

OMBA 2018 CALIFORNIA MAIN STREET WORK PLAN

Old Monterey Business Association
Mission Statement

*To enhance and promote the economic vitality
and community spirit of Old Monterey.*

COMMITTEES:

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ORGANIZATION COMMITTEE

Finances • Policies • Personnel • Nominations • Bylaws

1. Objective: Meet with Executive Director regarding policies, personnel, finances, organizational direction, bylaws and Board of Director nominations.

Task Leader: Executive Committee
Date Due: Ongoing

2. Objective: Refine weekly Marketplace revenues and increase Marketplace promotional activity. Ensure that Marketplace is in full compliance with City of Monterey, Monterey County and State of California regulations. Promote Marketplace as an integral part of the Peninsula's downtown to both residents and visitors. Prohibit smoking during the Market the full length of the Alvarado Street.

Task Leader: OMBA Staff/ Marketplace Coordinator
Date Due/Event Date: Weekly

2. Objective: Develop emergency notification system to immediately contact vendors, customers and media of issues affecting the Market, which will/might result in cancellation due to weather or civil concerns.

Task Leader: OMBA Staff/ Marketplace Coordinator
Date Due/Event Date: Ongoing

3. Objective: Address homeless problem in the downtown in cooperation with the Monterey City Council, City Manager, Police Chief, City Attorney and Uretsky Security. Investigate strategies in place in other cities that address the problem.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses

4. Objective: Support local groups and faith-based organizations as they seek ways to help the homeless population in the downtown and throughout the area.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses and residents

5. Objective: Facilitate Downtown Security Patrol in cooperation with the Security Company, the Monterey Police Department Chief and OMBA.
 Task Leader: OMBA Board / Staff
 Target Audience: Monterey community / Visitors / Merchants
 Target Merchant Beneficiaries: Downtown businesses

6. Objective: Monitor Neighborhood Association meetings to strengthen relationships between the residents and downtown businesses.
 Task Leader: OMBA President / Executive Director
 Date Due/Event Date: Monthly

7. Objective: Host annual “State of the Downtown” Membership meeting / social gathering for “State of the City” and Awards Presentation.
 Task Leader: OMBA Staff
 Date Due/Event Date: Planning: November; Event: December 2018

8. Objective: Comply with California Main Street program requirements, including annual reports and requests for information. Make use of national and state Main Street resources.
 Task Leader: OMBA Executive Director
 Date Due/Event Date: Ongoing

9. Objective: Attend at least one Main Street Conference per year, as required by the National Main Street program.
 Task Leader: OMBA Executive Director/ Assistant Director
 Date Due/Event Date: Ongoing

10. Objective: Monitor Monterey City Council and Commission agendas as they affect OMBA. Offer testimony to support OMBA mission, policies and the economy.
 Task Leader: OMBA President / Executive Director / Executive Committee
 Date Due/Event Date: Ongoing

11. Objective: Offer input and serve on City of Monterey committees to represent business perspective as a member of the overall Monterey community.
 Task Leader: OMBA President / Executive Director / Executive Committee
 Date Due/Event Date: Ongoing

12. Objective: Establish series of ongoing meetings with Old Fisherman’s Wharf, Cannery Row, New Monterey and North Fremont Business Associations, as well as the Monterey Conference Center, Monterey County Fair and Event Center, Del Monte Center, Defense Language Institute, Naval Postgraduate School, the Monterey County Convention and Visitors Bureau and the Monterey Peninsula Chamber of Commerce to address economic concerns / opportunities within the overall City of Monterey business community through the Committee of Monterey Business Associations (COMBA).
- Task Leader: OMBA President / Executive Director
Date Due/Event Date: Ongoing / Quarterly
13. Objective: Work in conjunction with the City of Monterey planning department, Monterey Police Department, other business districts and the Responsible Hospitality Institute, in cooperation with downtown alcohol establishments, to address Late Night Entertainment opportunities and challenges, as they impact businesses, residents, visitors and the development of mixed-use housing in the downtown.
- Task Leader: OMBA Staff / Downtown Late Night Businesses
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses and community
Date Due: Ongoing
14. Objective: Work closely with the City of Monterey and outside commissions/interest groups to ensure the Defense Language Institute, the Naval Postgraduate School and related local military installations, remain a vital part of Monterey’s economic fabric.
- Task Leader: OMBA Staff
Target Audience: Monterey residents and businesses
Target Merchant Beneficiaries: Downtown businesses and community
Date Due: Ongoing
15. Objective: Work closely with and manage the Alvarado Street and Calle Principal Maintenance Assessment Districts, as a liaison between the City of Monterey and property owners on Alvarado Street and Calle Principal, in order to maintain and beautify the downtown, as a key component of economic development.
- Task Leader: OMBA Staff
Target Audience: Monterey Assessment District Members / City of Monterey / Visitors
Target Merchant Beneficiaries: Downtown businesses and community
Date Due: Ongoing



