

# The Royal Motel

1201 West 11th Street, Tracy, CA 95376

Steps away from public transportation and grocery stores, The Royal Motel is optimally positioned for interim or permanent supportive housing through Project Homekey. The property boasts two stories and 32 rentable units with a manager's apartment (full kitchen, living room, backyard area, and one-bedroom unit) which can be converted. Many of the rooms have been recently renovated with new furnishings, hardwood floors, and a fresh coat of paint.

Built in 1966, The Royal Motel has been a family business with deep roots in the community. The property is now fully woman-owned and operated with sole ownership.

In addition to the immediate move-in units, the property offers such amenities such as a community rose garden and ~10,000 square feet of additional, undeveloped land which can be further developed for additional units or a space for wrap-around services.

## Property Details and Project Homekey Considerations:

- Built: 1966
- Lot Size: 0.804 Acres\*
- Building Size: 10,768 SF

*\*Property can create immediate housing opportunities but also space for longer-term investments.*

- ~33+ units for immediate move-in or conversion
- 2 ADA accessible rooms
- Community Rose Garden
- Additional meeting rooms for tenants and staff

- Tier 1, >50% occupancy can be met
- Walkable to necessities (bus stop, grocery, hospital, pharmacy, w/in ~.5 miles)
- Available for immediate purchase

FOR MORE INFORMATION OR TO SCHEDULE A SITE VISIT,  
PLEASE CONTACT:  
TULSI PATEL  
TULSIPATEL005@GMAIL.COM  
(209) 627-9407

**Agenda Item 3.E**  
**September 21, 2021**

**From:** City of Tracy, CA <[cityoftracy@enotify.visioninternet.com](mailto:cityoftracy@enotify.visioninternet.com)>  
**Sent:** Tuesday, September 21, 2021 3:34 PM  
**To:** + Webmaster <[webmaster@cityoftracy.org](mailto:webmaster@cityoftracy.org)>  
**Subject:** Feedback for City of Tracy, CA

You have received this feedback from Alyce Eversole [REDACTED] for the following page:

<https://www.cityoftracy.org/government/city-council/meeting-policy-and-information>

Regarding the pending vote to allow another 10 licenses for Cannabis dispensaries and related products. I think that is too many, too soon. I understand 4 stores are ready to go up in Tracy. Many of us think we should see how that goes before we saturate Tracy with ten more. This is a controversial change for Tracy. And the introduction of these products might be easier to many of our citizens if the number of dispensaries was limited so we all can evaluate the impact to us all. Though I am not against the sale of these products, having fourteen of these stores too soon, gives me pause. What's the RUSH?

September 20, 2021

City of Tracy  
Hon. Mayor Young City Councilmembers, City Manager  
333 Civic Center Plaza  
Tracy, CA 95376  
Transmitted via Electronic Mail  
% City Clerk - [Adrienne.Richardson@cityoftracy.org](mailto:Adrienne.Richardson@cityoftracy.org)

**Re: Comments on Agenda Item E.3 to Review and Discuss Status of the City Cannabis Program Changes Directed at the September 7, 2021 City Council Meeting, and Provide Direction as Necessary.**

Dear Hon. Mayor Young and Councilmembers:

These comments are submitted on behalf of GOE-Tracy, LLC, C.H.C.C. Inc. (Tracy Cannabis Collective), Bowtie Wellness, Inc., and Jiva TCY LLC (collectively the “Final Applicants”). The Final Applicants greatly appreciate the City Council’s action at the September 7, 2021 Special Meeting to modify the City’s Commercial Cannabis Businesses Permit Application Procedures, Guidelines and Ordinance to allow for up to ten (10) commercial cannabis storefront retails, one for every ten thousand (10,000) residents, and Staff’s diligent work in preparing the Report for the upcoming September 21, 2021 meeting. The Council’s decision on the retail calculation is supported by substantial evidence from other cities throughout the State with similar or smaller populations.<sup>1</sup>

Final Applicants provide the following comments to address the outstanding issues: (1) The existing ten final applicants should move forward in the CUP Process and confirm that Final Applicants, who qualified for a delayed Notarized Property Owner Statement, can submit CUP applications pending review for approval of the updated Ordinance; (2) Final Applicants support Staff’s recommendation number 5 regarding the CBP with a friendly amendment.

**I. The City Should Move forward as Directed with the Existing Ten Final Applicants.**

**A. Allowing Staff to Grade Applications After the Close of the Application Period and the Release of Final Scores is Inappropriate, Inequitable and Inconsistent with the Council’s Direction Harms the Final Applicants.**

Final Applicants are deeply concerned with Staff’s short-term proposal to allow reconsideration and evaluation of Cannabis Business Permit number CBP20-0024. The Final Applicants all submitted complete applications including all electronic and hard copy documentation. Allowing

---

<sup>1</sup> <https://herb.co/news/industry/california-cities-pot-shop-ratio-dispensaries/>

Staff to review an application a year after the application process closed and months after the final scores were issued is fundamentally inequitable. Such action would create an unfair competitive advantage and violate the very fabric and purpose of the competitive process. The City was clear that only complete submissions, which required an electronic version of the application materials, would be accepted. All Initial and Final Applicants (collectively, “All Applicants”) were able to satisfy such the requirements.

After the fact scoring is entirely different than the City’s previous application extension for submission of initial Applications. The City provided that allowance equally for all Applicants. All Applicants had the ability to supplement their application materials prior to Staff reviewing and scoring. The proposal present before the City is materially different. This post-closing of the application period scoring has the potential to materially affect the final scores including removing one of the existing Final Applicants from contention. The request is self-serving at the detriment of the Final Applicants who all were capable of following the City directives and submitted completed and timely Applications. The City has taken great strides to reinfuse and ensure equity and fairness into the process and to align the City’s objectives with 1 in 10,000 residents. To undermine the work done to date and allow for post-application review is harmful and in direct conflict with the actions taken.

## II. Comments and Recommendations

### A. The Final Applicants Support Option #5 Provided in the Staff Report In Regard to Changes to the Community Benefits Plan Rhetoric with Friendly Amendments for a Sliding Scale CBP Financial Commitment.

The Final Applicants appreciate the City’s understanding with the Council’s directive to address the inadequacies and inequities of the cannabis program. The dynamics have changed such that the Final Applicants submitted Community Benefit Plan (“CBP”) commitments are likely to be negatively impacted. We appreciate that Staff has taken an innovative and proactive suite of options in the Staff Report.

