiness.
3. Provide **enhanced maintenance, safety, and beautification** services with an emphasis on Clean & Safe.

Expected Outcomes. Align 2026 priorities to PBID's expected outcomes:

1. A consistently clean and safe downtown.
2. A welcoming public realm with maintained amenities and visible improvements.
3. Stronger business conditions, improved building readiness, and reduced vacancy.
4. Demonstrated value to property owners in preparation for PBID renewal.

PBID Activities & Action – 2026 Board Priorities

Per District Plan Eligible Activities include:

1. Clean & Safe
2. Beautification
3. Economic Vitality
4. Communications

1. Clean & Safe – Ambassadors Program contracted with Block by Block

- Q1 Negotiate with BBB lowering contracting cost by \$50,000
 - Avery to review shifts 7 days per week, dealing with more homeless
 - Shifts – 6-12, 12-8pm to coordinate with bars & restaurants
 - Saturday & Sundays
 - Events at Laxson
- Q1 Seating & Benches – become a 3rd problem in downtown
 - Immediate remove benches that can be removed
 - Protect and store the art benches
 - Rethink those area for public art but not so people can sleep on them
- Q1 Assessment of Hot Area – Avery & Eric Hart
- Jan-Feb – organize meeting with possibly Jim Parrot to discuss how to get more police presence:
 - Night meetings
 - VIPs
 - Campus Police

- Homeless After 2027 – Post Warning
 - PBID be at the Table for discussion
 - Advocate for “no camping in downtown”
 - Do what we can to make it less comfortable for camping, document all instances
 - Consider a phased plan
 - Consider re-establishing “Sit & Lie” Ordinance
 - Inform property owners to not allow sleeping in doorways and to report
 - Action Team: Eric Hart, Attorney, City, Police

2. Economic Vitality

- Accelerate work with PBID Building Committee – Storymap updates, vacancies, upgrade programs, business recruitment, marketing vacancies.
- Participate in review and evaluation of Entertainment Zone, message to owners.
- Coordinate and collaborate more with code enforcement to ensure building, and all other codes are being met.
- CSU – assist with surveying or focus group with students on “comfort” businesses for downtown and possible recruit targets.
- Downtown Revitalization Advocacy – Eric Hart
 - Construction Schedule
 - Funding or some mechanism to assist business through disruption of business
- Continue to investigate Opportunity Zone 2.0, launch in 2027 – work with 3CORE.

3. Beautification

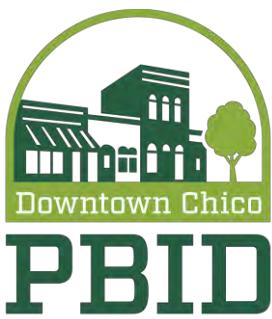
- Downtown Mural Program – collaborate with Arts Commission, starting with mini murals in the parking garage.
- Create a tree lightning plan for at least the core footprint
- Continue working with Sgt Bailey on the overall lighting safety in downtown (put on hold).
- Lighting as a whole.
- Wayfinding – participate on the Mayor’s Ad Hoc committee. Audrey, Chris, Anika
- Trash – coordinate with Waste Management on extra cans, enclosures (as decorative art)
- Parklets – review status
- Historic Plaques

4. Communications

- Website – maintain and keep current
- Newsletter
- Property Owner outreach – what is happening, resources
- Email mailing list
- Contacts – main number

5. Administrative

- Investigate 501c3 status, or a fund keeper for donations



Board Meeting Minutes – January 14, 2026

Date: January 14, 2025

Time: 10:00 – 11:05 am

Place: Municipal Building, 411 Main Street, 3rd Floor Conference Area
Chico, CA 95928

BOARD DIRECTORS IN ATTENDANCE: Eric Hart, David Halimi, Jennifer Mackall, Anika Burke Rodriguez

BOARD ADVISORS: Erik Gustafson, Asst. City Manager; Skyler Lipski, Chico Public Works; Olivia Henderson, Waste Management; Avery Williams, Ambassador Project Manager.

ABSENT DIRECTORS & ADVISORS: Greg Scott, Chris Daniels, Tom van Overbeek, Sgt Bailey, Megan Kurtz, Jennifer Ellingson

PUBLIC MEMBERS IN ATTENDANCE: Debra Barger

1.0 Call to Order – Eric Hart, President

1.1 Welcome & Introductions -10:01

The Board welcomed Skyler Lipski, City of Chico's new Public Works Director. Skyler has been promoted with Erik Gustafson promoted to Asst. City Manager. Skyler will be actively involved with PBID initiatives on Clean & Safe and other initiatives and will attend Board Meetings, as feasible.

2.0 Consent Agenda (5 minutes)

2.1 Approval of Consent Agenda

Anika brought up that the minutes did not reflect the new business item property owner requesting support of their appeal to the City Council. M/S Anika Rodriguez/Jennifer Mackall to correct the minutes and bring back to the board.

2.2 Financial Statements – Reported under Treasurer Report

3.0 Public Comments (10 minutes)

No public comments were made. See new business.

4.0 Regular Agenda Items

4.1 PBID Legal Compliance Briefing – Jennifer Ellingson (5 minutes)

Jennifer Ellingson was unable to attend meeting; briefing will be made at next meeting.

4.2 President's Report – 2026 Plan

- President recapped the 2026 Planning session and direction provide. PBID Coordinator will be sending the Planning Session notes that will guide programs and initiative throughout the year.
- President reported that a new proposal from Block by Block had been received.
- President encouraged the Board that we begin planning Post Warren while continuing to address immediate issues affecting downtown.

4.3 Treasurer Report

- Update on the financial status provided by David Halimi. 2025 closed out positively. This year was able to finally catch up on the funds upfronted at the beginning of the Clean & Safe initiative in 2017, so PBID ends the year with enough funds to cover Jan, Feb, and March until the property assessment checks are received typically early March.
M/S Anika Rodriguez/Eric Hart to accepted December 2025 financial reports.
- David reported on the 2026 Annual Operating Budget, included in meeting agenda packets. David pointed out that the savings of \$50,000 from Ambassadors program would allow allocations to PBID's two other eligible activities Beautification and Economic Vitality
- Eric requested acceptance of the BBB new proposal which will result in savings and that the contract be a month-to-month contract.
M/S Jennifer Mackall/Anika Rodriguez to approve and accept BBB's new proposal.
- David reported that the Line of Credit which was needed for cash flow has been cancelled.
- Anika asked questions about allocation of funds, if some additional funding could be allocated from Economic Vitality to Beautification, also asked about Search Engine Optimization SEO for the story map website.
 - David shared that funding allocations could be moved based on programs initiatives approved by the Board and board approval.
 - Audrey report the Board Building Enhancement Committee was working on program and would bring those forward – the Beautification and Economic Vitality were very closely aligned.
 - The programs will be brought to the Board for approval and will receive progress reports as they move forward. Programs are aligned with District Plan and the Board 2026 Planning Session priorities.
- M/S Jennifer Mackall/Anika Rodriguez to accept and approve 2026 Budget. All in favor.

4.4 Partner Update (10 minutes)

1) **City of Chico – Erik Gustafson, Asst City Manager**

- a. Erik reported on status of benches removing is problematic there are artist right in addition to the moving of benches. Would like to review and identify the areas that are most problematic and define solutions. Will bring back to the board options to address.
- b. Will investigate landscape architectures
- c. Update on work for post Warren – what does that look for emergency for Gensis, option of reduction of size, cost effective, rules and regulations....successful for many – not for others, several layers
- d. Current clearing – Easton and Cohasset, city hall
- e. Future is to close plaza for repairs – those unsheltered are service resistant and starting to see new faces.

2) **City of Chico – Skyler Lipski, Public Works**

- a. Discussed trash can – Alley – hot areas, solutions for 3rd street, option grant of license to bigger trash units. Need to start with business and property owner – use Ambassadors to be reminded.

- b. Eric Hart to call John Moorehead....Matt Moorehead, David to send the contact for the son. They are being fined
- 3) **City of Chico PD, Downtown Target Team – Sgt. Bailey (Absent)**
- 4) **Ambassador Program – Avery Williams / Block by Block**
 - a. Trash cans – trying to monitor and when overflowing taking trash to other cans.
 - b. Doing their best to manage the plaza but there are a lot of people.
 - c. Do weed eating on sides
 - d. Food drop offs – how can we patrol....Tuesday, Wed morning, Sunday evening – Erik indicated there is significant littering and vandalism, he will follow-up with Health Department.
- 5) **CSU Chico – Megan Kurtz (Absent)**
- 6) **Waste Management – Olivia Henderson**
 - a. Special events going on in downtown please notify - they need to know this should go to Avery- overflow causes more issues for Ambassadors
 - b. Ambassador if they could notify WM
 - c. Locks- off notify Olivia -two extra garbage cans were not linked to an acct....Ambassadors to keep her information

5.0 Reports & Communications . Information only.

6.0 Other & New Business . Items may be introduced for discussion or placement on a future agenda.

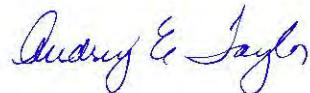
- Anika shared story about Ali Baba experience re painting their building. Suggested that a guide be created to give store owners what they need to do to get permits and approval for exterior improvements. Erik Gustafson to check on permitting issue.

M/S Anika Rodriguez/David Halimi for staff to draft a guide/sheet with pertinent information that can be handed out and bring back to the board for review and adoption.

- Letter from Mayor requesting PBID to take an active role in activation and beautification. Letter was accepted. M/S Eric Hart/ Jennifer Mackall to respond positively to the Mayor on what PBID was initiating that aligned with her letter. All in favor

7.0 Adjourn Regular Meeting. President will call for motion to adjourn.

M/S Davod Halimi/Eric Hart adjourn meeting at 11:05



Prepared by Audrey Taylor, PBID Coordinator

From: David Halimi, Treasurer
Date: February 2, 2026
Subject: Treasurer's Report – January 2026

The January 2026 financial statements are provided for Board review. There was limited financial activity during the month. No new invoices were received in January, and expenses reflected in the statement consist primarily of routine administrative and Clean & Safe operating costs.

As of February 2, 2026, the PBID maintains a stable cash position, with sufficient funds on hand to cover near-term operating expenses. No accounts receivable or payable are outstanding at this time.

The first installment of PBID assessment revenue is anticipated to be received in March 2026, at which time cash balances will be replenished accordingly.

I am available to answer any questions the Board may have regarding the financial statements.



Statement of Financial Position

Downtown Chico PBID, Inc.

As of February 2, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1001 Checking Account - TCBK	\$93,781.38
1002 Cash Reserve	2,228.85
Total for 1001 Checking Account - TCBK	\$96,010.23
Total for Bank Accounts	\$96,010.23
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total for Accounts Receivable	\$0.00
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$96,010.23
Total for Assets	\$96,010.23
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable (A/P)	0.00
Total for Accounts Payable	\$0.00
Other Current Liabilities	
2310 Line of Credit	-12.50
Short Term Loan	0.00
Total for Other Current Liabilities	-\$12.50
Total for Current Liabilities	-\$12.50
Total for Liabilities	-\$12.50
Equity	
Retained Earnings	96,290.03
Net Income	-267.30
Total for Equity	\$96,022.73
Total for Liabilities and Equity	\$96,010.23

Downtown Chico PBID, Inc.

Budget vs. Actuals 2026

January - December 2026

	ACTUAL	BUDGET	OVER BUDGET	TOTAL	% OF BUDGET
Income					
3000 General Benefits Income		21,738.00	-21,738.00		
3200 County Tax Assessments		492,053.91	-492,053.91		
Total Income	\$0.00	\$513,791.91	\$ -513,791.91		0.00%
GROSS PROFIT	\$0.00	\$513,791.91	\$ -513,791.91		0.00 %
Expenses					
5100 Interest Expense		150.00	-150.00		
Administration					
5400 Bank Charges		500.00	-500.00		
5510 Government Fees		500.00	-500.00		
6320 Prof. Services - Contract Staff					
PBID Coordinator		25,000.00	-25,000.00		
Willdan Services		2,000.00	-2,000.00		
Total 6320 Prof. Services - Contract Staff		27,000.00	-27,000.00		
6330 Professional Fees - Accounting					
Bookkeeper	90.00	750.00	-660.00		12.00 %
CPA		2,500.00	-2,500.00		
Total 6330 Professional Fees - Accounting	90.00	3,250.00	-3,160.00		2.77 %
Insurance					
4800 CGL Insurance		667.00	-667.00		
4830 D&O Insurance		2,407.00	-2,407.00		
Crime Insurance		1,870.00	-1,870.00		
Total Insurance		4,944.00	-4,944.00		
Total Administration	90.00	36,194.00	-36,104.00		0.25 %
Communications					
6105 Marketing Printing Copies Postage		5,500.00	-5,500.00		
Database Management		2,250.00	-2,250.00		
Website		6,500.00	-6,500.00		
Total Communications		14,250.00	-14,250.00		
Eligible Management Activities					
Beautification & Placemaking		15,500.00	-15,500.00		
Clean & Safe-Block by Block					
6310 Block by Block Fees		366,760.00	-366,760.00		
7030 Utilities -PBID Office	96.30	1,100.00	-1,003.70		8.75 %
Computer and Internet Expense	81.00	900.00	-819.00		9.00 %
Total Clean & Safe-Block by Block	177.30	368,760.00	-368,582.70		0.05 %
Economic Vitality		37,500.00	-37,500.00		
Total Eligible Management Activities	177.30	421,760.00	-421,582.70		0.04 %
Taxes Paid		150.00	-150.00		
Total Expenses	\$267.30	\$472,504.00	\$ -472,236.70		0.06 %
NET OPERATING INCOME	\$ -267.30	\$41,287.91	\$ -41,555.21		-0.65 %

Downtown Chico PBID, Inc.

Budget vs. Actuals 2026

January - December 2026

	ACTUAL	BUDGET	TOTAL	% OF BUDGET
NET INCOME	\$ -267.30	\$41,287.91	\$ -41,555.21	-0.65 %



RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN CHICO PROPERTY BASED IMPROVED DISTRICT ESTABLISHING THE SCHEDULE FOR REGULAR BOARD AND EXECUTIVE COMMITTEE MEETINGS

WHEREAS, the Downtown Chico Property Based Improvement District (PBID) is responsible for conducting regular meetings to oversee and manage the operations and initiatives of the organization; and

WHEREAS, it is in the best interest of the PBID Board of Directors and the members and community it serves to establish a consistent schedule for regular board and executive committee meetings; and

WHEREAS, ensuring public accessibility and transparency of board meetings is a priority, with meeting agendas being posted in advance on the PBID website (<https://www.pbid-downtownchico.com>);

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Downtown Chico Property Based Improvement District as follows:

1. Regular Board Meetings

- The PBID Board of Directors shall hold its regular monthly meetings on the **second Wednesday of each month at 10:00 AM**.
- Meetings shall be held at **City of Chico, City Hall, 3rd Floor Conference Area**, unless otherwise unavailable, in which case an alternative location shall be determined and communicated in a timely manner.
- Meeting agendas shall be posted on the PBID website (<https://www.pbid-downtownchico.com>) prior to each meeting in accordance with PBID policies and applicable public notification requirements.

2. Implementation

- This resolution shall take effect immediately upon approval by the PBID Board of Directors.
- Any changes to the meeting schedule shall require an amendment to this resolution and approval by the Board of Directors.

