

DOWNTOWN FRESNO PARTNERSHIP

Board of Directors

Wednesday, August 19, 2026
12:00 P.M.–1:30 P.M.

Downtown Fresno Partnership
2020 Tulare St

Members Present: Mayor Jerry Dyer (proxy), Nora Monaco (Vice Chair), Arianna Chavez, Mike Cruz, Phil Kliewer (Chair), Reza Assemi, Jonathan Bravo, Will Dyck, Supervisor Luis Chavez (proxy), Tate Hill (Treasurer)

Present Online: N/A

Not Present: Dr. Carole Goldsmith, Council Member Miguel Arias, Mario Gutierrez, John Ostlund, Maria Rosales

Guests/Public: Jordan Sanchez – City of Fresno; Yahira Figueroa – County of Fresno; Nicole Owens – Warnors Theatre; Chris Johnson – Property Owner

Staff Present: Elliott Balch – CEO, Esteban Herevia – Program Manager, Lara Agulian – Marketing Supervisor, Rue Kausin – Intern

MINUTES

I. Call to Order/Establish Quorum - 12:07 pm Kliewer

Kliewer and Balch announced that two board members, Tony Sanders and Victor Negrete formally resigned from the Board as they were unable to attend many meetings.

II. Agenda & Minutes Kliewer

- a. **Approval of Today's Agenda (Action)** – Kliewer made a motion to approve; Second – Monaco; Approved Unanimously
- b. **Approval of June 10, 2026, Minutes (Action)** - Kliewer made a motion to approve; Second - Dyck; Approved Unanimously

I. Unscheduled Public Comment (limit to 3 minutes each)

No comments were made by the public.

II. Public Agency Updates

a. City of Fresno Sanchez

The North Fulton, Carnegie, parking garage is at full height. There have been some safety concerns but construction group, Bomel, is working with DFP to get security. The City is hoping to open it next year. The H Street garage, with the same construction company, has been delayed a few weeks due to contaminated soil that will need remediation.

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Water and sewer work continues. There was a community meeting with DFP, Chinatown, the City, construction group Katch, and businesses to discuss this work. This has led to more communication throughout the project. Katch is required to include, “Businesses open during construction” signs. They have been out of compliance with this, though they have been notified. There is another community meeting about this in the works. The Build Fresno website has up to date info on street closures.

Brewery District sidewalk improvements are completed. Trash compactors along the alleys from Inyo to Tuolumne are the next project. They are figuring out where to place 6-10 compactors, working with Mid Valley, and this may take a new ordinance. The Spiral garage is approved for some improvements structurally and with exterior paint and signage. They are working on budgets. Elevators may take more time.

III. County of Fresno

Figueroa

The new courthouse won’t see construction until 2029. The County is currently working on budget, which is due in September. Supervisor Chavez will have a public Zoom meeting on September 3 about the budget and what people want to see. Behavioral health is part of this and important to Downtown Fresno. DFP has been working with the County on this recently and we all hope it can continue.

IV. Financial Action Items

a. Accept Year-to-Date Financial Report

Balch

Equity is down 12% in the balance sheet. This is expected to go down as we progress into the year. In the P&L, we are ahead of what was budgeted with expenses at 47% of budget. We are waiting on YJCP approval and the renewal of the Kresge Foundation grant. Balch is also focusing on sponsorships for events like the Christmas Parade.

Kliwer made a motion to approve; Second - Hill; Approved Unanimously

V. CEO Report

Balch

At the Board’s request, Balch shared a DFP activity dashboard with key activity indicators for June and July. These will be updated going forward so there will be something to compare it to. Some main points were the 68 social media posts with 1.5M views, a total attendance of events at 11.5K, and 300+ hours of work by ambassadors.

In the past two months we have also wrapped up the first Scale Up Business Accelerator Program and worked with CVIIC to host and complete a 6-session AI and Digital Literacy course for small businesses. The Scale Up program continues to grow as a Scale Summit will be held in Downtown Fresno on September 16-17, bringing together banks and organizations from Bakersfield to Stockton.