The CBP is each retail cannabis business’ voluntary contribution to the City of Tracy. To ensure that businesses are successful and can continue to provide revenue through both the tax and CBP, the CBP commitment should be based on Net and not Gross revenue. As the City is likely aware, on top of the local tax of 5%, the retail businesses are also subject to a 15% excise tax by the state of California, as well as Federal Taxes. On the Federal side, cannabis businesses are prohibited from taking any ordinary and reasonable deductions associated with the cost of doing business, apart from the direct costs of goods sold. The CBP proposal pretax deductions could completely destroy profits to a business and in fact leave the business at a deficit. Accordingly, it only makes sense that the proposed standard community benefit is calculated after taxes, the Net Proceeds.

To aid Staff and Council with the resolution, we have prepared proposed language for Option 5 with friendly amendments for the Sliding Scale CBP Financial Commitment in support of preparing a resolution:

Allow a resubmittal of all 10 applicants' Community Benefit Proposals as part of CUP submission after City Council amends the Guidelines to state standardized Community Benefit Financial Commitment set at 1.5% of net receipts annually with four Retailers operating. The Financial Commitment shall be subject to a scaled reduction such that the 1.5% would be reduced by 25 basis points to a floor of .75% if 7 or more Retailers are operating.

By establishing a standardized financial commitment, the Final Applicants can meaningfully develop a comprehensive community engagement strategy tailored to the area in which they will operate their businesses as part of their CUP submission. The revised CBP could include at the Council's discretion a certain number of volunteer hours. This will reduce duplicative Staff time in reviewing the CBP, allow for stakeholders and community to directly interact increasing transparency and effectiveness of the CBP.

**III. Conclusion**

The Final Applicants oppose the reconsideration and evaluation of Embarc and provide our strong support for the Staff Report with friendly amendments to Option 5 regarding the CBP. We look forward to continuing to work with the Council and Staff. Thank you for your time and consideration.

Respectfully Submitted,

DocuSigned by:  
  
5413536A73BD45B...  
Ariana Van Alstine, Esq.  
Attorney On Behalf Of  
C.H.C.C. Inc.  
dba Tracy Cannabis Collective  
[ariana@aavaconsult.com](mailto:ariana@aavaconsult.com)

M: (831) 566-6423

DocuSigned by:  
  
A2574B5DE8F94A8...  
Rajiv "Raj" J. Pottabathni  
Jiva TCY LLC  
Managing Director  
[Raj@JivaLife.org](mailto:Raj@JivaLife.org)  
M: 732.801.6300

DocuSigned by:  
  
D66B629F06BF41F...  
Pamela N. Epstein, Esq., L.L.M.  
Authorized Representative  
GOE Tracy, LLC  
dba Garden of Eden  
[pamela@edenenterprises.com](mailto:pamela@edenenterprises.com)

M: (520) 904-1482

DocuSigned by:  
  
661B3A36783C444...  
Robert Thomas  
Alamont Wellness, LLC  
dba Bowtie  
Managing Partner  
[rpthomasemail@gmail.com](mailto:rpthomasemail@gmail.com)

September 17, 2021

Dear Honorable Mayor and City Council,

RE: Proposed Commercial Cannabis Ordinance Amendments

On behalf of MOM TR, Inc. dba Megan's Organic Market (MOM Tracy), Community Veterans of Tracy LLC, Inside the Culture Triangle, Inc (Culture Cannabis Club) and Doctor's Medical Choice Modesto LLC, we submit the following comments regarding the City's cannabis business permit application procedures and guidelines, commercial cannabis activity ordinance, and cannabis business permit issuance process.

We are the 4 companies which received a conditional Cannabis Business Permit awarded by the Chief of Police in June 2021. We strongly urge the Mayor and City Council to reconsider their direction to staff to increase the number of retail dispensary permits to 10.

While we understand the motivation of unsuccessful applicants to lobby for changes to obtain a permit, allowing up to 10 storefronts would not be in the best interest of the City as a whole. It would compromise the development of a sustainable, robust, and successful cannabis industry and ultimately result in unprofitable operators who will struggle to maintain compliance and timely tax payments.

## ISSUES

1. During the September 7, 2021 City Council meeting, the council relied on false and misleading statements made by unsuccessful applicants.
  - a. More than one speaker suggested that "no locals won" which is far from true. Each of the 4 winning applicants scored high on local ownership points and therefore have local resident partners. Some, in fact, are majority owned by long-time Tracy residents.
  - b. Another seemingly persuasive statement made by speakers during public comment was, "we promised 10% but some of the other winners only promised 1.5% and 2% yet they scored higher on community benefit." This is highly misleading. Some of the losing applicants promised 5% and 10% of *Net Income*, while some of the winning applicants promised 1.5% or 2% of *Gross Receipts*, which in most cases is actually far greater. With an increase to 10 licenses, a number the market simply cannot bear, we expect community benefit payments to the City to be zero for applicants who promised a percentage of *Net Income* instead of *Gross Receipts*. This would prevent the City from gaining the benefits it was seeking, would be patently unfair to other operators, and creates an uneven playing field.
  - c. Many commenters claimed that the community benefits plan scoring was in some way improper, however after our extensive review of the various applicants'

community benefit plans it is clear that any objective reviewer would find the final scores fair and accurate.

2. Cannabis storefront retailers are not treated like normal businesses and have extraordinary high regulatory and tax burdens. An oversaturation of retailers creates an environment where quality operators cannot succeed.
  - a. During the September 7, 2021 special City council meeting some council members repeated multiple times that “the market should decide” and that cannabis should be treated like a regular business. We would agree if cannabis retailers were indeed treated like normal businesses, however the unfortunate reality is that they are not.
  - b. Cannabis retailers are subject to high compliance and operational costs as well as a heavy Federal tax burden due to IRS Section 280E, which limits the ability of cannabis retailers to write off ordinary business expenses. Thus, for every \$1 a retailer spends it is like a normal business spending \$1.21.
  - c. Compounding the already difficult Federal tax situation, Tracy’s local cannabis tax ordinance doesn’t allow retailers to recoup the City cannabis tax from customers or itemize it on a receipt, which is highly unusual. This creates a high cost on the business (6% of gross receipts) that otherwise would be treated like a normal sales tax (collected from the customer) in almost every other jurisdiction.
  - d. Quality operators also pay their employees living wages, adhere to responsible business practices, implement green business initiatives, among others, which all have high associated costs.
  - e. Therefore, the types of operators that the City was seeking to identify through its competitive process: those who operate at the highest standards and who properly pay all Federal, State, and Local taxes, require relatively high revenue thresholds to maintain profitable operations. Increasing the number of retailers to 10 would result in revenue dropping below that threshold and would create “race to the bottom” conditions where operators are forced to pay minimum wages and run on shoestring budgets to avoid going out of business.
  - f. In fact our projections indicate that in this market with 10 retailers, operating at our standard levels of quality and best practices will most likely result in significant annual losses.
  - g. Overall, creating an oversaturated market goes against everything the City was seeking to accomplish in its rollout of the cannabis program.
3. Limiting retail storefronts to 1 Per 10,000 residents makes Tracy the City with the highest number of dispensaries per capita of any California limited license market we could identify through our extensive research.
  - a. Our analysis shows an average (mean) of 1 retail license per 25,693 residents, and a median of 1 retail license per 22,153 residents, among limited license jurisdictions allowing cannabis retail in California.