PASSED AND ADOPTED by the Board of Directors of the Downtown Chico Property-Based Improvement District on this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SIGNATURES

President

Downtown Chico Property-Based Improvement District

Secretary

Downtown Chico Property-Based Improvement District



RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DOWNTOWN CHICO PROPERTY BASED IMPROVED DISTRICT CONFIRMING NO INCREASE TO ASSESSMENT FEES FOR FISCAL YEAR 2026-27.

WHEREAS:

1. The Downtown Chico Property-Based Improvement District ("District") was established pursuant to the Property and Business Improvement District Law of 1994 (California Streets and Highways Code §36600 et seq.) ("PBID Law") and operates in accordance with its adopted District Management Plan; and
2. The District Management Plan authorizes the Board of Directors ("Board") to consider annual adjustments to assessment rates, not to exceed five percent (5%) per year, subject to Board action and City approval; and
3. The PBID Law and the City of Chico require that the District annually notify the City whether it intends to request an adjustment to assessment fees for the upcoming fiscal year; and
4. The Board has reviewed the District's financial position, service levels, and planned work program for the 2026–2027 fiscal year; and
5. The Board finds that existing assessment revenues are sufficient to continue District services and initiatives for Fiscal Year 2026–2027 without an increase in assessment fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN CHICO PROPERTY-BASED IMPROVEMENT DISTRICT AS FOLLOWS:

1. **No Assessment Increase**
The Board hereby determines that it will not request an increase in PBID assessment fees for Fiscal Year 2026–2027.
2. **Assessment Rate Continuity**
Assessment rates for Fiscal Year 2026–2027 shall remain the same as those in effect for Fiscal Years 2024–2025 and 2025–2026, with no adjustment or escalation applied.

3. Direction to Submit to City of Chico

The Board directs District staff to submit this Resolution to the City of Chico as formal notification that the District is not requesting a 5% assessment increase for Fiscal Year 2026–2027, in accordance with the PBID Law and City requirements.

4. Effective Date

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Directors of the Downtown Chico Property-Based Improvement District on this ____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SIGNATURES

President

Downtown Chico Property-Based Improvement District

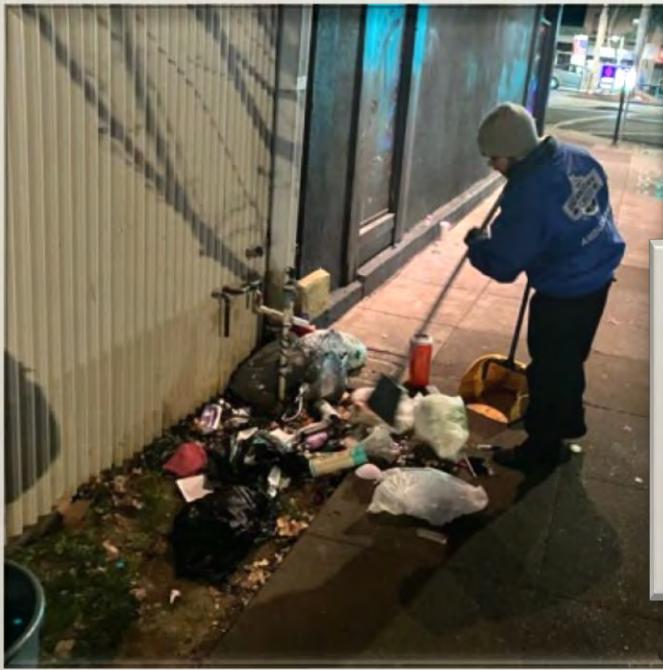
Secretary

Downtown Chico Property-Based Improvement District

City of Chico

Downtown Chico Property Based Improvement District

Calendar Year 2025 Annual Report



District Name	Chico Downtown Property-based Improvement District (PBID)
Year of Report	Calendar Year 2025, PBID Fiscal Year runs Jan 1, 2025 to Dec 31, 2025
Boundaries	There have been no changes to the property improvement district boundaries. The boundary remains as identified in the District Plan. The footprint mirrors the Downtown Chico Business Association boundaries.
Benefit Zones	The benefit zones, A & B, downtown core and south of the post office remain the same, no changes.
Improvements, Maintenance & Activities Costs	The focus of the Downtown Chico PBID is Ambassadors Program and clean and safe.

2025	Expenses	% of Total
Ambassador, Clean & Safe:	\$486,218.18	94.6%
Insurance, Internet & Utilities:	6,835.19	1.3%
Professional Services	23,052.00	4.48%
Professional Services-Acctg	2,435.00	.47%
Other Eligible Costs	1,850.00	.36%
Total	\$520,390.37	100.0%

**Assessment Rate
Table**

The basis of levying the annual assessment is based on an allocation of program costs as described in the Management District Plan and is a calculation of assessable parcel footage and linear street footage with the two (2) benefit zones with differing rates depending on type and frequency of services provided in that zone.

Zone	Land Use Type	Lot	First Floor	Upper Floors
A:	All Uses except Res/Church	\$0.14081	\$0.14081	\$0.09294
A:	Residential	\$0.09857	\$0.09857	\$0.06506
A:	Churches	\$0.05633	\$0.05633	\$0.03717
B:	All Uses except Res/Church	\$0.09378	\$0.09378	\$0.06190
B:	Residential	\$0.06565	\$0.06565	\$0.04333
B:	Churches	\$0.03751	\$0.03751	\$0.02476

**Surplus or Deficit
Revenues**

Included in the Appendix 2025 Year End Financial Profit & Loss and Balance Sheet.

Net Income end of 2025: negative -\$17,613.82 with \$96,292.03 in the bank.

Deficit: **-\$7,208.49** in income was received and is being reviewed against projected assessment to determine non-payment. .
Tax Assessment Rolls estimated assessment of \$499,262.40 with only \$492,053.91 received.

The PBID has experienced a cash flow financial management logistic because of the revenue distribution coming in March/April and June/July. PBID during 2025 was able to readjust to manage the cash flow through reducing expenditures. Starting 2026 with positive cash in the bank of \$96,292.03

**Contributions from
Other Sources**

None received.

**Request for Five
Percent Fee Increase
in accordance with
Management District
Plan**

Pursuant to California Streets & Highways Code Section 36650, the Downtown Chico PBID **did not** take a 5% increase in assessment as passed by the Board.

The Board is also not increasing the assessment by the allowed 5% for fiscal year 2026-27.

2025

Annual Report

Downtown Chico Ambassadors

2025 was a successful year for Ambassadors. In our cleaning program we removed 2,052 bags of trash, disposed of 1,135 items of abandoned property, and cleared 1,374 discarded cardboard boxes. We also had a combined total of 891 instances of human and pet hazardous waste abatement.



For the safety and hospitality side of things Ambassadors played an integral part in assisting with downtown events and providing assistance for all aspects of daily Downtown Chico life, including 2,052 Business contacts, 3,397 contacts with unsheltered individuals, and providing 9,055 hospitality assistances.



January 2025 through December 2025

PBID Feb Board Packet . Pg 26

Activity	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	Total
Abandoned Property Picked Up	113	92	115	71	86	176	56	84	67	128	63	84	1135
Bags Of Trash & Leaves	116	82	118	260	300	293	142	197	147	135	116	130	2036
Business Contact - Hospitality Ambassador	291	218	183	195	184	201	196	145	135	105	95	104	2052
Cardboard	131	81	104	143	99	120	98	98	139	151	90	120	1374
Garbage Cans Cleaned	1046	937	912	887	767	683	664	627	675	538	266	257	8259
Glass Clean Up	19	15	13	19	49	31	21	33	49	57	61	55	422
Graffiti/Stickers Removed	219	168	121	178	72	106	152	223	269	127	97	90	1822
Hazardous Waste Clean-Up (Human)	32	21	24	17	24	16	12	28	37	34	20	40	305
Hazardous Waste Clean-Up (Pet)	79	73	35	56	57	72	52	33	47	42	16	24	586
Homeless Contacts	253	206	305	349	268	255	298	249	198	407	342	267	3397
Hospitality Assistance	667	456	455	1009	1252	1143	740	608	603	799	662	661	9055
Parking Garage Monitor	183	154	143	119	121	134	105	105	123	95	111	118	1511
Parking Kiosk Assistance	19	25	18	16	8	3	6	5	9	14	17	12	152
Plaza Monitor	94	117	158	184	98	127	120	99	129	141	32	2	1301
Power Washing (Hours)	64	53	65	50	84	60	53	151	93	123	43	33	872
Service Call	35	35	36	46	43	45	34	26	19	39	34	24	416
Sharps Clean Up	2	22	2	0	2	2	5	7	6	3	3	9	63
Shopping Carts	10	13	8	8	12	7	5	7	4	10	10	3	97
Spill - Clean Up	62	62	46	28	42	41	41	52	75	48	30	37	564
Street Population Count	129	151	125	139	173	168	160	140	174	185	236	141	1921
Tree Wells Cleaned	497	493	423	426	365	314	232	216	152	779	493	482	4872



Ambassadors in action 2025



Ambassadors in action 2025



2025 before and after pictures



2025 before and after

Budget vs. Actuals_Budget_FY25_P&L_Report - copy

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
3000 General Benefits Income	21,738.00	21,738.00	0.00	100.0 %
3200 County Tax Assessments	492,053.91	499,262.40	-7,208.49	98.56 %
Total for Income	\$513,791.91	\$521,000.40	-\$7,208.49	98.62 %
Cost of Goods Sold				
Gross Profit	\$513,791.91	\$521,000.40	-\$7,208.49	98.62 %
Expenses				
Administration				
5400 Bank Charges	481.95	500.00	-18.05	96.39 %
6320 Prof. Services - Contract Staff		\$0.00	\$0.00	
PBID Coordinator	21,552.00	18,900.00	2,652.00	114.03 %
Willdan Services	1,500.00	1,500.00	0.00	100.0 %
Total for 6320 Prof. Services - Contract Staff	\$23,052.00	\$20,400.00	\$2,652.00	113.0 %
6330 Professional Fees - Accounting				
Bookkeeper	690.00	800.00	-110.00	86.25 %
CPA	1,745.00	4,100.00	-2,355.00	42.56 %
Total for 6330 Professional Fees - Accounting	\$2,435.00	\$4,900.00	-\$2,465.00	49.69 %
Insurance				
4800 CGL Insurance	667.00	667.00	0.00	100.0 %
4830 D&O Insurance	2,407.00	2,407.00	0.00	100.0 %
Crime Insurance	1,870.00	1,876.00	-6.00	99.68 %
Total for Insurance	\$4,944.00	\$4,950.00	-\$6.00	99.88 %
5510 Government Fees				
		750.00	-750.00	0.0 %
Total for Administration	\$30,912.95	\$31,500.00	-\$587.05	98.14 %
Communications				
6105 Marketing Printing Copies Postage	2,573.75	3,500.00	-926.25	73.54 %
Database Management	1,848.75	2,250.00	-401.25	82.17 %
Website	2,812.46	8,000.00	-5,187.54	35.16 %
Total for Communications	\$10,666.21	\$13,750.00	-\$3,083.79	77.57 %
Eligible Management Activities				
Beautification & Placemaking	700.00	10,750.00	-10,050.00	6.51 %
Clean & Safe-Block by Block				
6310 Block by Block Fees	486,218.18	416,760.00	69,458.18	116.67 %
7030 Utilities -PBID Office	1,088.19	1,275.00	-186.81	85.35 %
Computer and Internet Expense	803.00	1,200.00	-397.00	66.92 %
Total for Clean & Safe-Block by Block	\$488,109.37	\$419,235.00	\$68,874.37	116.43 %
Economic Vitality	1,150.00	31,000.00	-29,850.00	3.71 %
Total for Eligible Management Activities	\$489,959.37	\$460,985.00	\$28,974.37	106.29 %

Budget vs. Actuals_Budget_FY25_P&L_Report - copy
 January 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET BY
			PERCENT OF BUDGET
Taxes Paid	-132.80	0.00	-132.80
5100 Interest Expense		0.00	0.00
Total for Expenses	\$531,405.73	\$506,235.00	\$25,170.73
Net Operating Income	-\$17,613.82	\$14,765.40	-119.29 %
Other Income			
Other Expenses			
Net Other Income			
Net Income	-\$17,613.82	\$14,765.40	-119.29 %

Statement of Financial Position - copy

Downtown Chico PBID, Inc.

As of January 8, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
1001 Checking Account - TCBK	\$94,063.18
1002 Cash Reserve	2,228.85
Total for 1001 Checking Account - TCBK	\$96,292.03
Total for Bank Accounts	\$96,292.03
Accounts Receivable	
Other Current Assets	
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$96,292.03
Fixed Assets	
Other Assets	
Total for Assets	\$96,292.03
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Credit Cards	
Other Current Liabilities	
2310 Line of Credit	2.00
Short Term Loan	0.00
Total for Other Current Liabilities	\$2.00
Total for Current Liabilities	\$2.00
Long-term Liabilities	
Total for Liabilities	\$2.00
Equity	
Retained Earnings	96,290.03
Net Income	
Total for Equity	\$96,290.03
Total for Liabilities and Equity	\$96,292.03



September 16, 2025

Eric Hart
 President
 Downtown Chico Business Association
 PO Box 3098
 Chico, CA 95927

RE: Applied Charges for Chico Downtown PBID for Fiscal Year 2025/26

Dear Mr. Hart:

Willdan Financial Services has completed the 2025/26 levy for City of Chico's PBID.

We have submitted the tape to the County. The following table summarizes the levy amounts applied on the 2025/26 tax roll, as well as handbills, for this District.

District Description	APPLIED TO TAX ROLL		HANDBILLS	
	Parcels	Amount	Parcels	Amount
PBID	278	\$416,903.70	30	\$86,353.84

The parcel information for each assessment applied to the County Tax Roll and handbilled is outlined in the attached report for the above referenced District.

Please call me at (800) 755-6864 if I can assist you with anything else or if you have any questions or concerns. We have enjoyed working with you and look forward to next year.

