

**Planning/Organizing Meeting
Folsom Tourism Business Improvement District (TBID)
Capital Improvement Committee**

Location: Granite School Auditorium, 909 Mormon Street, Folsom CA, 95630

Date/Time: Thursday, October 1, 2026 10:30 – 12:00 pm

This agenda has been prepared and posted in compliance with the provisions of the Ralph M. Brown Act. Board action may occur on any identified agenda item.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT – MATTERS NOT ON THE AGENDA

Public comments on items not listed on the agenda will be heard at this time. Public comment on items listed on the agenda will be received when those items are considered.

IV. Consent Calendar

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Board Members may pull an item for discussion.

A. Capital Improvement Committee Meeting Minutes June 17, 2026 and July 9, 2026

Recommended Action: Approve the draft minutes as presented

V. Business

A. Treatment of estimated June 2026 TBID #2 collections

Consider retaining \$30,000 of the April–June 2026 TBID receipts in TBID #1 to cover a portion of the Civitas Advisors legal fees previously paid from TBID #1 to establish the additional 4% assessment (TBID #2).

Some hotels began collecting TBID #2 in June rather than July, but quarterly remittances do not separately identify the amounts collected under each assessment. Staff estimates the June TBID #2 collections using the difference between total quarterly receipts of \$378,183.28 and the \$345,000 budgeted for TBID #1. Based on that estimate and advice from legal counsel, staff proposes retaining \$30,000 in TBID #1 against documented legal fees associated with establishing TBID #2.

Beginning with July 2026 collections, TBID #1 and TBID #2 receipts will be accounted for separately and used for their respective authorized purposes.

Recommended Action: Approve retaining \$30,000 in TBID #1 to cover documented Civitas Advisors legal fees associated with establishing TBID #2 and submit the action to the TEDCorp Board for acceptance.

B. Evaluation of potential conference facility sites

Consider allocating up to \$10,000 from BID 2 assessment for consultant services to evaluate three to four potential conference facility sites at a rate of \$150 per hour.

Recommended Action: Approve an allocation of up to \$10,000 for the site evaluation and submit the allocation to the TEDCorp Board for acceptance and any necessary contract approval.

C. Conference study

Review the Folsom Tourism Implementation Advisory Memo from Hunden Partners and consider allocating up to \$32,500 from the TBID 2 assessment for the proposed conference study.

Recommended Action: Approve an allocation of up to \$32,500 for the conference study and submit the allocation to the TEDCorp Board for acceptance and any necessary contract approval.

D. Hotel representative appointment

Acknowledge the appointment of Damien Ramer, General Manager of the AC Hotel, as a hotel industry representative on the Capital Improvement Committee, subject to confirmation that the appointment was made by participating hoteliers in accordance with the CIC Governance Policy.

Recommended Action: Receive confirmation of the appointment and update the Committee roster.

VII. COMMITTEE MEMBER COMMENTS

VII. ADJOURNMENT

Attachments:

- Draft Capital Improvement Committee meeting minutes of June 17 and July 9, 2026
- Financial report on quarterly TBID receipts and Civitas Advisors legal expenses
- Folsom Tourism Implementation Advisory Memo from Hunden Partners

NOTICE TO PUBLIC: You are welcome and encouraged to participate in this meeting. Public comment is taken (5 minutes maximum per person) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the meeting as noted on the agenda. Comments on controversial items may be limited, and large groups are encouraged to select one or two speakers to represent the opinion of the group. The order of Agenda items is listed for reference and may be taken in any order deemed appropriate by the Board of Directors.

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. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, please notify Sally Buchanan, at Choose Folsom at (916) 985-2698 at least 48 hours prior to the meeting.