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PROMOTION COMMITTEE

Special Events • Advertising • Marketing

SPECIAL EVENTS

1. Objective: Continue to promote downtown Monterey to out of town visitors through cooperative efforts and support of the MCCVB.
Task Leader: OMBA Staff / President
Target Audience: Visitors
Target Merchant Beneficiaries: Downtown Businesses
Date Due: Ongoing

2. Objective: Facilitate special events to enhance the image of Old Monterey as the active, vibrant, successful downtown of the Monterey Peninsula. Produce online *Schedule of Events & Promotions* to keep merchants aware of activities and street closures. Actively encourage downtown businesses to use special events as a venue to increase retail business.
Task Leader: OMBA Staff / Special Committees
Target Audience: Monterey community / Tourists
Target Merchant Beneficiaries: Retail / Restaurants
Date Due/Event Date: Ongoing; Distribute *Schedule of Events*

3. Objective: Promote *The Fourth of July Parade, Laguna Seca Races, The Monterey Jazz Festival, the Car Auctions, the Monterey Bay Half Marathon, and First Night* as premier downtown events. Work with sponsoring organizations and the Monterey Conference Center to facilitate use of downtown. Encourage new events in the downtown that help emphasize “Old Monterey” as the historic and current “Peninsula’s Downtown”.
Task Leader: Promotion Chair
Target Audience: Residents / Tourists / OMBA members
Target Merchant Beneficiaries: Retail / Restaurants / OMBA members

4. Objective: Help promote the Language Capital of the World® Cultural Festival as a signature premiere downtown event.
Task Leader: Promotion Chair
Target Audience: Residents / Tourists / OMBA members
Date Due/Event Date: April 21, 2018

5. Objective: Promote and facilitate *Festa Italia* Parade as a downtown attraction. Encourage local merchant and visitor participation.
 Task Leader: Promotion Chair
 Target Audience: Residents / Tourists / OMBA members
 Date Due/Event Date: September 2018

6. Objective: Develop, organize and present the 4th of July Parade, in cooperation with the City of Monterey, The Old Monterey Foundation, First Night Monterey and secure a 2018 Presenting Sponsor and other local sponsors. Secure adequate sponsorships within the community.
 Task Leader: Promotion Chair / Fourth of July Committee
 Target Audience: Residents / Tourists / OMBA members
 Target Merchant Beneficiaries: Retail / Restaurants / OMBA members
 Date Due/Event Date: July 4, 2018

7. Objective: Work closely with Laguna Seca and downtown hotels to promote race weekends in the downtown. Co-Sponsor with Laguna Seca Rolex Monterey Motorsports Reunion on the 300 block of Alvarado Street (between Franklin and Del Monte).
 Task Leader: OMBA Staff
 Target Audience: Residents / Tourists / OMBA members
 Target Merchant Beneficiaries: Retail / Restaurants / OMBA members
 Date Due/Event Date: August 2018

8. Objective: Search out opportunities to more fully incorporate local merchants into the weekly Marketplace and all downtown events.
 Task Leader: Special Event / Marketplace Coordinator
 Date Due/Event Date: Ongoing

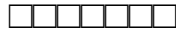
9. Objective: Promote Downtown Holiday Program. Work with the City of Monterey Parking Division to continue to offer 2 hours free parking from the day after Thanksgiving to December 26th in the West Garage.
 Task Leader: Promotion Chair
 Target Audience: Residents / Tourists / OMBA members
 Target Merchant Beneficiaries: Retail / Restaurants / OMBA members
 Date Due/Event Date: Ongoing; Targeted from Thanksgiving through New Year's Day