Respectfully submitted,
WILLDAN FINANCIAL SERVICES

Richelle Lane, Senior Analyst
 District Administration Services



City of Chico

Downtown Chico PBID

Fiscal Year 2025/26 Applied Report

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510 | 888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com

 WILLDAN

CITY OF CHICO DOWNTOWN CHICO PBID FISCAL YEAR 2025/26

APPLIED REPORT



Prepared for

**CITY OF CHICO
411 MAIN STREET
CHICO, CA 95928**

Prepared by

**WILLDAN FINANCIAL SERVICES
27368 Via Industria, Suite 200
Temecula, CA 92590
T. (951) 587-3500 (800) 755-6864
F. (951) 587-3510 (888) 326-6864**

*Property Tax Information Line
T. 866.807.6864*

City of Chico
Downtown PBID
Fiscal Year 2025/26 Applied Report

Assessor's Parcel Number	Situs Address	Owner Name	Owner Address	Owner City, State, Zip	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
003-190-016-000	NO SITUS AVAILABLE	PACIFIC GAS & ELECTRIC CO	P.O. BOX 770000	SAN FRANCISCO, CA 94177	\$0.00	\$0.00	\$0.00	\$85.78
003-190-017-000	364 E 1ST ST	PENNER DEBORAH A REVOCABLE TRUST	C/O PENNER DEBORAH A TRUSTEE 360 E 1ST STREET	CHICO, CA 95928	120,298.00	16,403.00	136,701.00	557.60
003-190-018-000	360 E 1ST ST	PENNER DEBORAH A REVOCABLE TRUST	C/O PENNER DEBORAH A TRUSTEE 360 E 1ST ST	CHICO, CA 95928	43,296.00	173,188.00	216,484.00	342.48
003-190-019-000	352 E 1ST ST	SIERRA CENTRAL CREDIT UNION	ACCOUNTING DEPT 1351 HARTER PKWY	YUBA CITY, CA 95993	566,179.00	1,331,615.00	1,897,794.00	2,874.72
003-190-020-000	250 E 1ST ST	CANA RANCH GST TRUST	C/O MASONER STEVEN J TRUSTEE 7473 CANA HNY	CHICO, CA 95928	312,120.00	936,360.00	1,248,480.00	2,351.18
003-190-032-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	6,905.94
003-190-033-000	35 MAIN ST	CSU CHICO RESEARCH FOUNDATION	CSUC BLDG 25 STE 203	CHICO, CA 95929-0246	548,691.00	862,239.00	1,410,930.00	2,987.82
003-190-034-000	25 MAIN ST	CSU CHICO RESEARCH FOUNDATION	CSUC BLDG 25 STE 203	CHICO, CA 95929-0246	506,910.00	1,375,910.00	1,882,820.00	3,022.02
004-051-012-000	316 W 2ND ST	JDKK LLC	240 RYAN AVE	CHICO, CA 95973	615,709.00	1,337,324.00	1,953,033.00	2,561.26
004-052-002-000	100 BROADWAY	COKER RYAN & HEIDI REV TRUST	C/O COKER RYAN & HEIDI TRUSTEES 1593 FOUNDERS HILL N	WILLIAMSBURG, VA 23185	393,511.00	783,072.00	1,176,583.00	2,514.64
004-052-003-000	116 BROADWAY ST	WONG-REED FAMILY TRUST	C/O WONG LESTER K & JANNAFER J TRUSTEES 347 LEGION AVE	CHICO, CA 95926	110,821.00	73,880.00	184,701.00	641.56
004-052-004-000	120 BROADWAY ST	120 BROADWAY LLC	12 WILLIAMSBURG LANE	CHICO, CA 95926	424,483.00	477,543.00	902,026.00	1,411.58
004-052-005-000	128 BROADWAY ST	SATAVA RICK & CHRISTINE FAMILY TRUST ETAL	GAILEY SCOTT A 819 WALL ST	CHICO, CA 95928	111,202.00	190,313.00	301,515.00	695.42
004-052-006-000	132 BROADWAY ST	HART MICHAEL E ETAL	FLESHMAN FAMILY TRUST PO BOX 4075	CHICO, CA 95927	270,584.00	417,266.00	687,850.00	1,455.30
004-052-007-000	138 BROADWAY ST	HART MICHAEL E ETAL	FLESHMAN FAMILY TRUST PO BOX 4075	CHICO, CA 95927	510,469.00	1,023,890.00	1,534,359.00	2,557.94
004-052-008-000	230 W 2ND ST	THE MAJESTIC CHICO LLC	DBA EL REY THEATER 230 W 2ND ST	CHICO, CA 95928	409,967.00	635,455.00	1,045,422.00	2,989.98
004-052-009-000	141 SALEM ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,223.70
004-052-010-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,288.08
004-052-011-000	101 SALEM ST	AEJ TRUST	C/O HALIMI AARON TRUSTEE 181 E 2ND ST	CHICO, CA 95928	204,000.00	1,020,000.00	1,224,000.00	2,248.98
004-052-012-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	257.60
004-061-005-000	324 W 3RD ST	MACMILLAN BRUCE R & SALLY S	2857 LUCY WAY	CHICO, CA 95973	212,241.00	26,530.00	238,771.00	900.76
004-061-006-000	221 NORMAL AVE	221 NORMAL LLC	1355 N FERRICARRIL RD	ATASCADERO, CA 93422	369,792.00	874,524.00	1,244,316.00	2,678.02
004-061-007-000	228 SALEM ST	ST AUGUSTINE OF CANTERBURY EPISCOPAL CH	228 SALEM ST	CHICO, CA 95928-5330	359,439.00	571,988.00	931,427.00	877.64
004-061-008-000	345 W 2ND ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	3,302.82
004-062-002-000	200 W 2ND ST	JPMORGAN CHASE BANK	ATTN: INDUSTRY CONSULTING GROUP PO BOX 35605	DALLAS, TX 75235	270,423.00	45,062.00	315,485.00	1,030.48
004-062-008-000	218 BROADWAY ST	BRESLAUER MANUEL EST	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	32,031.00	51,383.00	83,414.00	741.26
004-062-009-000	228 BROADWAY ST	MANUEL BRESLAUER ESTATE	C/O TOCHTERMAN ALAN 341 BROADWAY #305	CHICO, CA 95928-5342	192,022.00	211,739.00	403,761.00	1,977.40
004-062-010-000	232 BROADWAY ST	WINTER FAMILY TRUST	C/O WINTER LUKE & COLLEEN TRUSTEES 184 ESTATES DR	CHICO, CA 95928	180,000.00	440,000.00	620,000.00	925.98
004-062-011-000	236 BROADWAY ST	SCHEN KAREN C ETAL	C/O SCHEN LUDWIKA TRUSTEE 2443 FILLMORE ST # 376	SAN FRANCISCO, CA 94115	136,225.00	426,720.00	562,945.00	1,176.96
004-062-013-000	230 W 3RD ST	BENGTONSON KIRK LIVING TRUST	C/O BENGTONSON KIRK TRUSTEE 1037 VILLAGE LN	CHICO, CA 95926	78,171.00	388,812.00	466,983.00	1,411.76
004-062-014-000	236 W 3RD ST	BENGTONSON KIRK LIVING TRUST	C/O BENGTONSON KIRK TRUSTEE 1037 VILLAGE LN	CHICO, CA 95926	105,645.00	304,283.00	409,928.00	1,493.66
004-062-015-000	227 SALEM ST	JPMORGAN CHASE BANK	ATTN: INDUSTRY CONSULTING GROUP PO BOX 35605	DALLAS, TX 75235	334,811.00	57,939.00	392,750.00	1,288.08
004-062-016-000	239 W 2ND ST	BENGTONSON KIRK LIVING TRUST ETAL	PETERS FAMILY TRUST1037 VILLAGE LN	CHICO, CA 95926	662,578.00	2,091,739.00	2,754,517.00	3,439.30
004-062-017-000	235 W 2ND ST	JPMORGAN CHASE BANK	ATTN: INDUSTRY CONSULTING GROUP PO BOX 35605	DALLAS, TX 75235	160,962.00	19,308.00	180,270.00	386.42
004-062-022-000	200 BROADWAY ST	JPMORGAN CHASE BANK	ATTN: INDUSTRY CONSULTING GROUP PO BOX 35605	DALLAS, TX 75235	772,650.00	2,395,233.00	3,167,883.00	3,763.96
004-062-023-000	240 BROADWAY ST	HART BROADWAY LLC	242 BROADWAY ST	CHICO, CA 95928-5341	290,017.00	946,311.00	1,236,328.00	2,765.70
004-062-024-000	222 W 3RD ST #1	BENGTONSON KIRK LIVING TRUST	C/O BENGTONSON KIRK TRUSTEE 1037 VILLAGE LANE	CHICO, CA 95926	76,548.00	170,343.00	246,891.00	639.50
004-071-001-000	105 BROADWAY ST	LUCENA PARTNERS	105 BROADWAY ST	CHICO, CA 95928-5317	373,912.00	624,547.00	998,459.00	4,693.82
004-071-002-000	100 MAIN ST	BEHRING FAMILY LLC ETAL	MONTGOMERY YANN B TRUST321 LEGION AVE	CHICO, CA 95926	56,902.00	22,228.00	79,130.00	901.66
004-071-003-000	NO SITUS AVAILABLE	BRESLAUER MANUEL ESTATE	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928-5342	15,426.00	6,003.00	21,429.00	257.60
004-071-004-000	120 MAIN ST	BRESLAUER MANUEL EST	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	48,313.00	19,224.00	67,537.00	772.86
004-071-005-000	118 MAIN ST	BRESLAUER MANUEL ESTATE	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928-5342	41,233.00	72,496.00	113,729.00	995.94
004-071-006-000	124 MAIN ST	BRESLAUER MANUEL ESTATE	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928-5342	25,417.00	64,675.00	90,092.00	619.30
004-071-011-000	130 W 2ND ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD D & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	225,885.00	290,427.00	516,312.00	1,423.70
004-071-012-000	142 W 2ND ST	SCHEN KAREN C ETAL	C/O SCHEN LUDWIKA TRUSTEE 2443 FILLMORE ST # 376	SAN FRANCISCO, CA 94115	177,421.00	379,483.00	556,904.00	1,551.58
004-071-013-000	131 BROADWAY ST	MORETTI FAMILY TRUST	C/O MORETTI DONALD TRUSTEE 1072 BROKEN SPUR WY	PLUMAS LAKE, CA 95961	173,237.00	157,732.00	330,969.00	1,034.38
004-071-014-000	119 BROADWAY ST	ENGELBRECHT REVOCABLE INT VIV TRUST	C/O ENGELBRECHT GREGORY & APRIL TRUSTEES 1000 ESPALANDE	CHICO, CA 95926	278,771.00	940,866.00	1,219,657.00	1,883.42
004-071-015-000	133 BROADWAY ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD D & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	161,344.00	187,160.00	348,504.00	829.64
004-071-016-000	138 MAIN ST	CONNOLLY MICHAEL S LIVING TRUST ETAL	BENGTONSON KIRK LIVING TRUST1037 VILLAGE LN	CHICO, CA 95926	117,577.00	191,849.00	309,426.00	966.08
004-071-017-000	112 W 2ND ST	MIKE BALLOU LLC	PO BOX 1142	DURHAM, NC 27703	327,726.00	816,714.00	1,144,440.00	1,902.36
004-071-018-000	132 MAIN ST	SHADD REBECCA TRUST ETAL	RICHARD DIANE YVONNE TRUST 21 CAMEO DR	CHICO, CA 95973	188,272.00	740,968.00	929,240.00	1,338.84
004-071-019-000	120 W 2ND ST	MARCHAND BUILDING LLC	538 SUSSEX RD	WYNNEWOOD, PA 19096-2217	199,041.00	483,151.00	682,192.00	1,457.14
004-072-001-000	101 MAIN ST	TC CHICO DEVELOPMENTS LLC	229 W 2ND AVE	CHICO, CA 95926	612,000.00	322,320.00	934,320.00	1,666.62
004-072-002-000	E 1ST ST	WALL STREET TOWER LLC	TC CHICO DEVELOPMENTS LLC & ETAL PO BOX 4594	CHICO, CA 95928	18,284.00	1,443.00	19,727.00	193.22
004-072-003-000	E 1ST ST	WALL STREET TOWER LLC	C/O DAVID HALIMI181 E 2ND ST	CHICO, CA 95928	226,780.00	12,253.00	239,033.00	1,932.16
004-072-004-000	178 E 2ND ST	DOLOMITE PROPERTIES LLC	825 SHEPARD LN	CHICO, CA 95926	650,000.00	519,000.00	1,169,000.00	3,676.26
004-072-005-000	127 MAIN ST	GINNO ROBERT LIVING TRUST ETAL	CAMUSI MARY FRANCES REVOCABLE TRUST 2990 STATE HWY 32 STE 1700	CHICO, CA 95973	153,922.00	184,707.00	338,629.00	901.22
004-072-007-000	119 MAIN ST	TC CHICO DEVELOPMENTS LLC	PO BOX 4594	CHICO, CA 95928	372,300.00	357,000.00	729,300.00	1,741.48
004-072-008-000	1 E 2ND ST	TC CHICO DEVELOPMENTS LLC	229 W 2ND AVE	CHICO, CA 95926	10,200.00	0.00	10,200.00	386.42
004-072-009-000	166 E 2ND ST	AEJ TRUST ETAL	C/O HALIMI AARON TRUSTEE 181 E 2ND ST	CHICO, CA 95928	358,021.00	467,133.00	825,154.00	1,522.76
004-072-010-000	135 MAIN ST	AEJ TRUST	C/O HALIMI AARON TRUSTEE 181 E 2ND ST	CHICO, CA 95928	430,993.00	769,635.00	1,200,628.00	2,443.90
004-081-005-000	117 W 2ND ST	WHITFIELD FAMILY TRUST	WHITEFIELD WENDELL L & MARY A TRUSTEES 543 S. MURPHIE AVE	SUNNYVALE, CA 94088	199,424.00	417,545.00	616,969.00	1,119.20
004-081-006-000	113 W 2ND ST	BRESLAUER MANUEL ESTATE INC	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	45,967.00	104,137.00	150,104.00	292.74
004-081-007-000	204 MAIN ST	MANUEL BRESLAUER ESTATE CORPORATION	C/O TOCHTERMAN ALAN 341 BROADWAY STE 305	CHICO, CA 95928	172,952.00	467,625.00	640,577.00	984.30
004-081-008-000	212 MAIN ST	MURRAY DAVID J	13 VENETIAN COURT	CHICO, CA 95973	150,000.00	190,000.00	340,000.00	509.12
004-081-009-000	214 MAIN ST	BENGTONSON KIRK LIVING TRUST	C/O BENGTONSON KIRK TRUSTEE 1037 VILLAGE LN	CHICO, CA 95926	91,943.00	174,963.00	266,906.00	497.12
004-081-010-000	218 MAIN ST	CLD GROUP LP	763 HILL VIEW WAY	CHICO, CA 95926	601,503.00	399,179.00	1,000,682.00	2,087.00
004-081-011-000	228 MAIN ST	BALIN ANN E	BUTLER SARA 2385 COLUMBIA ST	PALO ALTO, CA 94306	47,481.00	46,559.00	94,040.00	1,071.34
004-081-012-000	236 MAIN ST	NOLTA FAMILY TRUST	C/O NOLTA MADELINE TRUSTEE 3264 SHADBROOK LN	CHICO, CA 95928	147,097.00	214,520.00	361,617.00	573.96
004-081-013-000	240 MAIN ST	STEPHENS SCOTT D & ELLEN J REVOCABLE TRUST	C/O STEPHENS SCOTT D & ELLEN J TRUSTEES PO BOX 321	VINA, CA 96092	273,305.00	1,886,681.00	2,159,986.00	2,484.86
004-081-014-000	122 W 3RD ST	BRESLAUER MANUEL EST	C/O TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	17,779.00	40,741.00	58,520.00	476.74
004-081-015-000	126 W 3RD ST	BRESLAUER MANUEL ESTATE	C/O TOCHTERMAN ALAN 341 BROADWAY STE 305	CHICO, CA 95928	216,485.00	335,553.00	552,038.00	752.50

