March 5, 2026

An invitation to attend and participate in today's meeting was extended to all members of the San Jose Downtown Association (SJDA) Board of Directors and the San Jose Downtown Property Owners' Association (POA) [Property Based Improvement District (PBID)] Boards of Directors.

In addition to SJDA and PBID members, also present were SJDA CEO Brian Kurtz and staff members Corinna Dixon, Chris Kendrix, Nate LeBlanc, Lauren Nuttall; San Jose Downtown Foundation Vice-Chair Autumn Young; San Jose Police Captain Ali Miri and Lieutenant Todd Jennings; and San Jose Sports Authority staff Trevor Shore and Chase Lazarus.

Minutes of Regular Meeting
Board of Directors
San Jose Downtown Property Owners' Association

A regular meeting of the Board of Directors of the San Jose Downtown Property Owners' Association, a non-profit California corporation, was held at San Jose Sports Authority Visitors Center, San Jose.

The meeting was presided over by Chair Freise with Dixon as notetaker.

1. Call to Order & Introductions – Chris Freise

   Chair Freise called the meeting to order at 9:42 a.m.

2. Roll Call – Corinna Dixon

   The following PBID Board members were in attendance : Josh Burroughs, Chris Freise, Julie Garcia, Dan Phan, John Southwell and Blage Zelalich.

   The following PBID directors were not in attendance: Benjamin Egge, Kris Herrera, Ted McMahon and John Ristow.

3. Public Comment – Chris Freise

   Chair Freise opened the floor to Public Comments. None were made.

4. Chair's Report – Chris Freise

   a. General Updates – none were made.

5. Consent Agenda – Chris Freise

   a. Approve November 18, 2025 Meeting Minutes - The motion to approve the minutes from the November 18, 2025, PBID Board of Directors Meeting was adopted.

6. CEO & Staff Report – Brian Kurtz

   a. Financial & City Reporting

   Kurtz shared that the financial reporting for FY25-26 has been fairly incomplete. As such, this now provides an opportuntiy to reaccess accounting processes and align the PBID chart of accounts to mirror SJDA's, starting July 1, 2026. Hopful that PBID financial reports will be prepared for the next meeting.

Last years PBID report to the City is under review and will be resubmitted to DOT today.
Meetings are being held (to identify budget priorities and allocations) in preparation of the April Budget Report to DOT.

7. New Business

   The annual PBID Business Survey has been distributed.

   Block by Block has hired Andrew Thomas as Divisional VP, West Coast.

   Considering the purchase of new pressure washing equipment (to replace old).
   Reviewing a proposal for a fee-for-service contract to support a new Alameda business district (outside of the SJ BID).

   Members were encouraged to download/relaunch the Groudnwerx app.
   Available at sjdowntown.com.
   Select vertical ⋮ / Select “Add to Homescreen” / Install SJDA app
   To report Groundwerx or SIT service requests, select “Need to submit a service request?”

   The Mayor, Councilmember Tordillos, Kurtz, and Shay will participate at the March 12 Silicon Valley Business Journal “2026 Future of Downtown” event.
   https://www.bizjournals.com/sanjose/event/172525/2026/2026-future-of-downtown-san-jose

8. Adjournment of the PBID Board of Directors

   Chair Freise moved that the meeting be adjourned, and this was agreed upon at 9:54 a.m.