- b. The City's previous consultant, HdL, recently completed a fiscal analysis for the City of Monterey wherein they state "one retailer per every 18,000 to 20,000 people [is what] we generally see around the state." (Page 8): <https://s3.us-east-1.wasabisys.com/kion546.com/2021/08/Fiscal-Analysis-of-the-Commercial-Cannabis-Industry-for-Monterey-City.pdf>) This indicates 4-5 retailers is the appropriate number for Tracy.
- c. The chart below details the number of residents per storefront license in CA limited license jurisdictions, listed in order of lowest number of residents per license to highest. The City's original proposal for 4 licenses placed it in the middle of the pack, while the new proposal for 10 licenses ranks it the lowest number of residents per license of any jurisdiction we could find. Nearby cities are highlighted in yellow.

<b>City</b>	<b>Available Licenses</b>	<b>Population</b>	<b>1 License Per # of Residents</b>	<b>10-Mile Radius Population</b>
<b>Tracy (After)</b>	10	98,601	9,860	N/A
<b>Corona</b>	12	157,136	13,095	407,115
<b>Oxnard</b>	16	209,877	13,117	353,411
<b>Sacramento (New Proposal)</b>	40	524,943	13,124	973,039
<b>Lemoore</b>	2	27,038	13,519	65,860
<b>Redwood City</b>	6	86,200	14,367	719,424
<b>San Luis Obispo</b>	3	47,063	15,688	83,201
<b>Encinitas</b>	4	62,904	15,726	446,641
<b>Oakland</b>	26	440,646	16,948	999,550
<b>Sacramento (Current)</b>	30	524,943	17,498	973,039
<b>Turlock</b>	4	72,740	18,185	188,264
<b>Pacifica</b>	2	38,130	19,065	637,208
<b>Berkeley</b>	6	124,321	20,720	1,338,802
<b>Porterville</b>	3	62,623	20,874	81,557
<b>Modesto</b>	10	218,464	21,846	345,100
<b>Ventura</b>	5	110,763	22,153	333,576
<b>El Centro</b>	2	44,322	22,161	87,957
<b>Tracy (Before)</b>	4	93,000	23,250	N/A
<b>Union City</b>	3	70,143	23,381	714,166
<b>San Jose (New Proposal)</b>	42	1,013,240	24,125	1,216,344

<b>Fresno</b>	21	522,277	24,870	597,348
<b>Watsonville</b>	2	52,590	26,295	140,083
<b>Hanford</b>	2	57,990	28,995	85,403
<b>San Leandro</b>	3	91,008	30,336	869,308
<b>Santa Barbara</b>	3	91,376	30,459	178,182
<b>Chico</b>	3	101,475	33,825	107,908
<b>Fairfield</b>	3	119,881	39,960	206,812
<b>Concord</b>	3	125,410	41,803	508,404
<b>Hayward</b>	3	162,954	54,318	802,294
<b>San Jose (Current)</b>	16	1,013,240	63,328	1,216,344
<b>Stockton</b>	5	320,804	64,161	371,108
		<b>Average (Mean)</b>	<b>25,711</b>	
		<b>Median</b>	<b>22,153</b>	

4. Expanding the number of licenses to 10 fundamentally alters the market and should render the community benefit proposals and many other commitments made in the applications void.
- Fundamentally altering the profitability of the operations through the expansion of licenses makes many of the commitments in applications an undue burden, and in some cases, not possible to achieve. Applications were drafted with a market expectation of 4 licenses.
  - The highest scoring applicants won because they offered more benefits to the City as a whole, financial and otherwise. By permitting the lowest scoring applicants to proceed creates a financial advantage for the lowest scoring applicants over the successful applicants.
  - Paying living wages, offering robust benefits, and adhering to other elevated ways of conducting business may be simply unviable in an environment with 10 storefronts.
  - Allowing all 10 applicants to proceed negated the need to even score the community benefits plans and therefore they should be considered void.

Overall, successful applicants relied on the City's original process when making significant financial investments. Those investments have become jeopardized by the major alterations

being proposed. We urge the council to reconsider the unintended consequences of their previous direction to staff and instead find a compromise solution.

**Proposed Compromise Solution**

We propose a compromise solution of increasing the number of storefront permits to 6 by:

- Allowing all 4 original permit awardees to immediately proceed with Conditional Use Permits;
- While simultaneously creating a public interview/meeting process wherein the City Council would select the 2 additional winners from the current pool of 6 unsuccessful Phase III applicants.

This would satisfy the council’s desire to allow more retail operators to conduct business while not completely destabilizing the City’s cannabis program.

Further, we strongly support the development of a robust local supply chain and advocate that the Council modify their guidelines to allow for scoring by cannabis business type, rather than combining and mixing all reviews. This approach could allow the City the opportunity to approve additional distribution, cultivation, manufacturing, and testing operations within the City. This, in turn, would boost tax revenue, economic benefit, and would make it possible for storefront retailers to be awarded permits to source hyper-local products.

**Conclusion**

We are honored to have been selected as some of the City’s first cannabis retail operators and hope you will consider our serious concerns laid out in this letter. We look forward to building a lasting relationship with the City of Tracy and its community.

Sincerely,

DocuSigned by:  
  
 E30513D92E3D479...

Megan Souza - CEO, MOM TR, Inc. dba Megan’s Organic Market

DocuSigned by:  


Devon Julian - COO, Inside the Culture Triangle, Inc

DocuSigned by:  


Dan Wise - CEO, Community Veterans of Tracy LLC

DocuSigned by:  


Shan Bal - General Manager, Doctor’s Medical Choice Modesto, LLC

**From:** Karen Moore <[REDACTED]>  
**Sent:** Tuesday, September 21, 2021 5:49 PM  
**To:** Public Comment <publiccomment@cityoftracy.org>  
**Subject:** Item 3 E on Cannabis

Karen Moore  
[REDACTED]

Thank you Mayor Young and the members of the council. I would like to comment today on item 3E regarding cannabis licenses that the city is consider changing. Because we hired a consultant to advise the city on the elements when considering how many licenses the City of Tracy should license and they recommended to use a 15 - 20 thousand citizens per retail establishment I hope we contact that same consultant before modifying the number of cannabis licenses for retail stores. We want this new business to be successful in Tracy. I do not think we should modify the licenses above 4 without consulting the experts again.