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Assessor's Parcel Number	Situs Address	Owner Name	Owner Address	Owner City, State, Zip	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
004-081-016-000	130 W 3RD ST	CORWIN DAVID A	8133 DIVERNON AVE	LAS VEGAS, NV 89149	61,291.00	74,837.00	136,128.00	524.34
004-081-017-000	243 BROADWAY	BENGSTON KIRK LIVING TRUST	C/O BENGSTON KIRK TRUSTEE 1037 VILLAGE LANE	CHICO, CA 95926	325,000.00	525,000.00	850,000.00	1,469.10
004-081-018-000	233 BROADWAY	RILEY VENTURES LLC	35 COVEY CT	CHICO, CA 95973-9723	94,130.00	217,239.00	311,369.00	580.48
004-081-019-000	229 BROADWAY ST	RILEY VENTURES LLC	35 COVEY CT	CHICO, CA 95973-9723	181,029.00	637,222.00	818,251.00	1,180.26
004-081-021-000	201 BROADWAY ST	AEJ TRUST	C/O HALIMI AARON SUCC TRUSTEE 161 1/2 BROADWAY	CHICO, CA 95928-5467	692,787.00	2,428,657.00	3,121,444.00	4,497.24
004-082-001-000	201 MAIN ST	AEJ TRUST	DBA EQUIP FROM PLUTOS 161 1/2 BROADWAY	CHICO, CA 95928	197,148.00	523,135.00	720,283.00	1,696.00
004-082-002-000	177 E 2ND ST	3 DB PROPERTIES LLC	3 CRUSADER CT	CHICO, CA 95973	180,271.00	444,680.00	624,951.00	773.44
004-082-005-000	232 WALL ST	CONNOLLY MICHAEL S LIVING TRUST ETAL	BENGSTON KIRK LIVING TRUST 1037 VILLAGE LN	CHICO, CA 95926	121,963.00	0.00	121,963.00	708.44
004-082-006-000	176 E 3RD ST	HART BRUCE	176 E 3RD ST	CHICO, CA 95928-5404	163,248.00	521,671.00	684,919.00	2,441.36
004-082-007-000	247 MAIN ST	BILLSON RICHARD & KARI REVOCABLE TRUST ETAL	15 COMMERCE CT STE 150	CHICO, CA 95928	294,200.00	349,366.00	643,566.00	1,411.06
004-082-008-000	241 MAIN ST	BILLSON RICHARD & KARI REVOCABLE TRUST ETAL	15 COMMERCE CT STE 150	CHICO, CA 95928	294,200.00	288,072.00	582,272.00	1,348.94
004-082-009-000	231 MAIN ST	CONNOLLY MICHAEL S LIVING TRUST ETAL	BENGSTON KIRK LIVING TRUST 1037 VILLAGE LN	CHICO, CA 95926	148,240.00	127,585.00	275,825.00	956.96
004-082-012-000	215 MAIN ST	BRESLAUER MANUEL EST	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	46,428.00	82,347.00	128,775.00	1,317.38
004-082-013-000	211 MAIN ST	RODRIGUEZ-KRONMILLER ANIKA B & SCOTT	211 MAIN ST	CHICO, CA 95928	227,563.00	438,062.00	665,625.00	880.20
004-082-014-000	225 MAIN ST	HALL THOMAS N & BEATRICE K	4051 AUGUSTA LN	CHICO, CA 95973-8504	550,000.00	892,000.00	1,442,000.00	5,653.58
004-082-015-000	200 WALL ST	3 DB PROPERTIES LLC	3 CRUSADER CT	CHICO, CA 95973	213,264.00	1,595,491.00	1,808,755.00	2,565.92
004-082-016-000	181 E 2ND ST	HALIMI-POLLACK BEHNAZ	3620 WINDING CREEK RD	SACRAMENTO, CA 95864	327,726.00	515,518.00	843,244.00	1,545.72
004-091-002-000	260 E 2ND ST	U S BANK OF CALIFORNIA	DBA US BANK - 9079 1310 MADRID ST STE 100	MARSHALL, MN 56258	300,000.00	520,000.00	820,000.00	2,324.70
004-092-011-000	2ND ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	6,863.06
004-093-004-000	229 FLUME ST	PROCTOR SALLY & COZAD CHERYL A	14027 CENTERVILLE RD	CHICO, CA 95928-8825	232,338.00	277,519.00	509,857.00	967.84
004-093-006-000	354 E 3RD ST	SCHAERL RETO & HEINERT MAYA R REVOCABLE TRUST	C/O SCHAERL RETO & HEINERT MAYA R TRUSTEES PO BOX 160053	SACRAMENTO, CA 95816	88,299.00	47,815.00	136,114.00	407.76
004-093-007-000	362 E 3RD ST	SCHAERL RETO & HEINERT MAYA R REV TRUST	C/O SCHAERL RETO & HEINERT MAYA TRUSTEES 951 LA SIERRA DR	SACRAMENTO, CA 95864	83,199.00	100,535.00	183,734.00	410.24
004-093-008-000	370 E 3RD ST	SCHAERL RETO & HEINERT MAYA R REVOCABLE TRUST	C/O SCHAERL RETO & HEINERT MAYA R TRUSTEES PO BOX 160053	SACRAMENTO, CA 95816	71,739.00	64,377.00	136,116.00	364.88
004-093-010-000	353 E 2ND ST	PROSPERITY INVESTMENT OFFICES LLC	4420 NORD HWY FRANKLIN JUNIOR & JANE A TRUSTEES	CHICO, CA 95973	238,771.00	739,961.00	978,732.00	1,305.38
004-093-011-000	217 FLUME ST	THE J & J TRUST	C/O FRANKLIN CONSTRUCTION INC	CHICO, CA 95927	90,991.00	680,874.00	771,865.00	1,088.48
004-131-001-000	337 W 3RD ST	MACMILLAN BRUCE R & SALLY S	2857 LUCY WAY	CHICO, CA 95973	212,241.00	716,315.00	928,556.00	1,414.88
004-131-002-000	323 W 3RD ST	SALEM VENTURE LLC	P O BOX 695	CARMICHAEL, CA 95609	568,913.00	34,133.00	603,046.00	1,115.24
004-131-003-000	300 SALEM ST	GREENSIDE PARTNERS TRUST	C/O KOZB CHRISTOPHER & MEGAN TRUSTEES 58 FAIRWAY DR	CHICO, CA 95928	344,892.00	858,516.00	1,203,408.00	1,343.62
004-131-004-000	310 SALEM ST	ROTH INVESTMENTS LIMITED PARTNERSHIP	PO Box 808	CHICO, CA 95927-0808	0.00	0.00	0.00	767.30
004-131-007-000	330 W 4TH ST	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927-4724	110,785.00	228,971.00	339,756.00	551.24
004-131-010-000	321 NORMAL AVE	SANFORD TOM & KAREN K TRUST	C/O SANFORD THOMAS G & KAREN K TRUSTEES 2675 CARMELIAN CIR	EL DORADO HILLS, CA 95762	108,210.00	185,767.00	293,977.00	693.84
004-131-012-000	327 NORMAL AVE	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927-4724	256,230.00	594,562.00	850,792.00	1,570.96
004-131-013-000	350 SALEM ST	SALEM VENTURE LLC	P O BOX 695	CARMICHAEL, CA 95609	1,137,827.00	1,245,920.00	2,383,747.00	3,357.94
004-132-001-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,481.30
004-132-002-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,094.88
004-132-003-000	300 BROADWAY	MOREHEAD FAMILY TRUST	MOREHEAD JON F & LOIS K TRUSTEES 2200 OAK PARK AVE	CHICO, CA 95928-9660	227,472.00	875,510.00	1,102,982.00	3,306.38
004-132-004-000	320 BROADWAY	MALOWNEY TRUST	C/O MALOWNEY ROBERT H & BARBARA G TRUSTEES 675 E 4TH ST	CHICO, CA 95928	326,323.00	463,994.00	790,317.00	2,576.20
004-132-005-000	328 BROADWAY	COOK WAYNE A FAMILY TRUST	C/O COOK CAROL & COOK-SCOTT ALISA TTS P O BOX 4724	CHICO, CA 95927-4724	443,181.00	1,405,378.00	1,848,559.00	3,943.18
004-132-006-000	220 W 4TH ST	CHICO DIAMOND HOTEL LLC	DBA HOTEL DIAMONDJOHNNIES RESTAURANT	CHICO, CA 95927-3068	206,813.00	6,272,630.00	6,479,443.00	4,843.92
004-132-007-000	226 W 4TH ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	837.26
004-132-008-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,223.70
004-132-009-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	515.22
004-141-003-000	319 W 4TH ST	LEWIS MICHAEL ALAN & STEPHANIE NICOLE	1615 DAYTON RD	CHICO, CA 95928	178,500.00	255,000.00	433,500.00	750.82
004-141-004-000	NO SITUS AVAILABLE	MCKENNA JAMES P ETAL	MARMON TRUST	CHICO, CA 95928	102,454.00	14,546.00	117,000.00	386.04
004-141-005-000	412 SALEM ST	MCKENNA JAMES P ETAL	MARMON TRUST	CHICO, CA 95928	94,925.00	14,490.00	109,415.00	343.14
004-141-006-000	414 SALEM ST	MCKENNA JAMES P ETAL	MARMON TRUST	CHICO, CA 95928	227,276.00	425,379.00	652,655.00	838.78
004-141-007-000	NO SITUS AVAILABLE	CITY OF CHICO	PO Box 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,801.54
004-141-008-000	NO SITUS AVAILABLE	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927	11,272.00	0.00	11,272.00	85.78
004-141-009-000	330 W 5TH ST	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927-4724	100,807.00	149,410.00	250,217.00	984.12
004-141-010-000	445 NORMAL AVE	GLICK JACKSON & COPELAND JACQUELINE ETAL	PO Box 900	GRIDLEY, CA 95948	159,181.00	265,302.00	424,483.00	629.96
004-141-011-000	429 NORMAL AVE	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927-4724	76,838.00	219,271.00	296,109.00	622.08
004-141-012-000	417 NORMAL AVE	COOK-SCOTT ALISA V	PO Box 4724	CHICO, CA 95927-4724	84,520.00	114,751.00	199,271.00	1,049.40
004-141-013-000	341 W 4TH ST	STOFA ERIC R	PO Box 3117	CHICO, CA 95927	210,497.00	329,967.00	540,464.00	754.00
004-141-014-000	331 W 4TH ST	DELACRUZ-KLEVER VIRGINIA LIVING TRUST	DELACRUZ-KLEVER VIRGINIA MAY TRUSTEE 137 COAST RANGE LN	PARADISE, CA 95969	13,319.00	71,768.00	85,087.00	483.46
004-142-002-000	418 BROADWAY	THEOREM COLLECTIVE LLC	4450 MACARTHUR BLVD 2ND FLOOR	NEWPORT BEACH, CA 92660	426,683.00	2,056,620.00	2,483,303.00	1,669.98
004-142-004-000	450 BROADWAY	ZEHNDER ERIC J REVOCABLE TRUST	PO Box 130	ROCKLIN, CA 95767	300,000.00	290,000.00	590,000.00	1,587.06
004-142-006-000	441 SALEM ST	BRENCHLEY CHRISTOPHER WOODWORTH TRUST	BANK OF AMERICA CORPORATE REAL ESTATE ASSESSMENTS PO BOX 32541	CHARLOTTE, NC 28232	149,168.00	28,956.00	178,124.00	1,288.08
004-142-008-000	400 BROADWAY	BANK OF AMERICA N T & S A	ATM BANC HOLDING FUND IMA LCF I DBA BANK OF AMERICA CHICO #729725	CHARLOTTE, NC 28232	1,040,400.00	1,040,400.00	2,080,800.00	6,893.66
004-142-009-000	426 BROADWAY	SAFOR CORP THE	DBA SAFOR CORP	CHICO, CA 95927-5176	345,993.00	1,839,219.00	2,185,212.00	3,937.02
004-151-003-000	119 W 3RD ST	300 MAIN STREET CHICO LLC	55 LAZY S LN	CHICO, CA 95928	132,199.00	18,022.00	150,221.00	579.64
004-151-004-000	300 MAIN ST	300 MAIN STREET CHICO LLC	55 LAZY S LN	CHICO, CA 95928	576,884.00	1,694,605.00	2,271,489.00	4,121.74
004-151-007-000	333 BROADWAY	BOYD EVELYN JOANN REV IV TRUST ESTATE ETAL	341 BROADWAY STE 305	CHICO, CA 95928	197,877.00	747,411.00	945,288.00	6,749.54
004-151-010-000	325 BROADWAY	IBUX LLC	PO Box 4191	CHICO, CA 95927	357,000.00	1,530,000.00	1,887,000.00	1,359.00
004-151-017-000	330 MAIN ST	CHICO MAIN LLC	C/O RSC ASSOCIATES INC 3120 COHASSET RD SUITE 5	CHICO, CA 95973	331,500.00	688,500.00	1,020,000.00	1,644.14
004-151-023-000	301 BROADWAY	BURGERS & BREWS BY CREPEVILLE LLC	330 3RD ST	DAVIS, CA 95616	704,864.00	697,061.00	1,401,925.00	2,543.14
004-151-024-000	121 W 3RD ST	HUTTON & HEADLEY REV INT VIV BYPASS TRUST	C/O HUTTON GRAHAM P TRUSTEE 697 STILSON CANYON DRIVE	CHICO, CA 95928	243,799.00	199,860.00	443,659.00	2,083.02
004-151-025-000	NO SITUS AVAILABLE	300 MAIN STREET CHICO LLC	539 FLUME ST	CHICO, CA 95928	552,847.00	66,097.00	618,944.00	2,302.88
004-152-003-000	NO SITUS AVAILABLE	SOUTH CHICO CHICAS LLC	763 HILL VIEW WAY	CHICO, CA 95926	290,145.00	34,815.00	324,960.00	901.66
004-152-004-000	330 WALL ST	LATIMER DENNIS M & MARY ANN	330 WALL ST STE 20	CHICO, CA 95928	344,892.00	1,167,328.00	1,512,220.00	4,258.06
004-152-005-000	180 E 4TH ST	CARTER SAMANTHA L TRUST ETAL	PASSMORE JANE ESTATE 1517 EAST 1410 SOUTH	SPANISH FORK, UT 84660	215,959.00	850,680.00	1,066,639.00	2,190.32
004-152-006-000	180 E 4TH ST	CARTER SAMANTHA L TRUST ETAL	PASSMORE JANE ESTATE 1517 EAST 1410 SOUTH	SPANISH FORK, UT 84660	66,241.00	21,972.00	88,213.00	772.86
004-152-007-000	331 MAIN ST	DK TOWERS LLC	20 DONALD DR	CHICO, CA 95973	226,015.00	527,386.00	753,401.00	1,977.74