10. Objective: Work with local businesses, First Night and the City of Monterey to stage and promote Historic Downtown Monterey's Traditional Christmas Tree Lighting on the Colton Hall lawn.
 Task Leader: Promotion Chair
 Target Audience: Residents / Tourists / OMBA members
 Target Merchant Beneficiaries: Retail/ Restaurants / OMBA members
 Date Due/Event Date: December 2018

11. Objective: Sponsor “Santa and Live Reindeer” in the downtown during the holiday season.
 Task Leader: OMBA Staff & Board of Directors
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: December 2018
12. Objective: Develop a flexible annual advertising campaign to promote businesses in Old Monterey. Include cooperative advertising opportunities with *Monterey County Herald*, *Monterey County Weekly*, *Foolish Times* and other local publications, as well as local television and radio stations. Expand cooperative opportunities with other local business associations. Develop ongoing marketing relationship with other Monterey business districts.
 Task Leader: Promotion Chair
 Target Audience: Tourists / Visitors / Residents / OMBA members
 Target Merchant Beneficiaries: Retail / Restaurants / OMBA members
 Date Due/Event Date: Ongoing
13. Objective: Further develop OMBA website, www.oldmonterey.org with new information, event listings, photographs, artwork, merchant links, logos and interactive social media.
 Task Leader: OMBA Staff / President / Web Editors
 Target Audience: Visitors / Monterey community
 Target Merchant Beneficiaries: OMBA Members
 Date Due/Event Date: Ongoing
14. Objective: Further develop Facebook / Twitter / Instagram connection as an advertising venue for OMBA and downtown merchants.
 Task Leader: OMBA Staff / President
 Target Audience: Visitors / Monterey community
 Target Merchant Beneficiaries: OMBA Members
 Date Due/Event Date: Ongoing
15. Objective: Develop and emphasize the *historical* connection for downtown business promotion (Heritage Tourism). Support efforts of the Old Monterey Foundation to continue their upgrade to the Lower Presidio Historic Park as a historical venue and attraction for residents and visitors. Support renovation and redirection of Cooper Molera as a downtown historical anchor.
 Task Leader: OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: OMBA Retail / Restaurants
 Date Due/Event Date: Ongoing

16. Objective: Continue to explore ways to make Old Monterey “family-friendly” through marketing materials, promotional events, the Old Monterey Marketplace, Monterey County Youth Museum and the Monterey Sports Center. Support the Monterey Fire Departments movie night on the lawn at Colton Hall.
- Task Leader: OMBA Staff / Committee
Target Audience: Monterey community / Tourists
Target Merchant Beneficiaries: Retail / Restaurants / Activities in Monterey
Date Due/Event Date: Ongoing
17. Objective: Support and seek to expand service for WAVE Trolley program to transport visitors and residents between Old Monterey, Old Fisherman’s Wharf, Cannery Row, and Lighthouse Avenue.
- Task Leader: Promotions Chair
Target Audience: Residents / Tourists / OMBA members
Target Merchant Beneficiaries: Retail / Restaurants / OMBA members
Date Due/Event Date: Ongoing
18. Objective: Promote Old Monterey to downtown conference attendees. Encourage merchants to incorporate Conference themes for business marketing. Promote OMBA Website to Conference attendees.
- Task Leader: Promotions committee / OMBA Staff
Target Audience: Monterey community / Visitors
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing
19. Objective: Post conference lists on OMBA website for downtown merchants and encourage them to incorporate conference / event themes into merchandising, window décor, etc.
- Task Leader: Promotion Committee / OMBA Staff
Target Audience: Monterey community / Visitors
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing
20. Objective: Partner with Cannery Row, the City of Monterey and AT&T to continue to park AT&T Pro-Am Golf Tournament attendees in the downtown by managing / staffing the Pro-Am Shuttle from downtown Monterey.
- Task Leader: Promotion Committee / OMBA Staff
Target Audience: Monterey community / Visitors
Target Merchant Beneficiaries: Downtown businesses
Date Due: February 2018

21. Objective: Encourage efforts to open downtown historic adobes on a regular basis. Emphasize the adobes as the unique identity of Old Monterey.
Task Leader: Promotion Committee / OMBA Staff
Target Audience: Monterey community / Visitors
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing
22. Objective: Promote the downtown as a pre-and post- game location for the Pacheco League Monterey Amberjack baseball patrons.
Task Leader: Promotion Committee / OMBA Staff
Target Audience: Monterey community / Visitors
Target Merchant Beneficiaries: Downtown businesses
Date Due: Summer 2018



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DESIGN COMMITTEE

Enhancement of Streets, Sidewalks, and Public Space

1. Objective: Support the Middlebury Institute of International Studies (MIIS) Master Plan as a unique and valued component of downtown development.

