

80-Watt District Board of Directors Meeting

Monday, December 19th, 2022

Closed Session: NONE

Open Session: 2:10 PM – 4:15 PM

MEETING HELD IN PERSON AT SAFE CU

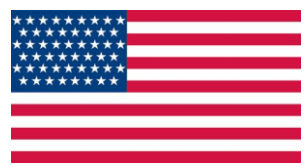
4636 WATT AVE., 2ND FLOOR, NORTH HIGHLANDS, CA 95660

Join Zoom Meeting <https://us02web.zoom.us/j/81948575879>

Meeting ID: 819 4857 5879

Find your local number: <https://us02web.zoom.us/u/kc8CyF6gDn>

VIDEO & PHONE CONFERENCE (with App)



AGENDA

NOTICE TO PUBLIC

You are welcome and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum per person) on items listed on the agenda when they are called. Public comments on items not listed on the agenda will be heard at the meeting as noted on the agenda. Executive Order: N-29-20 allows the Board Meeting to be teleconferenced as listed.

ROLL CALL

Executive Director: Jhason Wint, M.B.A

Board Chair: Seth Astle; **Vice-Chair:** Trena Ellis

Treasurer: David Kuhnen; **Secretary:** Vanessa McCarthy-Olmstead

Closed Session: N/A

Call to Order, Introductions, and Public Comment:

- I. **Public Comment- 3 minutes**
- II. **Consent Agenda**
 - a. Board Minutes November 2022
 - b. Security Minutes November 2022
- III. **Executive Director Report/ Committee updates:**
 - a. Executive Director – Jhason Wint
 - i. Insurance Renewals (**Exhibit A**)
 - b. District 3 Supervisor, Rich Desmond held a Townhall Meeting on Nov 1st – Addressing the Safe Stay Community.
 - i. (**See Exhibit B**)
 - c. Security Task Force: (Seth Astle)
 - d. Maintenance & Beautification: (David Kuhnen)
 - e. Marketing & Advocacy Update: (Trena Ellis & Vanessa McCarthy-Olmstead)
- IV. **Budget/ Contracts (* = Vote Required If Action Is To Be Taken.)**
 - i. Hired 3rd party to set up QuickBooks properly and assist with and audit budget
 - ii. Presentation of 2022 current state
 - iii. *Tentative 2023 Budget Presentation
 - a. Allocation Discussion
 - iv. *SPS Renewal (**Attachment**)
 - v. *Bissell Brothers Renewal (**See Exhibit C**)
 - vi. *Discuss possible MDP changes (**See Exhibit D**)
- V. **NEW Business**
 - a. SMUD MOU Proposal * (See Exhibit E)
- VI. ***Board of Supervisors- Chief of Staff Vanessa McCarthy-Olmstead**
- VII. **Additional Topics for the good of the order –**
 - a. Quick topics requiring little discussion
 - b. Lengthy topics will be added to next month’s agenda:
- VIII. **Adjournment: NEXT MEETING: General Board Meeting: January 5th, 2023 @ 11:00 am**



Home Office Address:
3100 Broadway, Suite 511
Kansas City, MO 64111

Administrative Address:
One Liberty Plaza, 53rd Floor
New York, NY 10006
Tel: (800) 817-3252

ARCH CANOPY POLICY FOR NONPROFIT ORGANIZATIONSSM

NOTICE: THE LIABILITY COVERAGE PARTS OF THIS POLICY PROVIDE CLAIMS MADE COVERAGE. EXCEPT AS OTHERWISE PROVIDED, SUCH COVERAGE APPLIES ONLY TO CLAIMS FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER NO LATER THAN 60 DAYS AFTER THE END OF THE POLICY PERIOD. EACH APPLICABLE LIMIT OF LIABILITY SHALL BE REDUCED, AND MAY BE EXHAUSTED, BY DEFENSE COSTS PAYMENTS. IF ANY LIMIT OF LIABILITY IS EXHAUSTED, THE INSURER SHALL HAVE NO FURTHER LIABILITY FOR THE COVERAGE TO WHICH SUCH LIMIT APPLIES, INCLUDING LIABILITY FOR DEFENSE COSTS. ALL LOSS PAYMENTS, INCLUDING DEFENSE COSTS PAYMENTS, SHALL APPLY TO THE DEDUCTIBLE.

NOTICE: A DEFINITION OF CLAIM IS OUTLINED IN EACH COVERAGE PART AND IS CRITICAL TO COVERAGE AFFORDED. PLEASE READ THIS POLICY CAREFULLY.