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We continue our work with events including 4th of July and the on-going Market on Kern and Fulton StreetHop. We have events coming up including the first Entertainment Zone event in October, another bar crawl, and the Christmas Parade. We are also assisting in events such as Fiestas Patrias and the Great Valley Gathering with ACTA.

Within advocating work, we have a Beautify Downtown plan, which includes cleaning up alcoves. That work has already begun with ambassadors. We have put out a parking survey to downtown property and business owners with responses already coming in. We have stepped in with the City of Fresno to contact our Congress and Census Board about Opportunity Zone requirements and keeping Downtown qualified. Balch is also on the CDA Board that lobbies bills for CA, two of which are worth watching for Downtown Fresno, AB 1679 and AB 1693.

Operationally, we have a new CPA firm, Price Paige & Co, through an RFP process, which Hill and DFF were also a part of. Some inconsistencies with the PBID assessment have been found and are being analyzed at the City. These cause some alarm as they were approved by a civic engineer. More info will come as we get some confirmations. For the future of DFP, discussion was had on the possibility of becoming a 501(c)3 nonprofit. We have the DFF arm for this, but they are part of the conversation to combine the orgs and the missions, allowing for more funding opportunities as well. The discussion was positive leading to next steps, which would include creating an Ad Hoc committee for this and getting a DFF representative on the DFP board during the next meeting.

As shown and stated before, DFP is underfunded so fund development is key. We have been working on sponsorships and grant applications like Measure P. The Kresge Foundation is also renewing their grant at a higher rate of \$628,500. This would include a larger scope of work with U3 Consultants on occupancy support, business engagement, and tenant improvements, and Downtown Academy, and DFP organizational support. This would expand on work done by David Weinert.

VI. Governance, Legal, and Personnel Action Items

Balch

a. Advise Chair on Appointing Nominating Committee

A meeting for this committee will be set the week of October 5. Kliever, Sanchez, and Cruz have volunteered and are approved.

b. Adopt Bylaws Amendments Relating to Procurement

DFP proposes updates to the procurement section of the Bylaws. These updates would allow for sole-sourcing when 90% of costs are not PBID dollars, if it is a renewal of a contract, such as a lease, and if there are partners in a collaborative project. Balch proposed that this would still have to be approved by the Board or Executive Committee so it would still have oversight and be part of a public meeting. Dyck suggested that these

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items should have to go to the full Board to approve. The updates also increase the discretionary CEO threshold from \$5K to \$10K to account for inflation. With the amendment Dyck suggested, these updates to the Bylaws have been approved.

Kliewer made a motion to approve; Second - Dyck; Approved Unanimously

VII. Operational Action Items

Balch

a. Authorize CEO to Negotiate and Execute Consulting Services Agreement with U3 Advisors for \$307,500

As part of the scope of the Kresge grant, they have suggested the consulting firm U3 to do work towards ground floor development at block scales and creating a cultural center. The Kresge grant would cover the cost of these services. The outcomes would be a financial and physical analysis, figuring out what DFP's role is, work with investors and potential partners, and be more local.

Kliewer made a motion to approve; Second – Monaco; Approved Unanimously

b. Authorize CEO to Negotiate and Execute Office Lease Agreement with TW Patterson Investors with Estimated Lifetime Cost of up to \$225,000

DFP moved to its current office three years ago with an RFP process. The current office is meeting our needs and DFP would like to stay and extend the lease. TW Patterson offered three, four, and five year leases. The five year, with costs and realities of needing the space, is suggested as the best option.

Hill made a motion to approve; Second – Assemi; Approved Unanimously

c. Advise Chair on Appointing Marketing and Branding Ad Hoc Committee

DFP is looking to refresh our logo, look into more traditional marketing, and for new street banner designs. We want volunteers here who can advise us and share their expertise. Sanchez volunteered as part of DFF, Balch nominated Ostlund, and Bravo volunteered himself.

VIII. Board Open Discussion/Reports from Board Members

No reports or discussions were shared.

IX. Adjournment – 1:28 pm

Kliewer

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