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004-152-008-000	325 MAIN ST	BRESLAUER MANUEL EST	C/O ALAN B TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305 C/O ULLRICH KYLE E TRUSTEE 1881 1/2 MULVERN AVE	CHICO, CA 95928	85,407.00	137,113.00	222,520.00	2,576.20
004-152-009-000	319 MAIN ST	ULLRICH KYLE E NON EXEMPT TRUST	C/O ULLRICH KYLE E TRUSTEE 1881 1/2 MULVERN AVE	FULLERTON, CA 92833	563,031.00	2,281,155.00	2,844,186.00	3,722.64
004-152-010-000	301 MAIN ST	MILLER FAMILY REV LIVING TRUST	C/O MILLER DEREK J TRUSTEE 778 CATALA CT	SANTA CLARA, CA 95050	353,736.00	1,529,388.00	1,883,124.00	4,139.74
004-160-010-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	10,304.90
004-160-014-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	22,953.60
004-171-001-000	261 E 3RD ST	SANFORD TOM & KAREN TRUST ETAL	C/O SANFORD TOM G & KAREN K TRUSTEES 2675 CARMELIN CIR	EL DORADO HILLS, CA 95762	183,874.00	263,554.00	447,428.00	801.78
004-171-002-000	269 E 3RD ST	RISKO JEFFREY A ETAL	RISKO RICHARD T & FRANCES P 1763 HOOKER OAK AVE	CHICO, CA 95928	153,891.00	700,543.00	854,434.00	564.78
004-171-003-000	279 E 3RD ST	SOUTH CHICO CHICAS LLC	C/O DEBRA CANNON & COLLEEN WINTER 763 HILL VIEW WAY	CHICO, CA 95926	189,404.00	301,865.00	491,269.00	644.88
004-171-004-000	310 FLUME ST	FLUME GROUP LLC	2215 E 8TH ST	CHICO, CA 95928	114,823.00	500,963.00	615,786.00	832.26
004-171-005-000	316 FLUME ST	BRESLAUER MANUEL EST	C/O ALAN B TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	24,595.00	72,179.00	96,774.00	1,088.78
004-171-006-000	330 FLUME ST	ORR PATRICK S & JETTA DENISE ETAL	NIELSEN TRISTAN A 158 EAST FRANCIS WILLARD AVE	CHICO, CA 95926	256,498.00	514,856.00	771,354.00	1,279.12
004-171-007-000	344 FLUME ST	MARTIN SHAFFER KIM REVOCABLE TRUST	C/O MARTIN SHAFFER KIM TRUSTEE 1057 E 7TH ST	CHICO, CA 95928-5901	157,000.00	367,000.00	524,000.00	1,180.22
004-171-008-000	270 E 4TH ST	KOCH STEVEN P & LYNN C TRUST ETAL	FAZZINNI JOAN A & CANTRELL REBECCA 8470 SULLIVAN WY	DURHAM, CA 95938	165,728.00	94,699.00	260,427.00	495.52
004-171-009-000	252 E 4TH ST	MOORE FAMILY PROPERTIES LLC	1086 SIERRA VISTA WAY	CHICO, CA 95926	223,101.00	446,205.00	669,306.00	713.86
004-171-010-000	331 WALL ST	ESTEP ASHLEY E REV TRUST	C/O ESTEP ASHLEY E TRUSTEE 331 WALL ST	CHICO, CA 95928	116,732.00	201,629.00	318,361.00	1,070.36
004-171-011-000	315 WALL ST	BILLSON RICHARD AND KARI REV TRUST	C/O BILLSON RICHARD & KARI TRUSTEES 15 COMMERCE CT STE 150	CHICO, CA 95928	200,000.00	430,000.00	630,000.00	1,139.58
004-172-001-000	305 FLUME ST	SOUTH CHICO CHICAS LLC	763 HILL VIEW WY	CHICO, CA 95926	214,705.00	16,245.00	230,950.00	428.94
004-172-002-000	371 E 3RD ST	SOUTH CHICO CHICAS LLC	763 HILL VIEW WAY	CHICO, CA 95926	203,099.00	143,910.00	347,009.00	902.30
004-172-008-000	370 E 4TH ST	MCCRADY MICHAEL W & ELIZABETH H REV INT VIV TRUST	C/O MCCRADY MICHAEL W & ELIZABETH H TRUSTEES PO BOX 54	DURHAM, CA 95938	184,013.00	436,219.00	620,332.00	1,082.28
004-172-009-000	341 FLUME ST	FEMINO STEPHANA LINDA MARIE ETAL	JOHNSON JOHN H & HAMILTON JOANNE LIV TRUST 1508 BIDWELL AVE	CHICO, CA 95926	179,172.00	335,179.00	514,351.00	857.38
004-172-010-000	329 FLUME ST	ANDERSON IAN & WELLS RAQUEL	PO BOX 776	FOREST RANCH, CA 95942	111,322.00	237,211.00	348,533.00	331.98
004-172-011-000	315 FLUME ST	DISCOVERY SHOPPE LEAGUE INC	315 FLUME ST	CHICO, CA 95928-5428	55,873.00	111,756.00	167,629.00	583.18
004-174-013-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	6,863.06
004-175-001-000	357 E 4TH ST	PHILLIPS TRUST	C/O PHILLIPS CHARLES W & TRUDY A TRUSTEES 619 CEDAR CANYON TRAIL	LAKE ALMANOR, CA 96137	25,870.00	103,227.00	129,097.00	1,124.36
004-175-002-000	369 E 4TH ST	COOK WAYNE A FAMILY TRUST	C/O COOK CAROL & COOK-SCOTT ALISA TTS P O BOX 47240	CHICO, CA 95927-4724	84,520.00	390,951.00	475,471.00	1,161.60
004-175-009-000	368 E 5TH ST	BERNEDO PATRICK & JILL FAMILY TRUST	C/O BERNEDO PATRICK & JILL CO-TRUSTEES 4691 CABLE BRIDGE DR	CHICO, CA 95928-8840	35,127.00	39,031.00	74,158.00	292.84
004-175-010-000	362 E 5TH ST	CAMPOS PROPERTIES LIMITED PARTNERSHIP	362 E 5TH ST	CHICO, CA 95928	164,045.00	74,366.00	238,411.00	293.64
004-175-011-000	354 E 5TH ST	CAMPOS PROPERTY LIMITED PARTNERSHIP	362 E 5TH ST	CHICO, CA 95928	191,017.00	259,995.00	451,012.00	328.68
004-175-012-000	429 FLUME ST	BATHURST WILLIAM E REVOCABLE TRUST	C/O BATHURST WILLIAM E TRUSTEE 429 FLUME ST	CHICO, CA 95928	20,973.00	46,485.00	67,458.00	1,054.90
004-177-011-000	285 E 5TH ST	TRINITY METHODIST CHURCH CHICO	DBA TRINITY UNITED METHODIST CHURCH 285 E 5TH ST	CHICO, CA 95928-5425	149,464.00	405,378.00	554,842.00	2,026.24
004-177-013-000	505 WALL ST	505 WALL STREET LLC	6290 CUMBERLAND RD	MAGALIA, CA 95954	757,701.00	1,942,965.00	2,700,666.00	4,934.20
004-178-005-000	527 FLUME ST	DIGIOVANNI FAMILY TRUST	C/O DIGIOVANNI THOMAS G & CAROL A TRUSTEE 539 FLUME ST STE 200	CHICO, CA 95928	65,165.00	447,107.00	512,272.00	966.34
004-178-006-000	358 E 6TH ST	DIGIOVANNI FAMILY TRUST	C/O DIGIOVANNI THOMAS G & CAROL A TRUSTEE 539 FLUME ST STE 200	CHICO, CA 95928	36,196.00	209,997.00	246,193.00	675.40
004-178-007-000	360 E 6TH ST	DIGIOVANNI FAMILY TRUST	C/O DIGIOVANNI THOMAS G & CAROL A TRUSTEE 539 FLUME ST STE 200	CHICO, CA 95928	57,921.00	700,045.00	757,966.00	1,254.90
004-178-008-000	500 ORIENT ST	DIGIOVANNI FAMILY TRUST	C/O DIGIOVANNI THOMAS G & CAROL A TRUSTEE 539 FLUME ST STE 200	CHICO, CA 95928	188,272.00	2,181,412.00	2,369,684.00	3,965.76
004-221-001-000	345 W 5TH ST	5TH AND NORMAL PROPERTIES LLC	345 W 5TH ST	CHICO, CA 95928	131,343.00	472,950.00	604,293.00	1,123.94
004-221-002-000	331 W 5TH ST	5TH & NORMAL PROPERTIES LLC	331 W 5TH ST	CHICO, CA 95928	170,671.00	231,928.00	402,599.00	610.12
004-221-003-000	307 W 5TH ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,990.94
004-221-004-000	532 SALEM ST	MEMBERS 1ST CREDIT UNION	P O BOX 492395	REDDING, CA 96049-2395	189,404.00	41,429.00	230,833.00	986.54
004-221-005-000	540 SALEM ST	MEMBERS 1ST CREDIT UNION	DBA MEMBERS 1ST CREDIT UNION P O BOX 492395	REDDING, CA 96049-2395	266,351.00	538,625.00	804,976.00	907.14
004-221-006-000	324 W 6TH ST	BARRETT ANNETTE E LIVING TRUST	C/O COOK-WAGEMAN ANNETTE E TRUSTEE 3131 WILLOW BEND DR	CHICO, CA 95928	183,882.00	168,858.00	352,740.00	524.96
004-221-007-000	541 NORMAL AVE	LEGAL AID SOCIETY OF SACRAMENTO CO INC	DBA LEGAL SERVICES OF NORTHERN CALIF INC 517 12TH ST	SACRAMENTO, CA 95814-1418	46,636.00	204,714.00	251,350.00	979.76
004-221-008-000	529 NORMAL AVE	BARRETT ANNETTE E LIVING TRUST	C/O BARRETT ANNETTE E TRUSTEE 3131 WILLOW BEND DR	CHICO, CA 95928	177,316.00	475,339.00	652,655.00	894.64
004-221-009-000	519 NORMAL AVE	HENDERSON JERALD M & FRANCES H REV INTER VIVOS TRUST	C/O HENDERSON FRANCES H TRUSTEE 2609 LAKESHORE WEST DR	CHICO, CA 95928-3923	64,481.00	192,866.00	257,347.00	769.20
004-222-005-000	526 BROADWAY	PILAND MARK BLAIR & ANDREA	109 COPPERFIELD DR	CHICO, CA 95928	189,425.00	194,837.00	384,262.00	623.90
004-222-006-000	540 BROADWAY	BLACKSTON LLC ETAL	3050 OAK WAY	CHICO, CA 95973	204,000.00	204,000.00	408,000.00	833.76
004-222-007-000	542 BROADWAY	CONNOLLY MICHAEL S LIVING TRUST ETAL	BENGTSON KIRK LIVING TRUST 1037 VILLAGE LN	CHICO, CA 95926	110,508.00	453,841.00	564,349.00	1,421.88
004-222-011-000	215 W 5TH ST	TRI COUNTIES BANK	TRI COUNTIES BANK 1111 BROADWAY DR	CHICO, CA 95973	72,130.00	552,242.00	624,372.00	478.32
004-222-012-000	508 BROADWAY	AMERICAN PROPERTIES (LESSOR)	JACK IN THE BOX INC #446 (LESSEE) 107 WARRIOR DR	SAN FRANCISCO, CA 94131	901,381.00	997,531.00	1,898,812.00	1,717.56
004-222-013-000	525 SALEM ST	TRI COUNTIES BANK	TRI COUNTIES BANK @ SALEM ST 1111 BROADWAY DR	CHICO, CA 95973	753,319.00	2,634,408.00	3,387,727.00	4,512.84
004-231-001-000	345 W 6TH ST	BARRETT ANNETTE E LIVING TRUST	C/O COOK-WAGEMAN ANNETTE TRUSTEE ETAL 3131 WILLOW BEND DR	CHICO, CA 95928	226,084.00	307,728.00	533,812.00	1,146.04
004-231-002-000	333 W 6TH ST	MIKKELSON JOYCE L LIVING TRUST	C/O MIKKELSON JOYCE L TRUSTEE 1037 VILLAGE LN	CHICO, CA 95928	173,400.00	446,760.00	620,160.00	1,043.44
004-231-003-000	604 SALEM ST	SOUTH CHICO CHICAS	ATTN DEBRA CANNON 763 HILL VIEW WAY	CHICO, CA 95928	265,302.00	475,420.00	740,722.00	1,172.70
004-231-004-000	618 SALEM ST	MIKKELSON JOYCE IRREVOCABLE TRUST	C/O GAIL NOTTINGHAM 7 LAGUNA POINT RD	CHICO, CA 95928	97,932.00	260,675.00	358,607.00	1,129.22
004-231-005-000	628 SALEM ST	ANDERLAND LLC	PO BOX 1142	DURHAM, CA 95938	207,162.00	369,933.00	577,095.00	494.44
004-231-006-000	306 W 7TH ST	BENGTSON KIRK LIVING TRUST	C/O BENGTSON KIRK TRUSTEE 1037 VILLAGE LN	CHICO, CA 95926	238,771.00	917,944.00	1,156,15.00	920.92
004-231-007-000	318 W 7TH ST	FOOS FAMILY TRUST	C/O HILL PROPERTIES 123 W 6TH ST STE 130	CHICO, CA 95928	90,066.00	313,374.00	403,440.00	1,246.26
004-231-011-000	631 NORMAL AVE	BARRETT ANNETTE E LIVING TRUST	C/O COOK-WAGEMAN ANNETTE E TRUSTEE 3131 WILLOW BEND DR	CHICO, CA 95928	218,646.00	188,579.00	407,225.00	1,009.64
004-231-012-000	645 NORMAL AVE	LEE PAUL WILTON & RAE LYNN REV LIVING TRUST	C/O LEE PAUL WILTON & RAE LYNN TRUSTEES 3229 GIBSON LANDING	CHICO, CA 95973	127,952.00	528,296.00	656,248.00	1,318.90
004-232-001-000	605 SALEM ST	STATE OF CALIFORNIA	605 SALEM ST	CHICO, CA 95928-5576	0.00	0.00	0.00	600.50
004-232-002-000	227 W 6TH ST	MOON WILLIAM M & SHIRLEY REV LIVING TRUST	MOON WILLIAM M & SHIRLEY TRUSTEES 22 DANA POINT RD	CHICO, CA 95928	18,664.00	79,343.00	98,007.00	511.00
004-232-003-000	600 BROADWAY	US TIRES INC	2776 BRISCOE CT	WOODLAND, CA 95776	541,216.00	920,066.00	1,461,282.00	2,225.34
004-232-004-000	626 BROADWAY	PIP MASTER FUNDING XVII LLC	C/O FUNDAMENTAL INCOME PROPERTIES LLC 2425 E CAMELBACK RD STE 800	PHOENIX, AZ 85016	408,000.00	938,400.00	1,346,400.00	2,305.10
004-232-005-000	240 W 7TH ST	STATE OF CALIFORNIA	605 SALEM ST	CHICO, CA 95928-5576	0.00	0.00	0.00	2,624.16
004-232-006-000	NO SITUS AVAILABLE	STATE OF CALIFORNIA	605 SALEM STREET	CHICO, CA 95928-5576	0.00	0.00	0.00	428.94
004-232-007-000	NO SITUS AVAILABLE	STATE OF CALIFORNIA	605 SALEM ST	CHICO, CA 95928-5576	0.00	0.00	0.00	428.94
004-241-002-000	123 W 5TH ST	STRAIN PETERS LLC	P O BOX 325	OAKVILLE, CA 94562	147,972.00	189,404.00	337,376.00	666.86
004-241-004-000	130 W 6TH ST	WILLIAMS LIVING TRUST	C/O WILLIAMS DAVID CHARLES & CHRISTINE MARIE TTEES 3501 AMBER OAKS CT	PARADISE, CA 95969	176,740.00	161,952.00	338,692.00	1,324.44
004-241-005-000	535 BROADWAY ST	WILLIAMS LIVING TRUST	C/O WILLIAMS DAVID & CHRISTINE TRUSTEES 3501 AMBER OAKS CT	PARADISE, CA 95969	218,280.00	15,300.00	233,580.00	772.08
004-241-006-000	540 MAIN ST	STRAIN PETERS LLC	P O BOX 325	OAKVILLE, CA 94562	473,516.00	325,542.00	799,058.00	2,786.16
004-241-007-000	508 MAIN ST	STRAIN PETERS LLC	P O BOX 325	OAKVILLE, CA 94562	177,566.00	272,269.00	449,835.00	980.20
004-242-001-000	501 MAIN ST	HART DIVERSIFIED LLC	242 BROADWAY STE 11	CHICO, CA 95928-5341	308,892.00	500,024.00	808,916.00	4,583.16