DECLARATIONS

Policy No.: NFP0130460-05

Item 1. Named Organization & Address:

Watt Avenue Partnership
4628 Watt Avenue, Suite 365
North Highlands, CA 95660

Item 2. Policy Period:

From: 12/31/2022
To: 12/31/2023
12:01 a.m. local time at the address stated in Item 1

Item 3. Policy Premium:

\$983.00

Taxes, Surcharges and other Assessments, if applicable

Premium Attributable to Terrorism Risk Insurance:

\$0

Included in Policy Premium

In Addition to Policy Premium

Item 4. Extended Reporting Period (Liability Coverage Parts only):

Additional Period: 1 year

Additional Premium: 50% of annual premium

Policy No. SPP 4068342 07 00
Renewal Of SPP 4068342 06 00

POLICY COMMON DECLARATIONS

NAMED INSURED Watt Avenue Partnership AND ADDRESS: 4628 Watt Avenue 365 North Highlands, CA 95660 US	
IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.	AGENT'S NAME AND ADDRESS: Affinity Insurance Services 2001 K St Nw Ste 625 Washington, DC 20006-1037
Insurance is afforded by the Company named below, a Capital Stock Corporation: Great American Insurance Company of New York	
POLICY PERIOD: From 12/31/2022 To 12/31/2023 12:01 A.M. Standard Time at the address of the Named Insured	

This policy consists of the following Coverage Parts for which a premium is indicated. This premium may be subject to adjustment.

	Premium
Commercial Property	
Commercial General Liability	
Commercial Crime and Fidelity	
Commercial Inland Marine	
Commercial Equipment Breakdown	
Commercial Auto	
Commercial Umbrella	
SafePak	\$ 604.00
TOTAL	\$ 604.00

FORMS AND ENDORSEMENTS applicable to all Coverage Parts and made part of this Policy at time of issue are listed on the attached Forms and Endorsements Schedule IL 88 01(11/85).	POLICY ALTERNATE MAILING ADDRESS:
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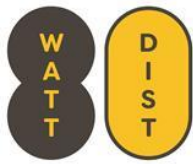
CUSTOMER SERVICE I.D. CARD

Insured: Watt Avenue Partnership	Policy No.: SPP 4068342 07 00
Service Contacts: Affinity Insurance Services	Phone No.: (800)432-7465 (202)223-0876
Claims Including Emergency Claims (toll free)	(866)750-4216
	Issue Date: 12/31/2022

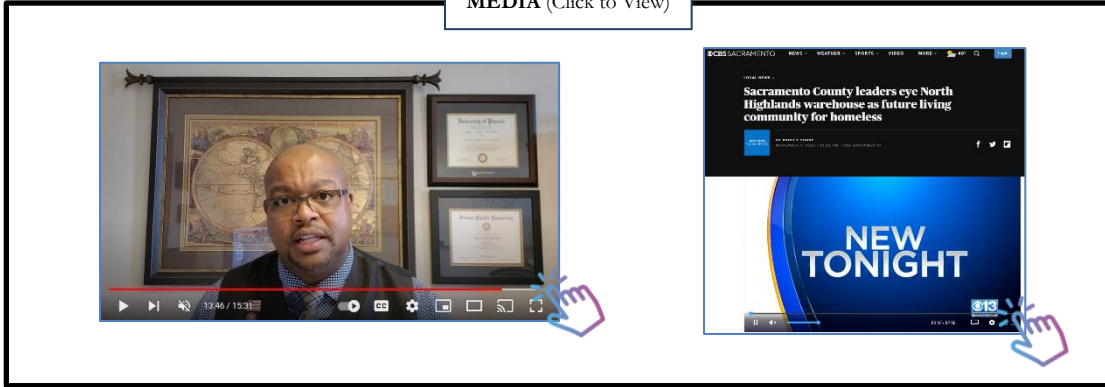
BROWN ACT NOTICE: Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Action may not be taken on items not posted on the agenda. **ADA NOTICE:** Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Jhason Wint, M.B.A. at 916.495.5599 at least 48 hours prior to the meeting.

