LOS BANOS DOWNTOWN ASSOCIATION/PBID
BOARD OF DIRECTORS — REGULAR MEETING AGENDA

Thursday, November 12, 2026, at 10:00 a.m. Pacific Time
907 6th Street, Los Banos, CA 93635

PUBLIC ZOOM ACCESS

Join Zoom Meeting
Meeting ID 862 7075 3618 · Passcode 932494
Dial (669) 444-9171 or (669) 900-6833.

Select "Raise Hand" to request to speak. By phone, press *9 to raise your hand and *6 to unmute when recognized.

1. Call to Order

2. Roll Call and Establishment of Quorum

Alvaro Sanchez, Chair
David Sousa, Vice Chair
Sandie Silva, Treasurer
Diana Pfitzer, Secretary
Tareq Husein, Director
Tom Kaljian, Director
Taylor Wolfsen, Director

3. Public Comment

Members of the public may speak on matters within the Board's jurisdiction during general public comment and may comment on agenda items before or during the Board's consideration of each item. Comments are limited to three minutes per speaker. Speakers using a translator receive at least twice the allotted time unless simultaneous translation equipment is used. The Board generally may not discuss or act on items that are not on the agenda.

4. July 2026 Meeting Minutes — Discussion and Possible Action

Consider approving the July 2026 meeting minutes included in the packet.

PBID BUSINESS

5. PBID Audit Presentation — Price Paige & Company

Receive the audit presentation and ask questions. Allow approximately 15–20 minutes for the presentation.

6. PBID Corrective Action Plan — Discussion and Possible Action

Review the draft plan after the audit presentation. Consider approving the plan, assigning responsibilities, setting deadlines, and scheduling the first progress update.

7. PBID Financial Report and Invoices — Discussion and Possible Action

Consider approving the PBID financial report and payment of routine invoices listed in the packet. The Board will consider spending proposals listed elsewhere on the agenda under their own items.

8A. Monument Signs — Permanent Installation — Discussion and Possible Action

Review the permanent installation plan and consider approving **$4,000 in PBID funds** for installation by **Ronny's Landscaping**.

8B. Monument Signs — Funding for Previously Approved Modifications — Discussion and Possible Action

Receive an update on the previously approved modifications by **Silva's Welding**. Review the cost and consider allocating additional PBID funds, if needed, to cover the approved work.

9. Holiday Lighting — Discussion and Possible Action

Receive an update on installation underway within the PBID. Consider authorizing up to **$5,000 in PBID funds**, subject to confirmation of Ronny's Landscaping's price.

10. Bandit Systems — Discussion and Possible Action

Review footage request charges, service terms, and contract status. Consider directing staff to follow up with the vendor.

11. Proposed 2027 PBID Meeting Schedule — Discussion and Possible Action

Consider approving the following dates. All meetings are proposed for **10:00 a.m. at 907 6th Street**.

Quarter	Committee Planning Meeting	Quarterly PBID Meeting
First	February 4, 2027	February 11, 2027
Second	May 6, 2027	May 13, 2027
Third	August 5, 2027	August 12, 2027
Fourth	November 4, 2027	November 18, 2027

REPORTS

12. Chair's Report

Association accomplishments. Informational.

13. City Representative's Report

Updates on downtown and PBID matters. Informational.

LBDA BUSINESS

14. LBDA Financial Report and Invoices — Discussion and Possible Action

Consider approving the LBDA financial report and payment of routine invoices listed in the packet. The Board will consider spending proposals listed elsewhere on the agenda under their own items.

15. Executive Director's Report — Maribel Garcia

Updates on Farm to Table, Farmers Market, the Seasonal Walk Series, the Día de los Muertos Festival, and sponsor, business, and volunteer support. Informational.

16. Veterans Banner Program and Advisory Committee — Discussion and Possible Action

A. Program Update. Review participant payments, banner production, replacement photographs, installation, and program expenses. Consider providing direction on program coordination.

B. Advisory Committee. Consider forming a Veterans Banner Program Advisory Committee and appointing Michael Hughes, David Santos, and Miguel Alejandre, subject to their acceptance. The Executive Director would serve as an ex officio member. The committee would help plan banner displays, coordinate outreach, and make recommendations to the Board.

17. Farm to Table Proceeds — Discussion and Possible Action

Consider allocating **5% of the 2026 Farm to Table net proceeds**, after event expenses, to the Veterans Banner Program.

18. Sponsorship Funding — Discussion and Possible Action

Consider designating contributions for Christmas decorations and veterans banners according to sponsors stated wishes and tracking the designated funds in LBDA's financial records.

19. Holiday Activities — Discussion and Possible Action

Review plans for the **November 28 Holiday Scavenger Hunt, 3:00–6:00 p.m.**, and the Downtown Holiday Window Decorating Contest. Consider providing direction on event coordination.

20. Annual Reception — Discussion and Possible Action

Consider hosting the Annual Reception at the **Miller & Lux Building** and inviting local businesses. The Board may choose to hold it during the November 28 Holiday Scavenger Hunt or select a separate date in December 2026. Consider directing staff to confirm venue availability and coordinate invitations.

21. Proposed 2027 Event Calendar — Discussion and Possible Action

Review and consider approving the proposed event calendar included in the packet.

22. Event Stage — Discussion and Possible Action

Review stage rental costs, currently approximately **$4,000 per year**, and consider directing staff to obtain purchase proposals and compare ownership costs with continued rentals.

JOINT LBDA/PBID BUSINESS

23. The Westside Express Marketing Proposal — Discussion and Possible Action

Review the November 5 proposal for a three-month print, website, and social media program. Consider authorizing up to **$600 per month and $1,800 total**, subject to confirmation of rates, and determining the allocation between LBDA funds and eligible PBID marketing expenses.

BOARD BUSINESS

24. Board Member Announcements and Future Agenda Requests

25. Next Meeting

Date and time to be determined.

26. Adjournment

PUBLIC REVIEW OF AGENDA MATERIALS

Public agenda materials may be requested electronically from LBDA/PBID at **info.lbdowntown@gmail.com** or **pbid.lbdowntown@gmail.com**. A review copy is available at 907 6th Street during office hours and at the meeting.

POSTING LOCATIONS

907 6th Street, Los Banos, CA 93635, at a location freely accessible to the public, and www.downtownlosbanos.com.

CERTIFICATION OF POSTING — COMPLETE AFTER POSTING

I certify that this agenda was posted at the locations listed above.

Posted by November on 9th, 2026 at 7:30am.
Title Executive Director
Signature Maribel garcia