**City of Chico
Downtown PBID
Fiscal Year 2025/26 Applied Report**

Assessor's Parcel Number	Situs Address	Owner Name	Owner Address	Owner City, State, Zip	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
004-242-004-000	194 E 6TH ST	SIXTH & MAIN INVESTORS	555 MAIN ST STE 250	CHICO, CA 95928-5676	135,000.00	190,000.00	325,000.00	553.00
004-242-009-000	500 WALL ST	BIDWELL TITLE & ESCROW COMPANY	PO BOX 5357	CHICO, CA 95927	301,360.00	833,763.00	1,135,123.00	2,216.76
004-242-013-000	525 MAIN ST	HART DIVERSIFIED LLC	242 BROADWAY STE 11	CHICO, CA 95928-5341	233,551.00	30,878.00	264,429.00	1,715.76
004-242-014-000	555 MAIN ST #100	SIXTH & MAIN INVESTORS	555 MAIN ST STE 250	CHICO, CA 95928-5676	40,272.00	1,007,511.00	1,047,783.00	690.64
004-242-015-000	555 MAIN ST #200	SIXTH & MAIN INVESTORS	555 MAIN ST STE 250	CHICO, CA 95928-5676	40,272.00	525,091.00	565,363.00	136.54
004-242-016-000	555 MAIN ST #250	SIXTH & MAIN INVESTORS	555 MAIN ST STE 250	CHICO, CA 95928-5676	40,272.00	887,588.00	927,860.00	85.78
004-242-017-000	555 MAIN ST #300	SIXTH & MAIN INVESTORS	555 MAIN ST STE 250	CHICO, CA 95928-5676	40,272.00	1,370,680.00	1,410,952.00	503.68
004-242-018-000	555 MAIN ST #400	ODONELL GROUP	555 MAIN ST UNIT 400	CHICO, CA 95928	173,188.00	695,515.00	868,703.00	210.62
004-242-019-000	555 MAIN ST #450	GONSALES STEPHEN A & D CHARLENE	555 MAIN ST STE 450	CHICO, CA 95928	175,000.00	525,000.00	700,000.00	249.42
004-251-001-000	603 BROADWAY	NANTUCKET PROPERTIES LLC	C/O TOFANELLI RICHARD & NANETTE TRUSTEES 603 BROADWAY ST	CHICO, CA 95928	500,000.00	1,060,000.00	1,560,000.00	2,493.98
004-251-002-000	123 W 6TH ST #100	MFC INVESTMENTS LP	2990 HWY 32 STE 1700	CHICO, CA 95973	283,972.00	490,506.00	774,478.00	1,224.18
004-251-006-000	627 BROADWAY #STE 100	MATTHEWS JAMES & CANDACE IV TRUST ETAL	C/O MATTHEWS JAMES & CANDACE TRUSTEES 665 BRYANT ST	CHICO, CA 95926	391,910.00	188,721.00	580,631.00	3,344.00
004-251-007-000	630 MAIN ST	BEHRING FAMILY LLC ETAL	MONTGOMERY ANN B TRUST 321 LEGION AVE	CHICO, CA 95928	128,118.00	0.00	128,118.00	3,868.56
004-252-007-000	178 E 7TH ST	EDWARDS TERRI L TRUST ETAL	EDWARD'S TERRI L TRUST C/O PURITZ LAWRENCE A & JANICE C TRUSTEES ATTN TAX DEPT	CHICO, CA 95927-0935	34,152.00	65,718.00	99,870.00	1,033.64
004-252-008-000	NO SITUS AVAILABLE	MID VALLEY TITLE AND ESCROW COMPANY	ATTN TAX DEPT 1 FIRST AMERICAN WAY	SANTA ANA, CA 92707	177,045.00	99,706.00	276,751.00	857.86
004-252-009-000	635 MAIN ST	MID VALLEY TITLE AND ESCROW COMPANY	ATTN TAX DEPT 1 FIRST AMERICAN WAY	SANTA ANA, CA 92707	146,906.00	99,706.00	246,612.00	857.86
004-252-011-000	628 WALL ST	BOYS & GIRLS CLUB OF CHICO CA INC	DBA BOYS & GIRLS CLUB OF THE NORTH VALLEY 601 WALL ST	CHICO, CA 95928-5626	143,137.00	1,482,044.00	1,625,181.00	2,720.12
004-252-012-000	183 E 6TH ST	TENNIS FAMILY TRUST	DBA BLDG 100 PRESS 1171 WOODLAND AVE	CHICO, CA 95928	243,720.00	243,720.00	487,440.00	1,554.30
004-252-013-000	601 MAIN ST	MID VALLEY TITLE & ESCROW COMPANY	ATTN TAX DEPT 1 FIRST AMERICAN WAY	SANTA ANA, CA 92707	450,000.00	850,000.00	1,300,000.00	2,496.94
004-281-002-000	275 NORMAL AVE	THE GRADUATE LLC	18631 LLOYD LN	ANDERSON, CA 96007	1,422,285.00	0.00	1,422,285.00	2,745.22
004-281-003-000	70 SALEM ST	EVERETT FAMILY LIVING TRUST	DBA EVERETT LEWIS A JR & MARILYN S TRUSTEES ATTN TAX DEPT	CHICO, CA 95973	1,393,912.00	3,451,338.00	4,845,250.00	7,428.54
004-282-001-000	703 SALEM ST	HART MICHAEL E	218 W 2ND ST	CHICO, CA 95928-5306	94,404.00	231,736.00	326,140.00	1,108.66
004-282-007-000	745 SALEM ST	SALVATION ARMY	C/O DEL ORO DIV FINANCE DEPT PO BOX 348000	SACRAMENTO, CA 95834-8000	136,470.00	348,530.00	485,000.00	895.92
004-282-008-000	719 SALEM ST	SALVATION ARMY	PO BOX 348000	SACRAMENTO, CA 95834-8000	61,877.00	79,561.00	141,438.00	366.76
004-282-009-000	717 SALEM ST	SALVATION ARMY	C/O DEL ORO DIV FINANCE DEPT PO BOX 348000	SACRAMENTO, CA 95834-8000	123,767.00	111,917.00	235,684.00	1,001.04
004-282-010-000	740 BROADWAY	RCM INVESTMENTS LLC	DBA HERITAGE INNS BEST VALUE INN ATTN TAX DEPT	CHICO, CA 95928	422,659.00	641,761.00	1,064,420.00	3,537.42
004-282-011-000	700 BROADWAY	SALVATION ARMY	DBA SALVATION ARMY ATTN TAX DEPT	SACRAMENTO, CA 95834-8000	265,233.00	633,106.00	898,339.00	3,230.32
004-283-003-000	W 7TH ST	BRESLAUER MANUEL EST	341 BROADWAY ST SUITE 305	CHICO, CA 95928	13,575.00	0.00	13,575.00	257.34
004-283-004-000	720 MAIN ST	BRESLAUER MANUEL EST	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	74,726.00	171,036.00	245,762.00	2,471.62
004-283-005-000	730 MAIN ST	MELINE EDWARD R & CHARLENE M REV LIV TRUST	C/O MELINE CHARLENE M TRUSTEE 10005 MIDWAY	DURHAM, CA 95938-9717	37,357.00	148,278.00	185,635.00	1,303.06
004-283-006-000	740 MAIN ST	MELINE EDWARD R & CHARLENE M REV LIV TRUST	C/O MELINE CHARLENE M TRUSTEE 10005 MIDWAY	DURHAM, CA 95938-9717	28,876.00	3,489.00	32,365.00	600.50
004-283-007-000	120 W 6TH ST	MELINE EDWARD R & CHARLENE M REV LIV TRUST	C/O MELINE CHARLENE M TRUSTEE 10005 MIDWAY	DURHAM, CA 95938-9717	129,293.00	36,938.00	166,231.00	504.32
004-283-010-000	725 BROADWAY	PITAMBER RAMESH	DBA HERITAGE INN EXPRESS 9201 RESEARCH DR	IRVINE, CA 92618	1,261,938.00	0.00	1,261,938.00	4,754.90
004-284-001-000	803 NORMAL AVE #UNIT 1	JANAK GARRETT	803 NORMAL AVE UNIT 1	CHICO, CA 95928	190,000.00	229,000.00	419,000.00	1,093.20
004-284-002-000	331 W 8TH ST	CLOUGH SARALYN L	780 W COUNTY LINE RD	CALIMESA, CA 92320-1006	80,951.00	99,769.00	180,720.00	995.32
004-284-003-000	800 SALEM ST	YANG ZHONGMEI	2848 CACTUS AVE	CHICO, CA 95973	285,000.00	0.00	285,000.00	928.08
004-284-004-000	828 SALEM ST	SMITH ROBERT L & REBECCA A	PO BOX 4244	CHICO, CA 95927	119,066.00	238,134.00	357,200.00	1,087.30
004-284-005-000	842 SALEM ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	2,700.34
004-284-006-000	NO SITUS AVAILABLE	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,286.80
004-285-001-000	213 W 8TH ST	MERRITT DEBORAH L REV TRUST	C/O MERRITT DEBORAH L TRUSTEE 3120 COHASSET ROAD STE 5	CHICO, CA 95973	208,878.00	258,026.00	466,904.00	4,710.80
004-285-002-000	844 BROADWAY	BORG WARNER CORPORATION	5219 NORTH O CONNOR BLVD STE 2300	IRVING, TX 75039	199,584.00	255,467.00	455,051.00	2,097.72
004-285-003-000	W 9TH ST	BORG WARNER INDUSTRIAL PRODUCTS	FLOWSERVE CORPORATION 5215 NORTH O CONNOR BLVD STE 2300	IRVING, TX 75039	67,847.00	3,975.00	71,822.00	386.04
004-285-004-000	236 W 9TH ST	MERRITT DEBORAH L REV TRUST	C/O MERRITT DEBORAH L TRUSTEE 3120 COHASSET ROAD STE 5	CHICO, CA 95973	25,474.00	105,466.00	130,940.00	1,142.34
004-286-003-000	820 OROVILLE AVE	MORENO JERONIMO ALVAREZ & DEALVAREZ CANDIDA	820 OROVILLE AVE	CHICO, CA 95928	201,242.00	272,269.00	473,511.00	746.00
004-286-004-000	824 OROVILLE AVE	SINATRA RICHARD JAMES & KATHERINA R ETAL	375 S 10TH ST	COOS BAY, OR 97420	87,806.00	70,240.00	158,046.00	807.86
004-287-002-000	818 MAIN ST	BENGTSON KIRK LIVING TRUST	C/O BENGTSON KIRK TRUSTEE 1037 VILLAGE LN	CHICO, CA 95926	199,424.00	406,245.00	605,669.00	1,877.64
004-287-006-000	110 W 9TH ST	OHRI JAGDEEP KUMAR	110 W 8TH ST	CHICO, CA 95928	550,000.00	450,000.00	1,000,000.00	1,459.68
004-287-007-000	NO SITUS AVAILABLE	BENGTSON KIRK FAMILY TRUST	C/O BENGTSON KIRK TRUSTEE 1037 VILLAGE DR	CHICO, CA 95926	96,143.00	51,674.00	147,817.00	796.84
004-381-001-000	601 WALL ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	1,793.34
004-381-002-000	666 FLUME ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	428.94
004-381-011-000	270 E 7TH ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	857.86
004-381-012-000	633 WALL ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	744.62
004-381-013-000	625 WALL ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	737.94
004-381-018-000	600 FLUME ST	CITY OF CHICO	PO BOX 3420	CHICO, CA 95927-3420	0.00	0.00	0.00	4,570.78
004-382-001-000	351 E 6TH ST	H A GRINNELL & SONS INC	PO BOX 2715	OROVILLE, CA 95965	41,904.00	179,196.00	221,100.00	1,736.10
004-382-002-000	371 E 6TH ST	LANG LIVING TRUST	3940 CIRCLE J RD	BUTTE VALLEY, CA 95965	52,528.00	31,886.00	84,414.00	509.28
004-382-012-000	631 FLUME ST	HARRIS INVESTMENT CO LLC	631 FLUME ST	CHICO, CA 95928	187,325.00	468,515.00	655,840.00	1,034.64
004-384-013-000	745 MAIN ST	CALSTATE LAND INVESTMENT INC	7126 DESOTO AVE	CANOGA PARK, CA 91303	267,948.00	401,928.00	669,876.00	2,038.68
004-384-014-000	722 WALL ST	CALSTATE LAND INVESTMENT INC	7126 DESOTO AVE	CANOGA PARK, CA 91303	401,928.00	468,919.00	870,847.00	3,043.12
004-384-015-000	715 MAIN ST	CALSTATE LAND INVESTMENT INC	DBA THUNDERBIRD LODGE 7126 DESOTO AVE	CANOGA PARK, CA 91303	919,456.00	1,400,351.00	2,319,807.00	6,534.20
004-385-001-000	722 FLUME ST	SEM CHICO LLC	ATTN ERIC STOFA 898 E 7TH STREET	CHICO, CA 95928	188,700.00	119,100.00	307,800.00	1,875.96
004-385-002-000	255 E 7TH ST	JENNINGS CHRISTOPHER B TRUST	C/O RSC ASSOCIATES 3120 COHASSET RD STE 5	CHICO, CA 95973	145,071.00	1,009,139.00	1,154,210.00	1,423.32
004-385-003-000	728 FLUME ST	BUDWHOLE INDUSTRIES INC	1529 MUIR AVE	CHICO, CA 95973	140,454.00	41,616.00	182,070.00	278.26
004-385-004-000	734 FLUME ST	BUDWHOLE INDUSTRIES INC	1529 MUIR AVE	CHICO, CA 95973	140,454.00	41,616.00	182,070.00	278.26
004-385-005-000	740 FLUME ST	LAU MAN C REVOCABLE TRUST	CO LAU MAN C TRUSTEE 2631 WADSWORTH STREET	CARLSBAD, CA 92010	165,000.00	49,500.00	214,500.00	664.04
004-385-006-000	282 E 8TH ST	SCHIFF RANDALL J & LAURA M TRUST ETAL	CO SCHIFF RANDALL J & LAURA M TRUSTEES 2571 CALIFORNIA PARK DR STE 130	CHICO, CA 95928	284,454.00	347,036.00	631,490.00	1,148.04
004-385-010-000	717 WALL ST	KETTLE CHRISTOPHER J	2953 GALLATIN GATEWAY	CHICO, CA 95973	153,000.00	228,000.00	381,000.00	1,228.92
004-385-011-000	254 E 8TH ST	MORGAN KIERSTAN C & THOMAS S JR	P O BOX 333	FOREST RANCH, CA 95942	67,626.00	213,282.00	280,908.00	725.62
004-385-012-000	268 E 8TH ST	GEDNALSKE JENNIFER JEAN ETAL	BOEHM JACOB FRANZ 268 E 8TH ST	CHICO, CA 95928	171,666.00	329,806.00	501,472.00	856.68
004-421-001-000	801 MAIN ST	BRESLAUER MANUEL EST	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITE 305	CHICO, CA 95928	47,609.00	38,324.00	85,933.00	1,603.46
004-421-002-000	18 E 8TH ST	MANUEL BRESLAUER EST CORP	C/O ALAN TOCHTERMAN ATTY 341 BROADWAY ST SUITES	CHICO, CA 95928-5342	16,161.00	0.00	16,161.00	540.32
004-421-003-000	828 WALL ST	LOMKER JARED ETAL & HOLLIE	LOMKER JARED & DEANNA 48263 HACKBERRY ST	FREMONT, CA 94539	159,181.00	249,383.00	408,564.00	793.98

