



**LOS BANOS DOWNTOWN ASSOCIATION/
PBID BOARD OF DIRECTORS MEETING AGENDA**

Los Banos Downtown Association/PBID Office
Conference Room
907 Sixth St.
Los Banos, CA 93635
www.downtownlosbanos.com

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Meeting ID: 875 1639 1282
Passcode: 980683

FEBRUARY 4, 2026– 10:00 AM

1. Call to Order
2. Roll Call (Board Members):
___Tareq Husein, ___Alvaro Sanchez, ___David Sousa, ___Tom Kaljian,
___Taylor Wolfsen, ___Sandie Silva ___, Jose E Lopez, ___Diana Pfitzer
3. Consideration of Approval of Agenda
Recommendation: Adopt the Agenda as submitted
4. Consideration of Approval of Minutes for Oct 16, 2025
Recommendation: Adopt the Minutes as submitted
5. Consideration of Approval of Minutes for Nov 19, 2025
Recommendation: Adopt the Minutes as submitted
6. Consideration of Approval of Minutes for Jan 20, 2026
Recommendation: Adopt the Minutes as submitted
7. Consideration of Approval of Quarterly Financials
Recommendation: Adopt Financials as submitted

8. Public Forum – Members of the public may address the Board of Directors on any item of public interest that is within the jurisdiction of the Los Banos Downtown Association/PBID; include agenda and non- agenda items. No action will be taken on non-agenda items. Speakers are limited to a three (3) minute presentation.

9. **Action Items:**

- a. Board Reorganization and Authorized Signatories

Action Requested:

Board discussion and possible approval of the reorganization of Board officer positions and authorized signatories, including the transition of **Tareq Husein from President to a Director position**, the **removal of Tareq Husein as an authorized signer**, and the **appointment of Alvaro Sanchez as President and authorized signer**, with **David Sousa appointed as Vice President**.

Recommendation: Approve as submitted

- b. Review and Acknowledge Installment Repayment Plan

Discussion and possible action regarding the installment repayment plan, which has been prepared, distributed to the Board of Directors for review, and formally transmitted to the City of Los Banos.

Recommendation: Approve as submitted

- c. Silva's Welding – Signage Fabrication Contract (Installation Not Included)

Action Requested:

Board discussion and possible approval of a signage fabrication contract with Silva's Welding at a cost of \$1,600 per sign (\$1,200 fabrication plus \$400 powder coating), for a total of \$12,800 for eight (8) signs. Installation is not included in this contract. Authorization of a deposit between \$1,600 and \$2,000 is requested to initiate production.

Recommendation: Approve as submitted

- d. Update of Organizational Policies

Action Requested:

Board discussion and possible approval of updates to organizational policies, including governance policies, financial controls, operational procedures, and compliance requirements for the entity.

Recommendation: Approve as submitted

10. Discussion Items:

a. Downtown Safety, Maintenance, and Quality-of-Life Concerns

Discussion regarding ongoing downtown issues including dog waste and baggie availability, Bandit Systems security coverage and camera blind spots, homeless activity including nighttime fires in front of businesses, breaking of windows, unauthorized entry into the front office, reports of individuals entering businesses and grabbing items, alleyway lighting and potential sky-scaping, rotting and deteriorating trees, graffiti and tagging, and concerns reported by multiple downtown business owners.

Recommendation: Informational items only, no action to be taken

b. Grants

Discussion regarding current and potential **grant opportunities**, including grants related to **downtown revitalization, public safety, beautification, lighting, signage, events, and operational support**, and direction to staff on pursuing applicable funding opportunities.

Recommendation: Informational items only, no action to be taken

c. Events

Discussion regarding upcoming and planned Los Banos Downtown Association events, including **2026 event planning, timelines, sponsorships, logistics, and coordination**, as well as opportunities to increase downtown activation and foot traffic.

Recommendation: Informational items only, no action to be taken

d. Approved Expenditures and Timely Payments

Discussion regarding previously Board-approved expenditures that have not yet been paid, confirmation that sufficient funds are available, and the importance of ensuring that all approved obligations are processed and paid in a timely manner in accordance with Board authorization and financial controls.

Recommendation: Informational items only, no action to be taken

a. City of Los Banos Community & Economic Development Director Report

b. Executive Director Report

c. Board Member Reports

d. Adjournment

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the front door of the Los Banos Downtown Association office and on the agency's website **not less than seventy-two (72) hours prior to the meeting.**

Maribel Garcia, Executive Director

Dated this 30 day of January 2026