Minutes of Regular Meeting

Board of Directors
San Jose Downtown Property Owners' Association

August 19, 2025

A meeting of the Board of Directors of the San Jose Downtown Property Owners' Association (POA, a non-profit California corporation,) was held in person at 16 N 3rd St and on Zoom.

Board members present: Freise, Garcia, Zelalich, Ristow, Phan

Board members present on Zoom: Burroughs, Herrera, McMahon, Southwell

Members absent: Egge

Members of the public who were present: Michael Lomio

Also present were SJDA staff: Interim Chief Executive Officer Gumby Marques, Chief Operating Officer Katherine Connell, Street Life Manager Lou Jimenez, Operations Manager Chris Kendrix, and Economic Development Director Nate LeBlanc

Freise called the meeting to order at 8:38 a.m.

Open Session:

Public comment: Michael Lomio introduced himself in his new role as Downtown Manager, having formerly worked in Mayor Mahan's office.

Minutes Approved: motion by Phan seconded by Garcia

New business: PUMA has been hired to explore potentially combining the PBID and SJDA boards in collaboration with members of both boards. A meeting will take place in the fall to present the initial findings.

Freise welcomed Lomio to his new role, thanked him for his contributions to downtown, and mentioned that he's welcome at our meetings anytime.

Stitching Districts presentation: Street Life Manager Lou Jimenez shared slides from a public meeting in June describing projects that fall under the Stitching Districts initiative, including public art,

landscaping, and infrastructure improvements with significant input from downtown stakeholders. Board members made several recommendations about ways to improve some of the proposed designs.

Freise asked the board for ideas to help the City celebrate the upcoming large public sports events in 2026. Jimenez mentioned bringing back a custom art program similar to the SharkByte Art program from several years ago.Zelalich mentioned the possibility of supergraphics on downtown buildings. Marques mentioned the Sports Authority leased a downtown storefront to serve as a base of operations for 2026 events on San Carlos Street, and that the PBID may want to help beautify that area.

President's report: Freise thanked the staff and board for their hard work during the recent staff transitions.

The board has hired a search firm to help find the new SJDA CEO. McMahon reported significant interest in the role.

Freise made note of increased safety issues for frontline workers especially with Groundwerx and Social Impact Team members and asked the team for feedback. Kendrix relayed another incident where a SIT team member was threatened over the weekend. Marques noted that these team members are very mission driven and want to stay working. Marquez recapped a recent Town Hall meeting with City and County participation that SJDA hosted. In the aftermath of the Town Hall, SJDA will work with local government to address the issues of the "top 20" most vulnerable unhoused people who reside downtown. Marques expressed that Groundwerx staff would benefit from hearing reassurance from the board that they are doing a good job. Kendrix relayed that Block by Block is implementing further training for the team.

Freise informed the board that the PBID's Block by Block contract was under funded due to an accounting error. The board is in arrears on paying the Block By Block contract ahead of time by about 109k. Freise is working directly with Block By Block on addressing these issues.

Old Business: None

Staff reports: LeBlanc relayed that he is assisting several businesses legalize previously built locations and that we are doing outreach with a new spate of businesses in SoFA. Freise noted that we want to help with the tenanting of 14 S Second Street, a former

convenience store.

Kendrix reported that staff are working with VTA to potentially restart Groundwerx cleaning the 1st and 2nd Street transit malls. Negotiations are ongoing.

Kendrix is working on a St James Park purchase order from the City's PRNS department to have Groundwerx clean St. James Park pre and post summer events.

Other matters: none

Freise adjourned the meeting at 10:00 a.m.