**City of Chico
Downtown PBID
Fiscal Year 2025/26 Applied Report**

Assessor's Parcel Number	Stitus Address	Owner Name	Owner Address	Owner City, State, Zip	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
004-421-004-000	836 WALL ST	LOMKER JARED ETAL & HOLLIE	LOMKER DAVID & DEANNA 48263 HACKBERRY ST	FREMONT, CA 94539	191,017.00	249,383.00	440,400.00	1,613.26
004-421-005-000	845 MAIN ST	WHIPPLE REVOCABLE INTER VIVOS TRUST	C/O WHIPPLE CAROL ANN TRUSTEE 455 E 3RD ST	CHICO, CA 95928	22,534.00	85,041.00	107,575.00	922.54
004-421-006-000	843 MAIN ST	WHIPPLE REVOCABLE INTER VIVOS TRUST	C/O WHIPPLE CAROL ANN TRUSTEE 455 E 3RD ST	CHICO, CA 95928	25,542.00	62,059.00	87,601.00	915.62
004-421-008-000	817 MAIN ST	MFC INVESTMENTS LP	2990 HIGHWAY 32 STE 1700	CHICO, CA 95973	195,323.00	236,756.00	432,079.00	2,045.04
004-421-009-000	820 WALL ST	UPPER PARK CLOTHING LLC	D/P OF UPPER PARK CLOTHING 1570 FILBERT AVE	CHICO, CA 95926	107,100.00	316,200.00	423,300.00	1,094.20
004-422-001-000	261 E 8TH ST	LIAW MINN-JIUN FAMILY TRUST	C/O LIAW MINN-JIUN TRUSTEE 2520 GUJAN AVE	CHICO, CA 95973	176,868.00	109,242.00	286,110.00	765.94
004-422-002-000	271 E 8TH ST	BUDWHOLE INDUSTRIES INC	1529 MUIR AVE	CHICO, CA 95973	130,050.00	52,020.00	182,070.00	446.58
004-422-003-000	279 E 8TH ST	LYNN MATTHEW & DESERAE	907 BRYANT AVE	CHICO, CA 95926	162,364.00	108,242.00	270,606.00	345.68
004-422-004-000	287 E 8TH ST	BISHO JASON	287 E 8TH ST	CHICO, CA 95928-5703	75,330.00	108,478.00	183,808.00	247.96
004-422-005-000	295 E 8TH ST	HARRINGTON LORI	295 E 8TH ST	CHICO, CA 95928-5703	67,796.00	97,932.00	165,728.00	274.70
004-422-006-000	818 FLUME ST	TEFS FAMILY TRUST	C/O TEFS MICHAEL P & SUZANNE L PAUSTIAN TTS 26537 POST AVE	ORLAND, CA 95963	78,374.00	171,027.00	249,401.00	974.88
004-422-007-000	840 FLUME ST	SOUTH CHICO CHICAS LLC	763 HILL VIEW WAY	CHICO, CA 95926	180,271.00	258,391.00	438,662.00	1,329.34
004-422-008-000	854 FLUME ST	HOFFMAN VADEN & MEGAN ETAL	FRAGA FAMILY REV LIVING TRUST 727 DEAD END CT	CHICO, CA 95973	166,464.00	130,050.00	296,514.00	544.02
004-422-009-000	286 E 9TH ST	QUAINANCE KENNETH D	286 E 9TH ST	CHICO, CA 95928-5756	45,023.00	30,009.00	75,032.00	227.56
004-422-010-000	278 E 9TH ST	ODIASE OSAMEDE SUNDAY ETAL	NWABUNOR MARY NWAKAEGO 3198 SAWYERS BAR LN	CHICO, CA 95973	150,592.00	78,642.00	229,234.00	412.20
004-422-011-000	270 E 9TH ST	OBANNON JAMES E & SUSIE C REVOCABLE TRUST	C/O OBANNON JAMES E & SUSIE C TRUSTEES 1751 HOOKER OAK	CHICO, CA 95926-1736	63,111.00	51,269.00	114,380.00	514.60
004-422-012-000	254 E 9TH ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	51,500.00	64,377.00	115,877.00	531.62
004-422-013-000	837 WALL ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD D & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	88,299.00	0.00	88,299.00	1,000.66
004-422-014-000	821 WALL ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD D & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	38,018.00	56,741.00	94,759.00	403.40
004-422-015-000	819 WALL ST	SATAVA RICK & CHRISTINE FAMILY TRUST	C/O SATAVA RICHARD D & CHRISTINE R TRUSTEES 819 WALL ST	CHICO, CA 95928-5714	18,094.00	90,332.00	108,426.00	643.92
Totals					\$63,626,827.00	\$129,332,479.00	\$192,959,306.00	\$503,257.54
Total Parcels								308

Downtown Chico Exterior Building Improvements

Permits & Guidelines – Quick Reference for Property & Business Owners

This handout is intended as a general guide for common exterior improvements in Downtown Chico. Requirements vary by project, building type, and location. Always confirm with the City of Chico Community Development Department, Planning Division before starting work [Planning Division, 530.879.6800, zoning@chicoca.gov](#).

Before You Start – What to Know About Downtown Review

Downtown Chico is treated by the City as a **special design area**, and some downtown properties are also **individually designated historic resources or located within historic districts**. Because of this, **most exterior changes to buildings downtown require Planning review and may be subject to Architectural Review**.

Exterior work that is *visible from the public right-of-way*—such as paint, signage, awnings, façade changes, or murals—is typically reviewed. The level of review varies:

- Some projects are handled directly by Planning staff (often called “over-the-counter” review)
- Other projects require review by the Architectural Review and Historic Preservation Board (AR/ARHPB)

Planning staff determines which level of review applies — not the property or business owner.

Quick Self-Check Questions

Before repainting, installing signage or awnings, or making other exterior changes, ask:

- 1) Is the work located **in Downtown Chico**?
- 2) Is the building **historic or located within a designated historic district**?
- 3) Will the change be **visible from the public right-of-way** (sidewalk, alley, or street)?
- 4) Will the work affect the **public right-of-way** in any way?
- 5) Is the work more than cosmetic (attachments, structural changes, or electrical)?

If the answer to **any** of these is “yes,” permits and design review are likely required.

The First Step

In Downtown Chico, most exterior building changes require Planning review and may be subject to Architectural Review. The first step is always to contact the City of Chico, Community Development Department, Planning Division, 530.879.6800, zoning@chicoca.gov.

Common Projects & Typical Requirements

1. Repainting a Building

May Require:

- Planning review if color or finish changes are visible from the public right-of-way
- Architectural Review (especially for historic or downtown buildings)

Typically Not Required:

- Building permit for paint-only work

Notes:

- Power washing and surface prep must follow City environmental and runoff regulations
- Historic buildings may have additional color and material guidelines

2. Power Washing / Cleaning

May Require:

- Approval for water discharge methods
- Encroachment permit if equipment or hoses extend into sidewalks or streets

Important:

- No discharge of pollutants into storm drains
- Use containment methods as required by City standards

3. New or Replacement Signage

Typically Required:

- Sign Permit
- Planning review for size, placement, lighting, and design
- Electrical permit if illuminated

May Also Require:

- Architectural Review (especially downtown or historic structures)

Notes:

- Murals, painted signs, and artistic graphics may be reviewed differently than commercial signage
- Temporary signs have separate rules and time limits

4. Murals & Public Art

Typically Required:

- Planning staff review
- Coordination with applicable City review body (process may vary)

Notes:

- Murals are generally treated as public art, not advertising, if no commercial message is included
- Property owners retain responsibility for maintenance and conservation
- Early coordination with Planning is strongly encouraged to avoid delays

5. Awnings, Canopies & Shade Structures

Typically Required:

- Building Permit (attachments to building)
- Planning / Design Review

May Also Require:

- Encroachment Permit if projecting into the public right-of-way

Notes:

- Clearance, height, and projection limits apply
- Branding or signage on awnings may require a separate sign permit

6. Façade Improvements (Doors, Windows, Exterior Changes)

Typically Required:

- Building Permit

- Planning / Architectural Review

Notes:

- Historic buildings often require additional review
- Energy, accessibility, and safety codes apply

7. Encroachment Permits – When Are They Needed?

An **Encroachment Permit** is typically required if work:

- Occupies or projects into sidewalks, alleys, or streets
- Requires temporary construction fencing, lifts, or scaffolding in public space
- Includes awnings, signs, or fixtures extending into the right-of-way

Design & Review Reference Documents

Exterior improvements in Downtown Chico are guided by adopted City policies and design standards.

These include:

- Chico General Plan & Downtown Policies, <https://chicoca.gov/Departments/Community-Development/Planning-Division/General-Plan--Other-Planning-Documents/>
- Downtown Design Guidelines (same as above)
- Architectural Review Standards
https://codelibrary.amlegal.com/codes/chico/latest/chico_ca/0-0-0-15064
- Art in Public Places policies (for murals and public art)
<https://chicoca.gov/Your-Government/Commissions/Arts-Commission/Public-Arts-Program/>

City of Chico – Community Development Department

Planning Division / Building Division

Website: <https://chicoca.gov/Departments/Community-Development>

Phone:

This guide is informational only and does not replace City code requirements or formal approvals.

MEMORANDUM

To: PBID Board of Directors

From: PBID Building Enhancement Committee-Carrie Welch, Jason Colabove, Audrey Taylor

Date: February 2, 2026

Subject: Approval of Two Coordinated Downtown Activation Programs: Business Recruitment & Building Enhancement

Overview

The PBID Building Enhancement Committee (BEC) is bringing forward two aligned initiatives designed to accelerate downtown revitalization by addressing both **vacant storefront activation** and **visible building conditions**. Together, these programs move PBID to proactive investment—an objective for 2026 demonstrating reinvestment in the downtown core and addressing other issues and opportunities in addition to Clean and Safe. Each program is clearly aligned with PBID's eligibility categories and will be implemented with Board oversight and regular reporting.

Program 1: Downtown Business Recruitment –

“Open Doors”

PBID Eligibility Category: Economic Vitality

1) Purpose & Program Overview

Open the Doors is design has a proactive downtown business recruitment and matchmaking program focused on reducing commercial vacancy and strengthening downtown's business mix. Rather than waiting for inquiries, PBID will actively identify target businesses, match them with available downtown spaces, and help reduce early-stage friction related to navigating permitting and technical assistance. Objectives: attract retail, service, creative, and experience-based businesses that activate daytime, evening, and weekend activity.



The Downtown StoryMap has already been updated with vacant buildings currently on the market, courtesy of Carrie Welch and Capital Rivers, providing a ready-to-use foundation for targeted outreach and recruitment. Will be reaching out to other organizations DCBA, Chamber, brokers to have links on their website to boost SEO.

2) Action Steps & Governance

The BEC is requesting approval of the program. If approved, the Board authorizes:

- PBID Coordinator and the BEC to formally launch the *Open the Doors* program
- Active use and ongoing maintenance of the Downtown StoryMap vacancy inventory
- Update MOU with DCBA
- Targeted business recruitment and property owner matchmaking
- Coordination with City staff to support early-use guidance and permitting clarity
- Regular program updates and progress reports to the Board at each meeting

Program 2: Building Enhancement Program – “Fresh Coat”

PBID Eligibility Category: Beautification & Placemaking

1) Purpose & Program Overview

Fresh Coat is a PBID-led, City-approved building enhancement partnership designed to deliver fast, visible, high-impact exterior improvements to key downtown buildings. This is not a cash grant program; it is a PBID-led initiative that simplifies participation to target certain buildings that need “refreshing” through design guidance, pre-vetted vendors, and streamlined permitting. The goal is to shift public perception from decline to care, encourage private reinvestment, and create a visual signal that downtown is moving forward.

The program launches as a pilot phase to demonstrate impact, refine delivery, and position PBID for future grant, foundation, and private funding.

Action Steps & Board Requests

The BEC is requesting approval of this program. If approved, the Board authorizes:

- PBID coordinator to meet with 3CORE to confirm fiscal administration for vendor payments and funding donations.
- Vetting and selection of pre-approved contractors, to be handled by BEC
- Meetings with City staff to finalize streamlined or blanket permitting approaches, Erik Gustafson to assist.
- Outreach to foundations, sponsors, and partners to help leverage and expand program funding
- Reallocation of \$10,000 from Economic Vitality to Beautification & Placemaking budget line items to support initial implementation of the *Fresh Coat* pilot.

The Building Enhancement Committee will oversee implementation and report progress, expenditures, and outcomes back to the Board.

Open the Doors and **Fresh Coat** are intentionally designed to work in tandem: one focuses on filling spaces, the other on improving how those spaces present to the public. Together, they reinforce downtown as investable, active, and cared for—supporting existing businesses while creating momentum for new ones.





DRAFT 1 - Downtown Economic Vitality & Business Recruitment Program

Purpose

The Downtown Economic Vitality & Business Recruitment Program is designed to **reduce commercial vacancy, strengthen downtown's business mix, and build on downtown restaurants as economic anchors** by actively recruiting, matching, and supporting businesses that are a strong fit for Downtown Chico.

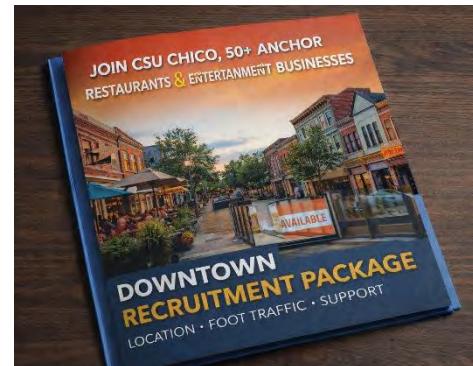
Why This Program

vacant storefronts weaken downtown's image and limit its economic potential. This program connects demand, space, and support to convert foot traffic into new business activity.

Program Approach

PBID will lead a coordinated recruitment effort focused on **fit, readiness, and ease**:

- 1) **Downtown Space Inventory**
Maintain an active inventory of vacant downtown spaces using the Downtown Story Map, including size, location, visibility, and likely use types.
- 2) **Target Business Recruitment**
Identify and recruit retail, service, experience-based, and creative businesses that complement downtown restaurants and activate daytime, evening, and weekend activity.
- 3) **Student & Community Input**
Engage Chico State students and the community to identify desired business types and regional brands that would strengthen downtown.
- 4) **Business-Space Matchmaking**
Actively match recruited businesses with appropriate spaces and facilitate introductions with property owners.
- 5) **Startup & Permitting Navigation**
Help recruited businesses understand tenant improvement needs, permitting steps, and timelines, reducing uncertainty and startup friction.
- 6) **Active Outreach & Marketing**
Package priority spaces and conduct direct outreach to local and regional businesses, promoting downtown as a ready-made ecosystem anchored by food, events, and activity.



City Partnership

We will ask the City of Chico to partner with PBID by coordinating early guidance on use and permitting, supporting clarity and efficiency for recruited businesses, and aligning the program with broader economic vitality goals. If possible create a “per-approved path” for certain type of businesses? Or a unique program that facilitates fast tracking and positive experience.