Thank you

**From:** Louanne Phillips <[REDACTED]>

**Sent:** Tuesday, September 21, 2021 3:58 PM

**To:** CAO <[main-CAO@cityoftracy.org](mailto:main-CAO@cityoftracy.org)>; Web - City Manager <[CM@cityoftracy.org](mailto:CM@cityoftracy.org)>; Nancy Young <[Nancy.Young@cityoftracy.org](mailto:Nancy.Young@cityoftracy.org)>; Veronica Vargas <[veronica.vargas@cityoftracy.org](mailto:veronica.vargas@cityoftracy.org)>; Dan Arriola <[Dan.Arriola@cityoftracy.org](mailto:Dan.Arriola@cityoftracy.org)>; Eleassia Davis <[eleassia.davis@cityoftracy.org](mailto:eleassia.davis@cityoftracy.org)>; Mateo Bedolla <[mateo.bedolla@cityoftracy.org](mailto:mateo.bedolla@cityoftracy.org)>; [brownne@tracypress.com](mailto:brownne@tracypress.com); William Dean <[William.Dean@cityoftracy.org](mailto:William.Dean@cityoftracy.org)>; Bob Adams <[bob.adams@cityoftracy.org](mailto:bob.adams@cityoftracy.org)>

**Subject:** Corruption

Last weeks council hearing about cannabis was a cover up.

Why did the city decide to increase from 4 licenses to 10?

For what purpose? To throw the scent off?

Here's why! Half a dozen attorneys have filed hundreds of record requests indicating future lawsuits.

What do they know?

They have made it clear that they have uncovered deliberate actions by the City's elected and non-elected officials of wrongdoing.

Questions that need to be addressed:

1. Of the original 4 licenses, how many non-elected city leaders have siblings that are part of the 4 that received licenses?
2. How many of the 4 chosen are directly involved with a Stanislaus County Board of Supervisors with a direct connection with the city leaders and spent a tremendous amount of energy making sure his people were chosen?
3. How many active council members have friends that received a license?

When you do your research and find out all 4 permits were purposely and fraudulently awarded you will begin to see how corrupt this city and its leaders really are.

They don't care about their constituents, only "What can I do to benefit my own friends?"

Pathetic.

Now, in efforts to throw the scent off and confuse the public and a half dozen attorneys threatening to sue, they are adding 6 licenses.

Here is what's astonishing!

They still can't help themselves.

They are still trying to help their friends and acquaintances.

Even viewing the hearing online on a 20 inch screen, you can see that there was an orchestrated event.

All 6 were in attendance.

They all got up and said the same thing.

Council agreed and even admitted to knowing some of the applicants.

Wouldn't this be a conflict of interest?

Wouldn't the ethical and proper thing to do be to recuse yourself?

This Email is a precursor to the many connections and evidence to come.

There are too many of us that work for the city and know all the connections.



September 17, 2021

City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376

RE: Score Embarc Tracy's Application

Dear Mayor Young and Council Members,

The North Valley Labor Federation and our local entities the San Joaquin-Calaveras Central Labor Council and San Joaquin Building and Construction Trades Council would like to express our support Responsible and Compliant Retail Tracy (dba Embarc Tracy) in its bid for a retail cannabis license in Tracy. Embarc is a trusted partner to organized labor and is a widely respected operator in communities throughout California. All their licenses have been earned through rigorous, merit-based processes like the one undertaken by the City of Tracy.

Based on the City's September 21 Staff Report and the facts outlined by Embarc during the September 8 Council hearing, we strongly urge Council to **pass a resolution modifying the Application Guidelines to establish that minor corrections to filed applications can be made and to direct staff to grade Embarc Tracy's application, and if qualified, to add them to the qualified applicant list.**

Embarc's request for their application to be scored is separate from other cannabis issues raised with the City Attorney and in previous Council hearings and is one of fairness. We stand with this applicant and ask that Council pass this simple remedy. **Providing a refund to the applicant is unacceptable, as it does not address the issue or the fact that they were unfairly disqualified.**

Embarc's written content has scored in the 95th percentile in every community where they have applied, making us confident that their application will be placed on the qualified applicant list when appropriately scored. They are a proven cannabis operator, and we are enthused at the prospect of them operating in the City of Tracy.

Thank you for your time and attention on this important matter.

Sincerely,

Tim Robertson, Executive Director  
North Valley Labor Federation

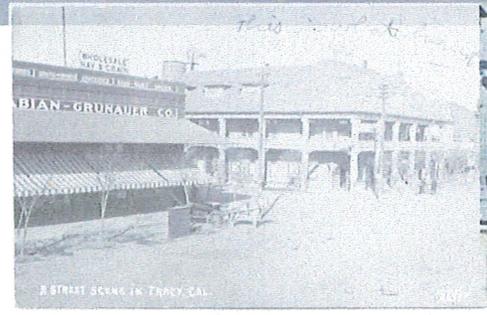
/s/ Michael Mark, Financial Secretary-Treasurer  
San Joaquin Building and Construction Trades Council

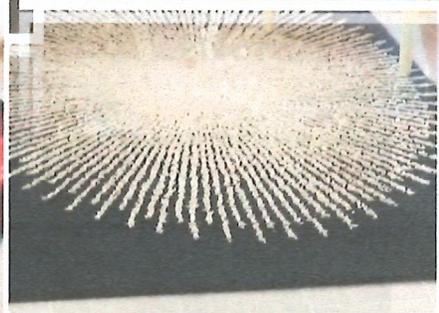
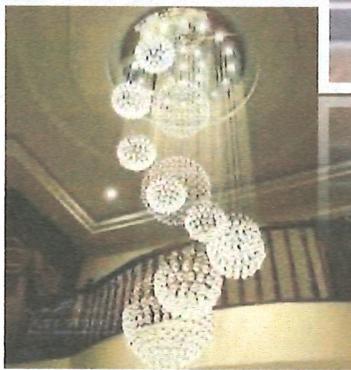
/s/ Kristen Rasmussen, Secretary-Treasurer  
San Joaquin Calaveras Central Labor Council

