



Public Comment

Item 3.B

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

From: [Domingo Ramos](#)
To: [Dan Evans](#)
Cc: [Tracy City Council](#)
Subject: 3.B. - Regarding the renewal of the Downtown Tracy Community Benefit District, and 2) adopt a Resolution of Formation.
Date: Friday, August 15, 2025 12:02:24 PM

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Hello Mr. Evans and council,

I am writing to express my support for the upcoming benefit district renewal. I also respectfully request that it be formally noted that certain changes are essential for this renewal to be successful.

As a downtown merchant and building owner, I recognize the significant value and benefits of renewing the benefit district and maintaining an active Tracy City Center Association (TCCA). However, I am concerned that the TCCA Board has not adhered to its bylaws, specifically regarding the election of new board members, which has not occurred in several years. This oversight has unfortunately led to suspicions of financial mismanagement and conflicts of interest.

Therefore, as a concerned downtown merchant, building owner, and TCCA member, I advocate for this renewal to proceed only if TCCA elects new board members, including a representative from the City of Tracy, as stipulated in the bylaws.

Sincerely,
Domingo Ramos, CLCS

- CA Lic. 0F53636



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Lic. 9071660 •

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From: Domingo Ramos <domingo@tcsib.com>
Sent: Monday, August 18, 2025 6:56 PM
To: Dan Evans <dan.evans@cityoftracy.org>; Mateo Bedolla <mateo.bedolla@cityoftracy.org>
Cc: Tracy City Council <tracycitycouncil@cityoftracy.org>; Web - City Manager <CM@cityoftracy.org>; EA-CM <EA-CM@cityoftracy.org>; CAO <main-CAO@cityoftracy.org>
Subject: Re: 3.B. - Regarding the renewal of the Downtown Tracy Community Benefit District, and 2) adopt a Resolution of Formation.

You don't often get email from domingo@tcsib.com. [Learn why this is important](#)

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Dear Mr. Evans and Mr. Bedolla,

Thank you for reaching out.

I am unsure if I will speak at the meeting; I was hoping my email would be placed on record instead. It accurately reflects the sentiments of about 80% of downtown merchants. The information below will also provide further insight.

I've spoken with other downtown merchants, and they feel burnt out. They have given up on TCCA because the long-standing issues I mentioned in my previous email have not been addressed. As a new member of TCCA, I have voiced my frustrations to the board regarding their lack of involvement with members, and their financial decisions, which seem questionable and are perceived negatively by merchants.

Here are some specific examples:

* ****Hiring Outside Vendors:**** TCCA has chosen to hire vendors from outside of Tracy rather than supporting local merchants who are TCCA members. A recent budget report shows a photography budget of \$3,500 per year, yet double that amount was spent on an external vendor with no clear record or justification for this decision.

* ****"Taps on 10th" Event Issues:**** For the "Taps on 10th" event, TCCA brought in food vendors from outside Tracy and failed to implement measures to support downtown eating establishments. For instance, a food truck was parked in front of Chapter 2, which not only took away parking spaces for its patrons but also reduced the restaurant's food sales. Heather Stone Smiddy, the owner of Chapter 2, confirmed that her establishment received no real benefit from these events, and no one from TCCA reached out to inquire about the financial impact on her business.

* ****Potential Conflicts of Interest:**** There appear to be possible conflicts of interest with TCCA staff

members being tenants of TCCA board members. For example, Bianca Russell holds multiple paid positions as a TCCA staff member (District Manager and Marketing) and is also a tenant of Mr. Cose, the acting board chair.

* **Possible lack of quorum:** The board election of 2024 was postponed and there could be lack of quorum to accept the district renewal results.

This year 2 board members resigned. Only 4 board members remain. However, one board member hasn't attended most meetings and one can argue that he is incapable due to his health.

Again, I thank you for time and I hope that all of this is taken into account when implementing the renewal of the district.

Domingo

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 Call  Text [REDACTED]

- CA Agency Lic. 0H58331

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Best regards,

Domingo Ramos, CLCS

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TCS Insurance Brokers

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Public Comment

Item 4

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

From: [Carlos Ortiz](#)
To: [Public Comment](#)
Subject: Noice
Date: Thursday, August 14, 2025 7:29:08 PM

Some people who received this message don't often get email from ortiz1pineda@gmail.com. [Learn why this is important](#)

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City with police department need to apply article 9 - not equipment and vehicles be modified in regard noice. Here in schulte road meny vehicles with engine modifications are doing noice extremely any time day or night and police don't applying article 9 of Tracy.
Also trucks ups 3 tons are crossing Tracy for shortcuts and same nobody doing nothing, specially 4:00am morning.
Speed in schulte road must be reduced at 30 miles speed limit.

Thanks for your attention
Carlos

From: [Bahay](#)
To: [Public Comment](#)
Subject: City Growth
Date: Thursday, August 14, 2025 9:53:41 PM

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Dear Council Members,

We, my family, have been residents of the City of Tracy for 27 years. We moved away from a City in the Bay Area that once was known for its beautiful orchards and small town feel. Unfortunately that City has grown. Today that City has huge problems with mental health and thousands of unhoused people. The crime is out of control and public safety is a concern due to a shortage of public safety services. Many have moved away from that City because of those issues. Businesses no longer want to do business there because of these issues.

I see Tracy headed in that direction mainly due to the ongoing construction of new homes and also new businesses. Schools are now crowded which will require development of more schools, not a bad thing on face value.

I know that every council member wants to leave a legacy behind that usually entails the creation or development of something new. These self centered aspirations impact residents. All you have to do is sit outside for a short while to hear the sirens that were once rare to hear in Tracy. The demand for public safety and emergency response has escalated. Traffic is becoming ridiculous. It takes nearly 20 to 30 minutes to get from one side of town to the other. It takes a hour to leave Tracy in the morning. Red light cameras are being installed because we have a problem. Small town Tracy is becoming an extension of the Bay Area which is why more lifelong residents are moving away and those that are use to the hustle of the Bay Area are moving in. No insult intended but those of us that know the Bay Area understand that growth and crime go hand in hand. All you need to do is pay attention to the crime in Bay Area. It's coming our way.

My ask as a resident is to stop the growth for the sake of growth. Keep Tracy small town. Keep it simple. We don't need another Bay Area city in the valley. We already have Stockton.

Perez Family

[Sent from AT&T Yahoo Mail for iPhone](#)