Program Outcomes

- Reduced downtown vacancy
- Stronger, more intentional business mix
- Increased utilization of downtown foot traffic
- Improved perception of downtown activity and momentum



Downtown Chico Building Enhancement Initiative (Draft Program Model)

A targeted, visible, design-guided improvement program for downtown buildings

1. Program Purpose

The Downtown Chico Building Enhancement Initiative is designed to:

- Rapidly improve the appearance of key downtown buildings
- Easy to participate for property owners – blanket permitting, color selection, pre-screened vendors, no cost allows *small but high-impact improvements*
- Change public perception from decline → care → reinvestment
- Leverage limited funds to unlock private investment and future grants

This is not a cash grant. It is a **PBID-led/City-approved** improvement partnership that delivers visible results.

This initial funding is intended as a **demonstration phase** to:

- Create visible improvements in key downtown locations
- Test streamlined permitting and delivery
- Position the program for future City, grant, and private funding

2. Target Area & Strategy

Geography

- Downtown Chico only (PBID / Downtown Core boundary)

Building Focus

- Highly visible buildings that:
 - Anchor key corridors
 - Frame gateways or intersections
 - Currently project *disinvestment, neglect, or visual fatigue*
- Both occupied and vacant buildings eligible

Strategy

- **Start with Block by Block, 3–5 highly visible buildings**
- **Create a before/after visual impact**
- Use those projects to:
 - Build owner trust
 - Attract new funding
 - Expand the program citywide downtown

3. Eligible Improvements (high-impact, fast, visible)

Focus on **what people see from the sidewalk**.

Core Improvements

- Power washing (brick, stucco, concrete)
- Exterior painting (storefronts, trim, upper façade)
- Historic cornice enhancement (paint, minor repair)
- Removal of visual clutter (old signage remnants, peeling paint)
- Exterior lighting upgrades (simple, warm, code-compliant)

- Signage

Optional / Phase 2

- Planters or landscaping at storefront edge
- Window film or temporary activation graphics
- Awnings (if cost allows)

Not Eligible

- Interior work
- Structural repair
- Code upgrades unrelated to appearance
- New signage programs (unless tied to façade refresh)

4. Design Control

- All work must follow:
 - City of Chico Downtown Design Guidelines
 - Provide a color palette selection - *PBID working to partner with a paint manufacturer to donate paint*
 - Simple storefront standards (trim, cornice emphasis, base colors)

How this works in practice:

- City Planning review to ensure any of the color options being offered fit all design guidelines
- Owners can simply choose from selection
- Any custom colors/design may require review and cost sharing

5. Making It Easy: Pre-Approved Contractors

PBID / Coordinator Role

- Maintain a small bench of pre-approved vendors, such as:
 - 1-2 power washing companies
 - 2 painting contractors
 - 1 lighting contractor (if used)
- PBID issues work orders
- PBID proposes to partner with 3CORE as fiscal administrator to pays vendors directly

6. City Program Agreement & Approvals

Minimize administrative burden for both staff and property owners request the City to participate to create an easy to implement program:

- Confirm eligible improvements consistent with adopted design standards
- Create a **streamlined or blanket permit approach** for initiative projects
- Identify any constraints that might be faced for any of the projects-type in the program.
- Allow PBID to be applicant for work with property owner approval.
- Consider discount or waiver of permit fees (if required)

7. How Property Owners Participate (the “yes” framework)

Owners must agree to:

1. Sign agreement for work with Hold Harmless clauses.
2. Maintenance commitment: Maintain improvements for 3–5 years
3. Access & approvals: Allow PBID/City/contractors access for agreed scope
4. Visibility: Allow temporary project signage and before/after photos

No cash goes to the owner.

PBID pays vendors directly.

7. Budget Reality

- \$25,000 PBID funds-Initial Pilot Phase
- PBID will be working to identify partners to sponsor or in-kind donations of supplies.
 - Paint Manufacturers
 - Revitalization Grants
 - Private sponsors (banks, utilities, foundations)
 - Corporate or institutional partners
 - Foundations

8. Program Administration

PBID will administer/coordinate the program and propose to have 3CORE as fiscal agent for funding and payments. PBID:

- Property owner outreach and agreements
- Contractor coordination
- Permit coordination with City staff
- Payment of contractors documentation

PBID will utilize pre-approved contractors familiar with downtown standards to ensure quality, consistency, and efficient delivery.

City Role

- Formal City acknowledgement or MOU:
 - Program aligns with City design standards
 - Staff liaison for initiative
 - No zoning or entitlement changes required

9. Visibility & Branding

During Construction – Name Project FRESH COAT

After Completion

- Optional discreet plaque or decal
- Heavy use of:
 - Before/after photos
 - Social media
 - City, Vendor, PBID communications



Memorandum of Understanding (MOU) Between The Downtown Chico Property-Based Improvement District (PBID) And The Downtown Chico Business Association (DCBA)

Purpose

This Memorandum of Understanding establishes a collaborative framework between the PBID and DCBA to jointly address real estate issues in downtown Chico, specifically vacant and blighted buildings. These issues may include zoning concerns, structural deficiencies, and long-term tenant vacancies.

This partnership seeks to leverage the strengths of both organizations to implement the Downtown Real Estate Initiative, as outlined in the attached plan, through a volunteer-driven effort.

Section 1: Objectives

The primary objectives of this agreement are:

- Reduce the number of vacant properties by **15%** over the duration of the initiative.
- Improve the aesthetic and functional appeal of these properties to attract new tenants and businesses.
- Foster community engagement in revitalizing the downtown area.
- Establish a sustainable framework for addressing future vacancies.

Section 2: Roles and Responsibilities

PBID Responsibilities

Lead efforts related to economic vitality initiatives, including:

- Assisting in coordination with property owners to discuss exterior improvements and compliance.
- Facilitating discussions for property improvement programs.
- Collaborating with DCBA on inventory management, data analysis, and outreach efforts.
- Providing resources to evaluate and improve structural conditions where applicable.

DCBA Responsibilities

Lead inventory, data analysis, outreach efforts, marketing, and promotional activities, including:

- Conducting market analysis and identifying potential gaps in the business mix.
- Developing a "Why Downtown Chico?" campaign.
- Creating marketing materials to showcase opportunities to prospective tenants.
- Working with PBID to identify and engage property owners and stakeholders.

Shared Responsibilities

- Conduct a comprehensive inventory of all vacant properties, including building condition, zoning, ownership, and visual documentation.

- Maintain a shared database of vacant properties and regularly update it.
- Establish a volunteer-driven committee comprising members from both organizations to oversee the implementation of this initiative.
- Collaborate on funding efforts to support the development of marketing and outreach materials.
- Engage local stakeholders, including Chico State, Butte College, and community organizations, to align goals and solicit input.
- Define the **frequency of collaboration**, with bi-monthly joint meetings between PBID and DCBA representatives to review progress.

Section 3: Volunteer-Driven Initiative

Both organizations agree that this initiative will be driven by volunteers from PBID and DCBA. The parties will:

- Recruit volunteers with relevant expertise and interests using defined criteria.
- Provide orientation and resources to volunteers for effective participation.
- Recognize and celebrate volunteer contributions at milestones throughout the initiative.

Section 4: Timeline and Phases

Phase 1: Assessment and Preparation (January–May 2025)

- Conduct inventory and initial assessments.
- Collect data using tools such as Placer AI (available to PBID/DCBA).

Phase 2: Strategy Development and Outreach (May–August 2025)

- Engage property owners of identified properties regarding readiness and cleanup.
- Meet with the City on code enforcement.
- Create marketing materials and identify potential users for vacant spaces.

Phase 3: Activation and Implementation (August–December 2025)

- Activate one or two high-visibility spaces – readiness for market.
- Identify temporary or permanent uses.
- Monitor progress and refine strategies based on feedback.

Section 5: Metrics and Reporting

Both organizations agree to track progress using the following metrics:

- **Reduced vacancy rates** by 15%.
- **Successful activation of high-visibility properties.**
- **Positive feedback from stakeholders and the community.**
- **Quarterly reports** presented to city officials, stakeholders, and the community.

Section 6: Duration and Termination

This agreement will remain in effect from the date of signing through **December 31, 2025**, unless extended by mutual agreement. Either party may terminate this agreement with a **30-day written notice**.

Section 7: Dispute Resolution

In the event of a dispute arising from or relating to this Memorandum of Understanding, the parties agree to the following process:

1. **Negotiation:** The parties shall first attempt to resolve the dispute through good-faith negotiations. Representatives from each party will meet within 15 days of the dispute being raised to discuss potential solutions.
2. **Mediation:** If the dispute cannot be resolved through negotiation within 30 days, the parties agree to submit the matter to mediation facilitated by a neutral third party mutually agreed upon by both parties. The costs of mediation shall be shared equally by the parties.
3. **Litigation:** If mediation fails, either party may pursue legal remedies in a court of competent jurisdiction in Butte County, California.

Section 8: Additional Legal Provisions

Independent Entities Clause

This MOU does not create a joint venture, partnership, or agency relationship between the parties. Each party remains an independent entity.

Governing Law

This MOU shall be governed by and construed in accordance with the laws of the **State of California**.

Indemnification Clause

Each party agrees to **indemnify, defend, and hold harmless** the other party from and against any claims, damages, liabilities, or expenses arising out of or related to the actions or omissions of their respective employees, volunteers, or agents in connection with this MOU.

Amendments Clause

This Memorandum of Understanding may be amended **only by mutual agreement** of the parties, expressed in writing and signed by authorized representatives of both parties.

Confidentiality Clause

Any proprietary or confidential information shared between PBID and DCBA under this MOU shall remain confidential and shall not be disclosed to third parties without mutual consent, except as required by law.

Section 9: Signatures

/sgnd/ Eric Hart as approved by PBID Board of Directors, Feb 12, 2025

Downtown Chico PBID

Name: Eric Hart
Title: President
Date: February 12, 2025



Downtown Chico Business Association

Name: Greg Scott
Title: President
Date: February 6, 2025



To: **PBID Board of Directors**
From: **Audrey Taylor, PBID Coordinator**
Date: **January 1-February 6, 2025**
Subject: **Coordinator Report – January 2026**

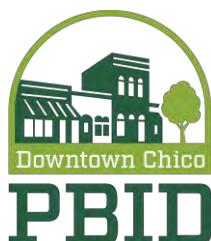
The following activities have been moving forward for PBID:

1. Administration

- 1) Meeting with Curt Struble, forwarded to Curt Struble information on PBID, Bylaws, Ambassador Annual Report.
- 2) Drafted Downtown Exterior Building Improvement Guide re: Request from Board Member Anika Rodriguez to have handout for businesses. Sent to Erik G to review with Brendan Vieg for corrections and approval to finalize. Reviewed with Erik G at meeting with Skyler and Avery.
- 3) Draft letter of response to Mayor's request regarding concern of Downtown
- 4) BOD Terms of Office, Annual Meeting – coordinate with President action. Communication with Matt Thiede.
- 5) Prepare resolutions for Board – Annual Meeting Schedule, 26-27 Assessment Fee
- 6) Annual Report preparation. Contact with Wildan on 25-26 Property List and assessments.
- 7) Board Agenda

2. Coordination with the City of Chico and other entities:

- 1) Meeting with Erik G, Skyer, Avery to review and schedule actions on January Board Request:
 - a. *Permitting* – Erik checked with planning on Ali Baba, will report back to Board. The issue was misinterpreted. Erik will take draft Exterior Building Improvement handout to Brendan for agreement for PBID to prepare and distribute.
 - b. *Problem Areas* - Skyler to prepare a report of actions to be taken (and timeline) for key problems areas where unsheltered congregate causing business disruption, 3rd & Salem by parking garage, 2nd Street by El Rey. Avery has team continually cleaning all benches during power washing rotation and when soiled.
 - c. *Trash* – particularly in Diamond Alley, 3rd Street. Tiered Action -Audrey to talk with Charlene get background. Follow-up with who was calling Moorehead. Determine use of bigger bin and location (can't be rolled in). Avery's team to remind businesses to roll in bins or can they assist.
 - d. *Plaza Food Distribution* – Different groups are distributing food- Tuesday evening, Wednesday morning, Sunday, city can take no action – Erik to check with Public Health. Avery's team schedule trash pick up after these occurrences.



- 2) Review 2026 Planning Actions Q1
 - a. AW - New contract with BBB - Avery to prepare a new Ambassador Schedule, people, shifts, priorities to bring back to the Board
 - b. SL – finalize contract to consolidate cleaning the Parking Garage and Diamond Alley with PBID
 - c. AW – Assessment of Hot Areas. Avery and Audrey to organize a Board Tour of area and hot spots.
 - d. AT – Police Presence – Audrey to reach out to Chief for a meeting of increasing presence.
 - e. AT – Post Warren – City to be bring back to council Post Warren planning. Sit & Lie Ordinance – need city attorney to review whether Post Warren if, and how to re-institution the Sit & Lie Ordinance. AT to draft a letter from President requesting assistance on process.
 - f. AW – discussion on the increasing number of homeless coming in from other areas, new people. Avery to see how his team can identify the new individuals and where they are coming from.

3. Financials

- 1) Advised TriCounties bank the annual Line of Credit renewal would not be needed.
- 2) Delivered Credit Card to David Halimi, Treasurer
- 3) Contact Kevin Thomas & Martha regarding tax and state annual filings, books are ready and in the que.
- 4) Insurance Renewals

4. Clean & Safe

- 1) See above Meetings with Erik, Avery and Skyler
- 2) Coordinating on video, 2026 roll-out, reports.

5. Beautification & Placemaking

- 1) With direction from the Building Enhancement Committee (PBID-BEC) prepared a Building Enhancement Program, title Fresh Coat. Meetings with the BEC, Carrie Welch & Jason Colabovo to review draft program, tentatively titled Fresh Coat. With input for program design prepared full program operations to bring to the Board for approval and implementation.
- 2) Discussed program with Erik and Skyer regarding blanket permitting.
- 3) Outreach to 3CORE regarding fiscal administration of funds.

6. Economic Vitality

- 1) Drafted Exterior Building Improvement Guide. Sent to Erik Gustafson for review with Brendan Vieg. Awaiting edits and changes.
- 2) Attended Strong Towns presentation (Zoom). Prepared notes & comments to President, draft letter to Council.
- 3) Building Committee
 - a. Downtown inventory updates on story map.

- b. Review with Carrie and Jason – Recruitment Program approved, bring forward to Board in Feb.
- c. Meeting with Matt Tate, Capital Connect, on target businesses

- 4) Participated in call with City-Chamber on moving forward with an Entertainment Zone
- 5) Participated in Zoom session with 3CORE and GoBIZ regarding California's process for census tract designation of OZ. There will be a city application process.

- 7. Communications – Marketing, Database Management, Website
 - 1) Continuing to add information and documents to website.
 - 2) Add video "Life in the Day of an Ambassador" filmed by the City of Chico.
 - 3) Investigating SEO for the DT story map and available buildings.
 - 4) Update building inventory story map,
<https://storymaps.arcgis.com/stories/ea05fc82359c4634ae2d73e46e102221>. Added to PBID website
 - 5) Continual review and edit of pages to capture all eligible activities, links, and resources.

- 8. Board, President, Advocacy & Policy.
 - 1) Coordination with President and Treasurer on financials, contract with Block by Block.
 - 2) Facilitate information with Jacob Rodriguez, Citywide Property Service as potential vendor.
 - 3) Update December Board meeting minutes, regarding missing "New Business" to support Property Owner's appeal to the City Council.
 - 4) Notifications to Board – website, Council Meeting Jan 6.
 - 5) Filed letter to the city supporting the Property Owner Applicant for appeal of the architectural review condition for occupancy on two Main Street Buildings.
 - 6) Filed BID Social Media Policy, Board approved.