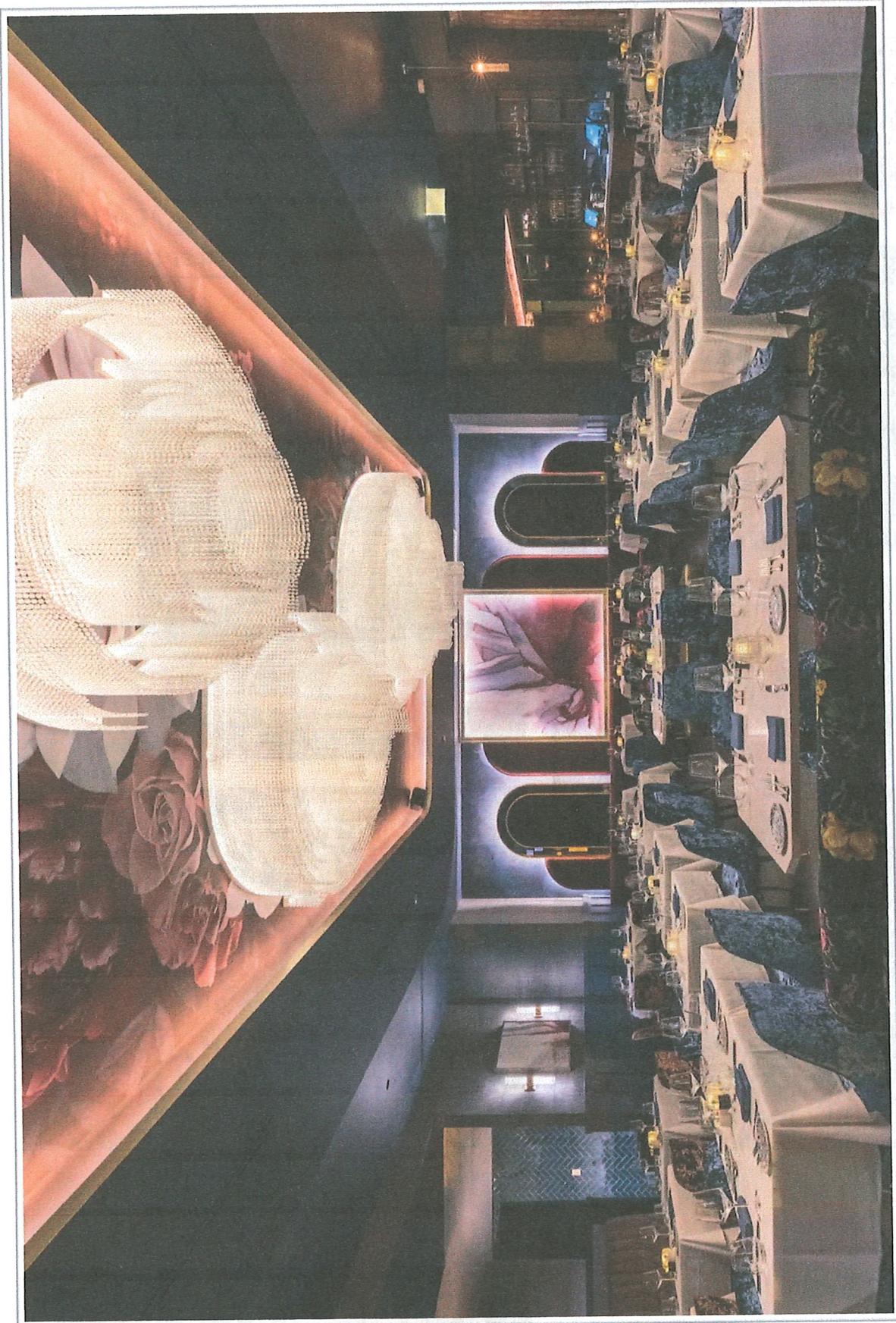


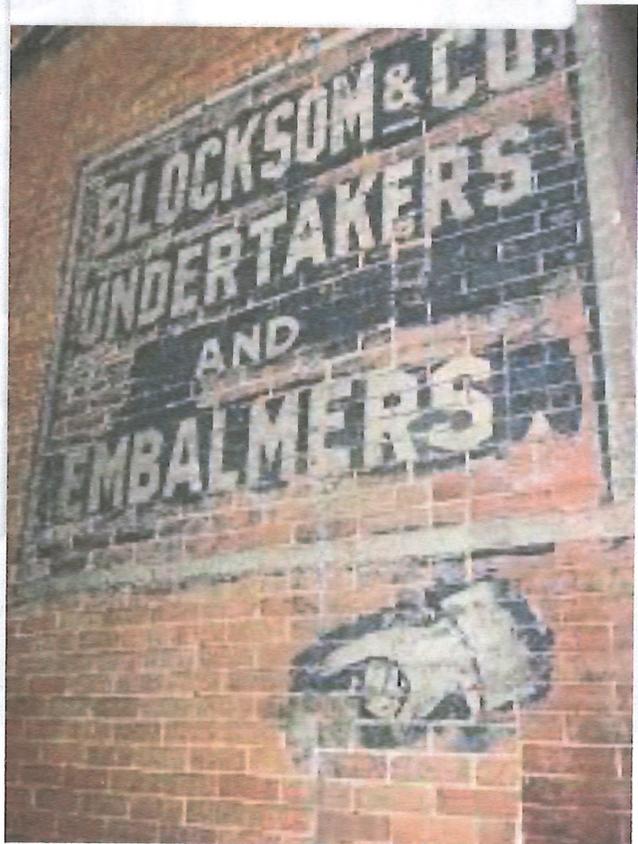
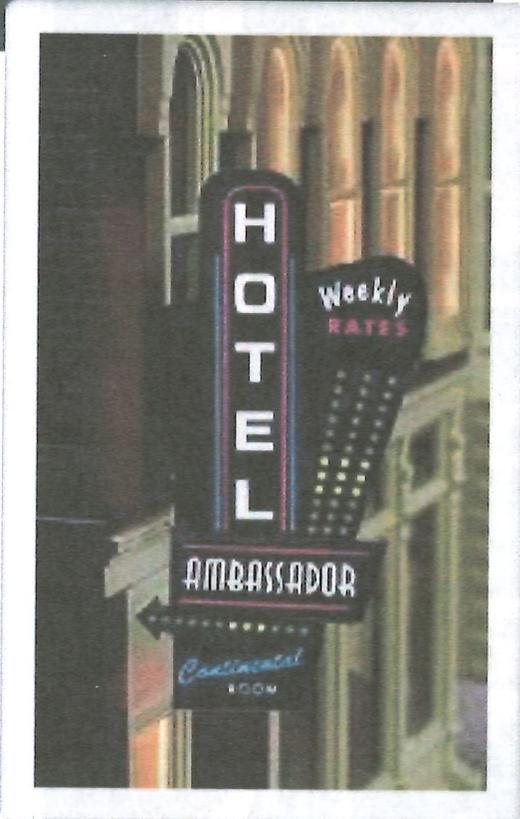
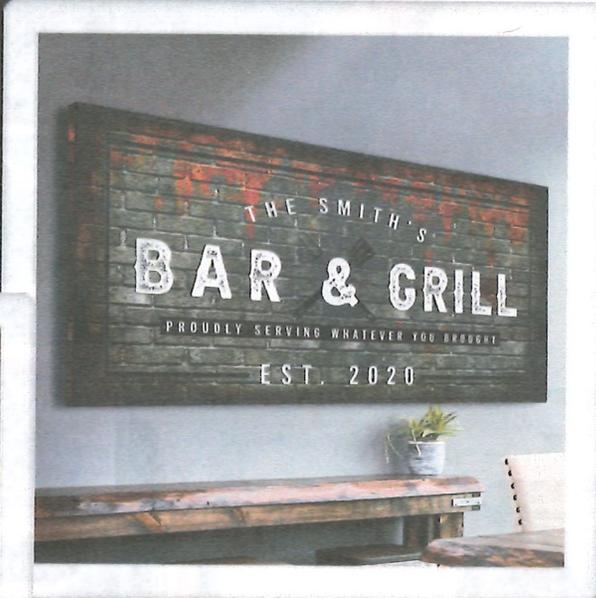
© Dale Cose