Task Leader: OMBA Staff / OMBA Board

Target Audience: MIIS Staff / Students

Target Merchant Beneficiaries: Downtown Business Community

Date Due: Ongoing

2. Objective: Work closely with the City of Monterey, the Monterey Commercial Property Owners Association (MCPOA), property owners, developers, and businesses to mitigate possible business challenges due to redevelopment construction.

Task Leader: OMBA Staff / Board

Target Audience: Downtown Business Community

Target Merchant Beneficiaries: Downtown businesses / Residents

Date Due: Ongoing

3. Objective: Update, communicate and implement *Downtown Vision* within the context of the *Downtown Specific Plan*.

Task Leader: Design Chair / OMBA Staff

Target Audience: Monterey community / Visitors

Target Merchant Beneficiaries: Downtown businesses / Residents

Date Due: Ongoing

4. Objective: Partner with the City of Monterey, California State Parks, the Old Monterey Foundation, residents and local service groups to address sponsorship opportunities for renovating and refurbishing downtown historic adobes, the Lower Presidio Historic Park, California's First Theatre.

Task Leader: Design Chair / Design Committee / OMBA Staff

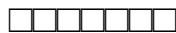
Target Audience: Monterey community / Visitors

Target Merchant Beneficiaries: Downtown businesses / Residents / Visitors

Date Due: Ongoing

5. Objective: Encourage appropriate downtown lighting to ensure a safe and attractive environment throughout district.
 Task Leader: Design Chair / Design Committee / Downtown Merchants / OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: Ongoing
6. Objective: Encourage timely development within the downtown. Work with property owners and the City to address opportunities for new development of businesses in the downtown business mix.
 Task Leader: Design Chair / OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses / Residents
 Date Due: Ongoing
7. Objective: Cooperate with the City of Monterey to solve Washington / Del Monte intersection problems as part of entire Lighthouse / Del Monte corridor improvements: Work in conjunction with the Lighthouse District, Old Fisherman’s Wharf and Cannery Row as a critical component of the Waterfront Master Plan.
 Task Leader: Design Chair / OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: Ongoing
8. Objective: Explore program to remove perceptual and actual pedestrian barriers that block access to and from the downtown, especially Custom House Plaza, the Alvarado Mall, Del Monte Avenue from the Washington Street intersection. Partner with Old Fisherman’s Wharf, California State Parks and the City of Monterey to look for opportunities to open up the area as outlined in the *Downtown Specific Plan*. Find creative ways to encourage pedestrian access from the Monterey Recreation Trail to the downtown, in both the short term and long term.
 Task Leader: Design Chair / OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: Ongoing
9. Objective: Develop a sense of sophisticated whimsy in selected areas, using art and historical context.
 Task Leader: Design Chair / OMBA Staff
 Target Audience: Monterey community / Visitors
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: Ongoing

10. Objective: Explore historic potential & accentuate existing integrity of buildings in our historic district through appropriate signage and atmospheric lighting.
- Task Leader: City of Monterey Liaison / OMBA Staff
 Target Audience: Property owners
 Target Merchant Beneficiaries: Entire district
 Date Due: Ongoing
11. Objective: Work closely with City of Monterey Parking Division and Monterey Police Department to ensure safe, well-lit, secure parking in the downtown core area. Encourage City of Monterey to install video surveillance around the outside of the downtown parking garages.
- Task Leader: OMBA Traffic & Parking Committee / OMBA Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
12. Objective: Develop and implement downtown parking plan that addresses optimum parking times for individual streets throughout the district.
- Task Leader: OMBA Design Committee / Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
13. Objective: Encourage City of Monterey Parking Division to partner with OMBA for more special events and promotions.
- Task Leader: OMBA Design Committee / OMBA Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
14. Objective: Work closely with property redevelopment planners in regard to staging areas to mitigate impacts on downtown traffic circulation for safety issues, and possible negative impacts on neighboring businesses.
- Task Leader: OMBA Design Committee / OMBA Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing



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ECONOMIC REVITALIZATION COMMITTEE

Pursuit of Financial Opportunities for Property Owners and Businesses

1. Objective: Monitor and support the Downtown Specific Plan as it addresses downtown challenges and opportunities for the downtown business community.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing

2. Objective: Continue to work closely with the Monterey Commercial Property Owners Association (MCPOA) to address downtown areas of common concern. Participate in an open meetings / workshops with MCPOA, the City of Monterey and OMBA to address opportunities for downtown property and business development.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing

3. Objective: Support the Golden State Theatre as a premiere venue for performing arts and community events in the downtown, as a downtown and Peninsula-wide attraction.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing

4. Objective: Encourage more specialty boutique shops that cater to both visitor and tourists, as part of the Monterey experience.

Task Leader: OMBA Board / Staff
Target Audience: Monterey community / Visitors / Merchants
Target Merchant Beneficiaries: Downtown businesses
Date Due: Ongoing

5. Objective: Continue to support development of market-rate mixed-use housing in the downtown.
 Task Leader: OMBA Traffic & Parking Committee / Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
6. Objective: Supply information and offer testimony to Monterey City Council and committees as it regards expanded economic development in the Old Monterey core downtown business area.
 Task Leader: OMBA Executive Director / Board
 Target Audience: Residents
 Target Merchant Beneficiaries: Retail / Restaurants
 Date Due: Ongoing
7. Objective: Continue to develop new business in Old Monterey. Tie in with “How to Start a Business in Old Monterey” link on OMBA website, www.oldmonterey.org. Encourage new and exciting opportunities for entrepreneurs in the downtown.
 Task Leader: OMBA Staff
 Target Audience: Monterey community / Visitors / Merchants
 Target Merchant Beneficiaries: Downtown businesses
 Date Due: Ongoing
8. Objective: Work closely with the businesses with new on-street patios and outdoor seating options and try to incorporate them into the weekly market.
 Task Leader: OMBA Staff / President
 Target Audience: Monterey residents / Visitors
 Target Merchant Beneficiaries: Downtown Businesses
 Date Due: Ongoing
9. Objective: Encourage expanded use of the renovated Monterey Conference Center as venue for international conferences, emphasizing Monterey’s status as “Language Capital of the World®”.
 Task Leader: OMBA Staff / President
 Target Audience: Monterey residents / Visitors
 Target Merchant Beneficiaries: Downtown Businesses
 Date Due: Ongoing

10. Objective: Explore ways to more fully capitalize on economic advantages of the City of Monterey Sister-City Program. Research the possibility of adding a new sister-city in North America that will promote economic benefit to businesses, hotels, and conferences, such as Montreal, Quebec, as part of the Language Capital of the World project.
- Task Leader: OMBA Board / Staff
 Target Audience: Lodging industry / Conferences / Business / Residents / DLI
 Date Due: Ongoing
11. Objective: Encourage appropriate Public Art to beautify the downtown.
- Task Leader: OMBA Design Committee / Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
12. Objective: Support and encourage downtown development to adopt the LEED Program and other environmentally sustainable programs.
- Task Leader: OMBA Design Committee / Staff
 Target Audience: Monterey community / Visitors
 Date Due: Ongoing
13. Objective: Encourage water allocations, when available, from the City of Monterey for economic, commercial development in the downtown.
- Task Leader: OMBA Executive Committee/Staff
 Target Audience: Monterey Property/Business Owners and Entrepreneurs
 Date Due: Ongoing
14. Objective: Work closely with City of Monterey planning, Monterey Police Department, other business districts and the Responsible Hospitality Institute, in cooperation with downtown alcohol establishments, to address Late Night Entertainment opportunities and challenges, as they impact businesses, residents, visitors and the development of mixed-use housing in the downtown.
- Task Leader: OMBA Staff / Downtown Late Night Businesses
 Target Audience: Monterey community / Visitors / Merchants
 Target Merchant Beneficiaries: Downtown businesses / Community
 Date Due: Ongoing

