Downtown Chico Property-Based Improvement District
PO Box 3063
Chico, CA 95927
pbid-downtownchico.com
audrey@pbid-downtownchico.com

Board
Eric Hart, President
Greg Scott, Vice President
David Halimi, Treasurer
Chris Daniels, Secretary
Jennifer Mackall
Mike O'Brien
Anika Burke Rodriguez
Megan Kurtz

Advisors
Sgt David Bailey
Jennifer Ellingson
Eric Gustafson
Olivia Henderson
Skyler Lipski
Sergio Sanchez

November 16, 2026

2026 Annual Meeting & 2027 Board Election — Invitation

Downtown Chico Property-Based Improvement District (PBID) Annual Meeting
Wednesday, December 9, 2026, at 9:00 a.m.
Chico City Hall, 411 Main Street, 3rd Floor Conference Room.

Dear Downtown Chico PBID Property Owner:

You are invited to PBID's annual meeting. At this meeting, PBID ratepayers will elect three Property Owner Directors to the Board for expiring board seats. The three directors elected will serve four-year terms and help guide the PBID through an important period for Downtown Chico.

- Warren Settlement concluding, advance downtown restoration with the city.
- Continue progress of Fresh Coat program, and donations to mural activation.
- Continue advocating for strengthen clean and safe services.
- Promote the recently announced Opportunity Zone 2.0 for new investment.
- After clean-up launch efforts to recruit businesses to vacant spaces.
- The Board will also play a key role in preparing PBID's 2027 renewal.

Your participation in this election helps shape downtown's priorities and future. Five candidates have been nominated:

1. Chris Daniels (Incumbent) — Kirk's Jewelry, Era Estate, and other properties
2. David Halimi (Incumbent) — Diamond W and other properties
3. Nicole Hill —Lupine Legacy Foundation, Colliers Hardware, former 7-Eleven, Mr. Kopy and other downtown properties
4. Brandon Keith — Madison Bear, Tres Hombres and Mom's
5. Jim Mathews — Tin Roof properties

Voting and participation

Eligible ratepayers attending the meeting may vote for up to three candidates on a ballot provided at check-in.

If you cannot attend, you may appoint someone to attend and vote on your behalf using the enclosed Limited Proxy form prepared by PBID counsel. Complete and sign the form, identify the property address(es), and provide it to your proxyholder. The signed proxy must be delivered to the PBID Secretary before the proxyholder votes.

We encourage your participation in selecting the Board that will guide downtown services and improvements in the coming year(s).

Sincerely,



Eric Hart, President
Downtown Chico PBID

Enclosure: Limited Proxy for Election of Directors

DOWNTOWN CHICO PBID, INC.
LIMITED PROXY FOR ELECTION OF DIRECTORS
2026 Annual Meeting Date: December 9, 2026

Record Owner Name(s): _____

Trust or Entity Name, if applicable: _____

Property Address(es): _____

Assessor's Parcel Number(s): _____

Appointment and Scope

I/We appoint the following person as my/our proxyholder to attend the 2026 Annual Meeting of Downtown Chico PBID, Inc. and vote on my/our behalf solely in the election of Directors:

Proxyholder Name: _____

This proxy applies to the voting rights of the owner(s) identified above for the identified property, subject to the governing documents and valid election procedures. It does not authorize voting on other business.

Voting Instructions Optional

The proxyholder must follow any instructions written below. If no instructions are given, the proxyholder may exercise discretion in the election of Directors.

_____

_____

Duration and Revocation

This proxy expires when the director election concludes at the Annual Meeting or any adjournment of that meeting. I/We may revoke it before the vote by written revocation delivered to the Corporation, by a later signed proxy presented at the meeting, or by attending and voting in person.

Signature and Authority

Each signer certifies authority to grant this proxy for the owner(s) identified above. Sign as owner, trustee, or authorized representative, as applicable.

Signature:	Date:
Printed Name:	Capacity:
Additional Signature, if applicable:	Date:
Printed Name:	Capacity

Deliver the signed proxy to the Secretary before the proxyholder votes.