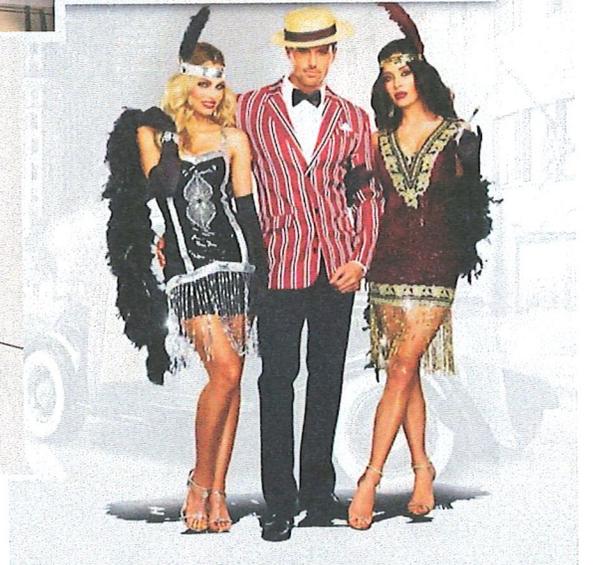
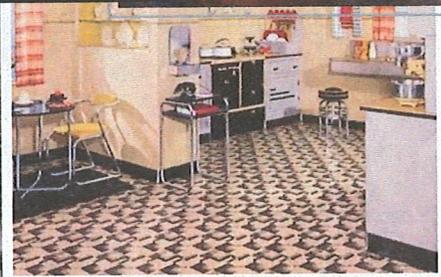
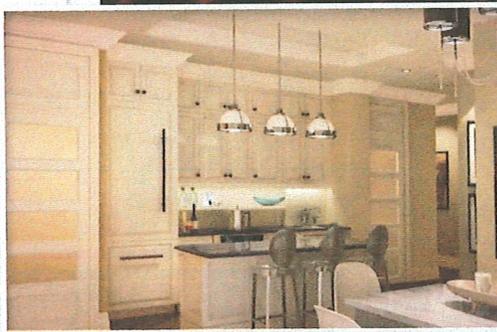
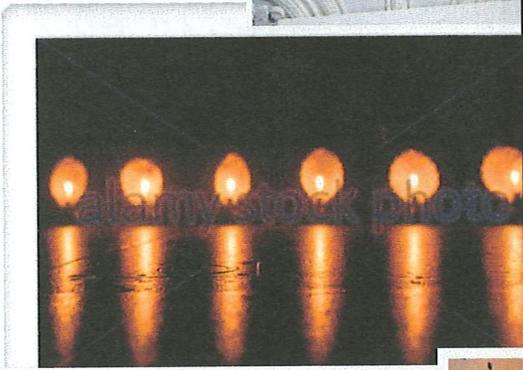
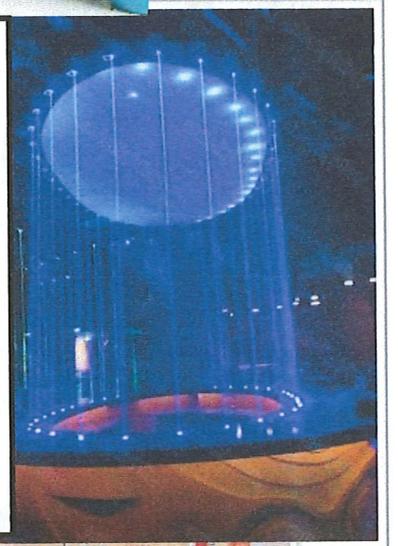
**750 Central Avenue**  
Tracy, California

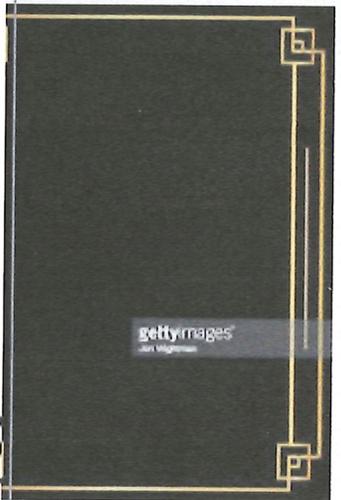
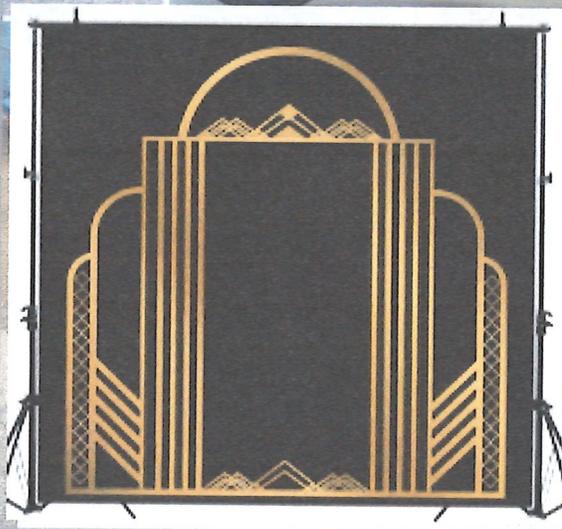
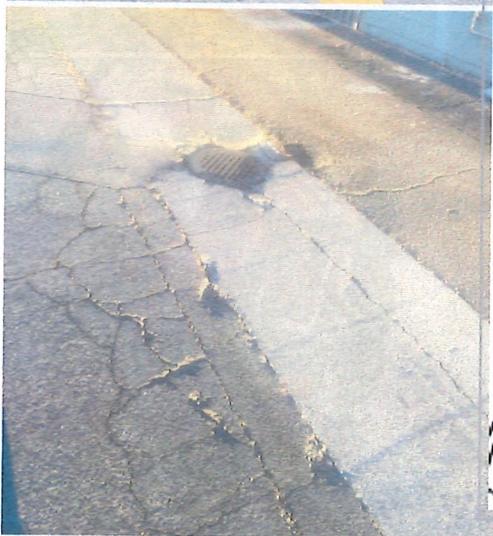