Exhibit B

Safe Stay Community – Townhall Meeting November 1st 2022, North Highlands



MEDIA (Click to View)



- The County has a basic plan in place.
- Designed to serve the LOCAL community
- Designed to be temporary, transitional housing (3-6 months) NOT permanent housing
- To include wrap-around services:
 - Mental Illness
 - Substance Abuse
 - Depression
 - Trafficking
 - Etc.
- Working with Sacramento Steps-Forward during and post-stay in keeping with a “continuum of care”
- Individual homes/ domiciles. Not cots and tents. Exploring types of homes (Pods, pallet homes, etc.)
- Safe Parking for vehicles
- Kennels for pets
- Plan to have a Community Counsel (Board) in place
- 211 on Beta testing. Like 311 but focused on resources to do with homelessness.
- To include security measures
 - Controlled entry/ exit. Cannot just show up and enter, must be enrolled and given an ID/Pass
 - Secure shuttle transport to and from local stores and businesses
 - Additional security/law enforcement to patrol and secure the facility and keep clear 1000ft space around the compound from property borders in all directions
- Initial planned operator, southern California-based company, City-Net.

This concludes the minutes for this Townhall meeting.





Dear 80 Watt District Board Members,

We would like to renew our service for 2023 as we have really enjoyed working with you this year and we feel that our expertise in maintenance and more has been proven. We would like to stay at the same level of service without raising the price.

Services: The cost of service will remain the same, with zero increase, and Bissell Brothers agrees to fulfill the general porter services. Bissell Brothers is a 'Full-Service Maintenance Company,' that provides the district with litter abatement, large item abatement, street sweeping, power washing, weed control and landscaping, the clean up of all medians, and private properties on request.

- 4 days a week/ 40 hours/ 2 team member Porter Services for a total annual cost of \$97,125.60

If you have any questions, please do not hesitate to contact us. We look forward to working with you in 2023.

Sincerely,

Mike Davey

Mike Davey

Bissell Brothers

Please approve, sign, and date below.

_____ Date: _____



SMUD[®]

PARTNERSHIP OPPORTUNITIES

<p>1 MONTH CLEAN & SAFE SPONSORSHIP</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • Membership list (for contracting outcome reporting) • Access to present workshop/education to membership • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promote SMUD resource material in office, e-blast and social media • SMUD logo / recognition of sponsorship via all external communication 	<p>\$10,000</p>
<p>SIGNATURE EVENT SPONSORSHIP</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • Vendor booth space • Speaking opportunity • Seating for 8-10 SMUD EE's • Membership list (for contracting outcome reporting) • Access to present workshop/education to membership • SMUD logo/recognition on all event external communication • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promotion of SMUD resource material in office, e-blast and social media 	<p>\$10,000</p>
<p>BEAUTIFICATION PROJECT SPONSORSHIP</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • SEED/SAA information linked to website • Membership list (for contracting outcome reporting) • Access to present workshop/education to membership • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promote SMUD resource material in office, e-blast and social media • SMUD logo/ recognition on all project related external communication 	<p>\$10,000</p>
<p>EVENT DEVELOPMENT</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • Vendor booth space • Speaking opportunity • Seating for 8-10 SMUD EE's • Membership list (for contracting outcome reporting) • Access to present workshop/education to membership • SMUD logo/recognition on all event external communication • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promotion of SMUD resource material in office, e-blast and social media 	<p>\$10,000</p>



<p>WORKFORCE DEVELOPMENT SPONSORSHIP</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • SMUD SEED/SAA/ZCP information linked to website • Membership list (for contracting outcome reporting) • Access to present workshop/education to membership • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promote SMUD resource material in office, e-blast and social media • SMUD logo and recognition on all workforce development program related external communication • Development or sponsorship of workforce development program, class, education or resources aimed to provide job skills training, create jobs and/or support small business growth and development 	<p>\$10,000</p>
<p>MARKETING CAMPAIGN</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • 1 Annual Business walk • 2 Annual How to do Business workshops • SMUD SEED/SAA/ZCP information linked to website • Membership list (for contracting outcome reporting) • SMUD attendance of PBID quarterly meetings & State of the PBIDs • SMUD printed flyers, door hangers and communication shared amongst district • Monthly promotion of SMUD resources/information via e-newsletter and social media 	<p>\$5,000</p>
<p>QUARTERLY HOW TO DO BUSINESS WORKSHOPS</p>	<ul style="list-style-type: none"> • BAC participation • Quarterly updates • SEED/SAA/ZCP information linked to website • Membership list (for contracting outcome reporting) • 4 quarterly How to do Business with SMUD workshop per year • SMUD attendance of PBID quarterly meetings & State of the PBIDs • Promote SMUD resource material in office, e-blast and social media • SMUD Logo and recognition on all workshop related external communication 	<p>\$5,000</p>

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