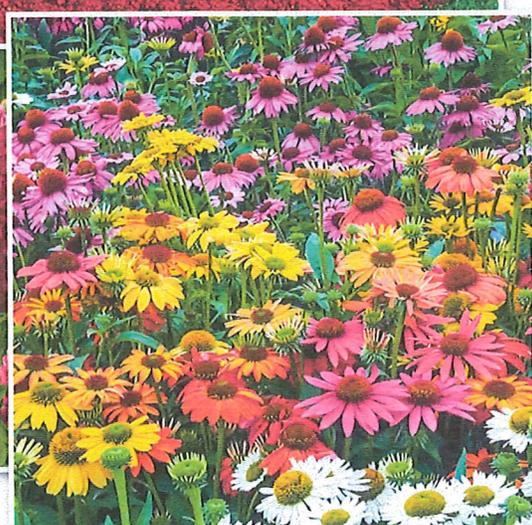
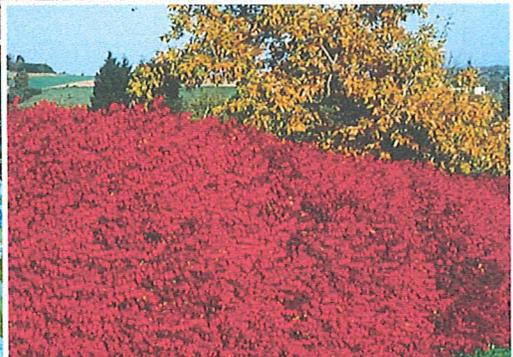
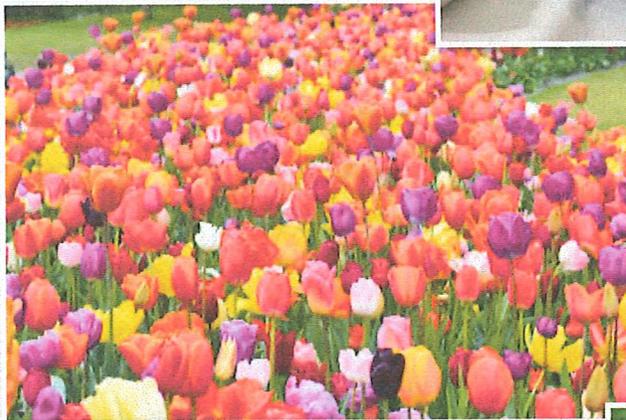
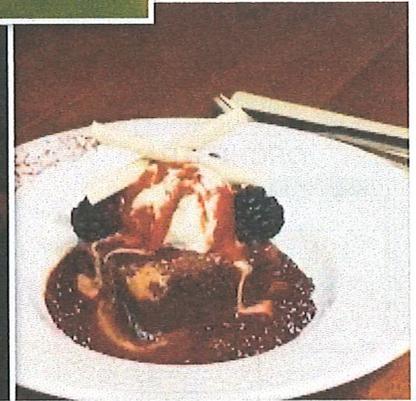
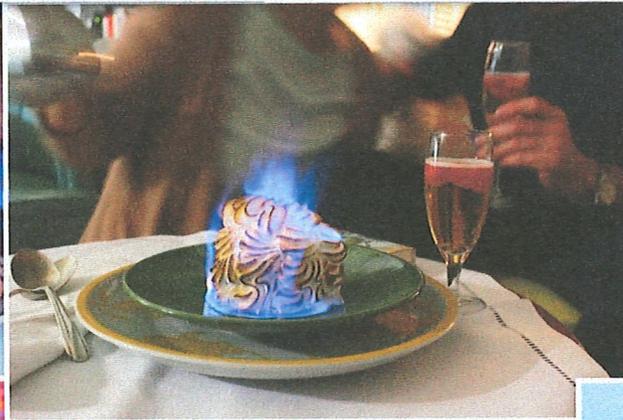
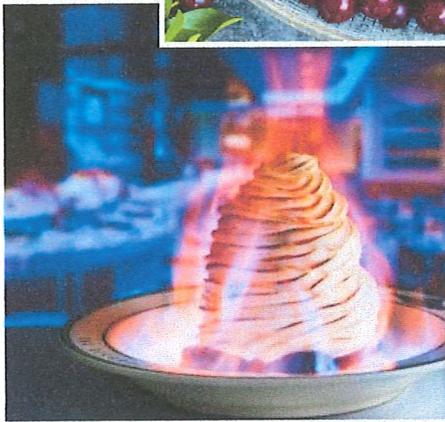
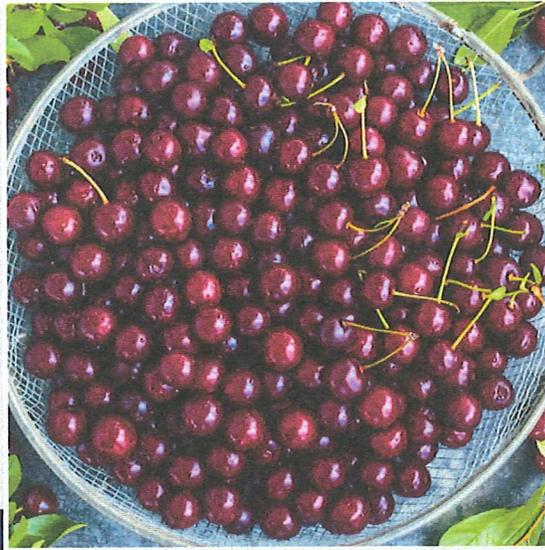


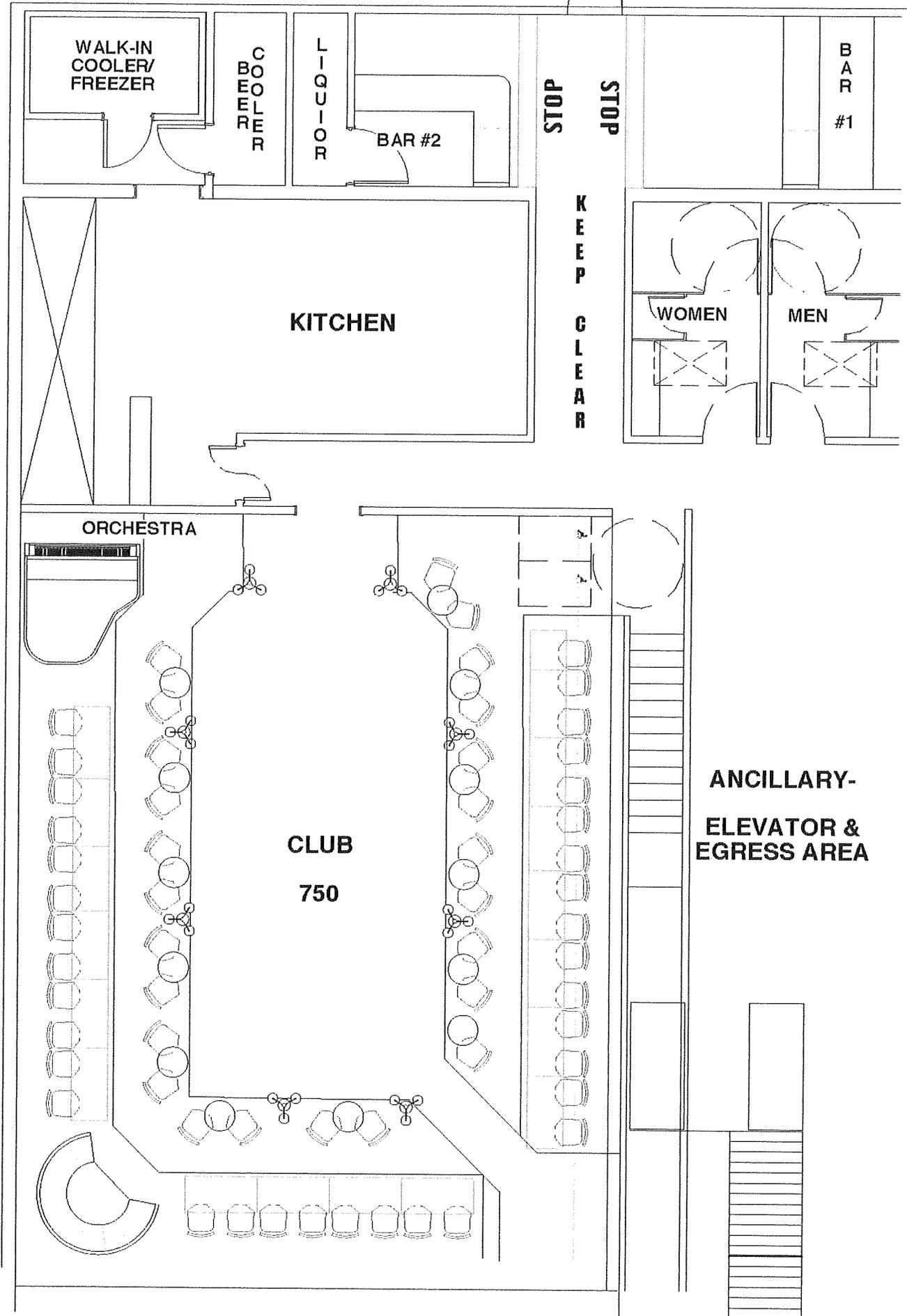












"Take the Clean Air Pledge" @cleanairday.org



# CALIFORNIA CLEAN AIR DAY

A PROJECT OF THE COALITION FOR CLEAN AIR

## Bike Rodeo : Saturday, October 2

9:00 am - noon

7th and Central



**FREE HELMETS** (while supplies last)

## CA Clean Air Day : October 6

It's walk or bike to school or work day!

Students ride Tracer Bus FREE in 2021 [www.ridetracer.com](http://www.ridetracer.com)

(students encouraged to walk/ride in groups)

## Tracy Bike Ride : Saturday, October 9

12:00 pm - 2:00 pm

333 Civic Center Plaza

all ages Welcome!



**BIKE RAFFLE**

In partnership with:

Tracy Earth Project, City of Tracy, Tracy Bike Life,



Tracy Earth Project





# GENERAL TEAMSTERS LOCAL No. 439

(San Joaquin, Calaveras, Tuolumne, Amador and Alpine Counties)  
Affiliated with the International Brotherhood of Teamsters

**Sal Lomeli**  
Principal Officer

**Kenneth Gonzales**  
President

## Officers

Carroll Thompson  
Vice President

Mike Blewett  
Recording Secretary

David Balzadua  
Trustee

Alex Carrillo  
Trustee

Brian Sloan  
Trustee

- Thank you, Madam Mayor and Council Members,
- My name is Deekay Lee and I'm a Business Representative for Teamsters Local 439 and I'm here to alert you to issues related to my members who are drivers for the Tracer system.
- The TRACER city bus program is operated by MTM Transit, a third-party contractor that contracts with the City of Tracy.
- MTM employs 25-26 drivers that provide this service for City residents, driving those city residents who need it to the doctor's, the store, their workplace in conjunction with the program and schedule set forth by the City.
- Unfortunately, the drivers for Tracer are among the lowest paid in the region, making well below a living wage for City of Tracy cost of living and receive benefits that they have to pay large sums out of pocket to receive care.
- We are currently in negotiations with MTM Transit and are seeking better wages, a reduced progression to the top rate, and a better health plan that does not require such a high deductible. But, so far, MTM has not offered us close to that.
- The last offer was voted down by the members.
- Our members are dedicated to their service, and want to continue providing it, but they need to be able to support their families.
- We are asking the City, the contracting agency, to work with MTM and urge them to increase our pay and wages, and even improve your current contract with the City so that we can keep providing this service uninterrupted but obtain the wages and benefits to be able to afford to live in this expensive region.
- Thank you and we look forward to your support and any assistance that you can provide.

Sincerely,  
Deekay Lee  
Business representative

[www.teamsters439.com](http://www.teamsters439.com)

1531 E Fremont St. • Stockton, CA 95201 • (209) 948-9592 • Fax (209) 948-3424

