Minutes of Regular Meeting

Board of Directors
San Jose Downtown Property Owners' Association

January 28, 2025

A regular 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.

Board members present: Burroughs, Freise, Garcia, McMahon, Phan, Ristow, Schneider, Zelalich

Members absent: Egge, Herrera, Southwell

Also present were SJDA Staff: Chief Executive Officer Alex Stettinksi, Chief Operating Officer Katherine Connell, Economic Development Director Nate LeBlanc, Street Life Manager Lou Jimenez, Operations Manager Chris Kendrix, and PBID Project Coordinator Dennis Yu.

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

Schneider motioned to approve the minutes, Phan seconded, and the minutes were approved without amendments.

No public comments were made.

President's Report:

- SJDA Advocacy for BART:
    - Stettinski has been educating Valley Transportation Authority(VTA) board members on the downtown business community's stance on pushing for single bore subway construction for the BART Phase II project.
    - There are several major issues with VTA's construction timeline.
        - The project has a 700 million dollar deficit without a publicly-announced method for value engineering or raising the funds to close the gap. SOme transit advocates are using this as a reason to reconsider double bore subway construction.
        - VTA building demo on Santa Clara St. may take up to a year.
        - Ristow verified that the environmental review is all done, and VTA is waiting for confirmation on federal funds.
        - An argument about emergency safety during subway evacuation is surfacing, which may potentially lead to a new Environmental Impact Report being created.
        - The decided tenant disruption budget for business impact is perhaps underwhelming, but the process would be opened back up if the project changes course to double bore construction.

- D3 Council Candidates Forum February 12th:

- Six candidates running for District 3 Councilmember will attend the forum, designed to allow community members to get to know their positions.
- Selection for the temporary D3 council member at City Council took place later that day.

- SJDA/PBID Board Retreat Recap:
  - The Board retreat focused on discussing SJDA's past and future involvement with events and making physical improvements in downtown.
    - Events do not have lasting impacts compared to physical improvements to downtown spaces.
    - Physical improvements help people come back to downtown, both for work and for recreation.
  - The board expressed interest in working on improving these buildings.
    - AT&T building (95 S. Almaden Blvd.)
    - Hank Coca building (96 E. Santa Clara St.)
    - Knights of Columbus building (40 N. 1st St.)
    - Dr. Eu building (43 E. Santa Clara St.)
      - The City Attorney's Office is pursuing corrective measures for remediating longstanding contamination at the site due to a former dry cleaning tenant.
        - Freise noted that a new tenant could potentially put a vapor barrier slab floor and open a retail business on the ground floor
        - State cleanup funds available
    - Lighting the top of Bank of Italy
  - The board discussed the possibility and cost of doing building projection mapping compared to painting buildings. Painting buildings is much cheaper in the long run and has more lasting impacts than temporary activations.

- Santa Clara Corridor Project Update:
  - Jimenez updated the board on Santa Clara corridor projects
    - Window and building dressings
      - Vinyl backlit design considered on Goldrock building (89 E. Santa Clara St.).
      - Ian Barth Building (2 N. 1st St.) window art installation complete.
      - Western Dental Building (11 S. 2nd St.) paint project complete.
        - Vertical sign infrastructure will stay, but the Western Dental sign will be replaced.
        - Ground floor windows still need work, and the mirror film should be removed.
      - Chase building (55 W. Santa Clara St.) renderings are ready, featuring color blocks and a mural on the side. Renderings can also have vinyl imagery to advertise the BART project.

        - The roof sign is a big opportunity to welcome people to the city.
            - Potentially display imagery of plants
        - Staff are looking into Goldrock building window dressing options.
    - Chevron (147 E. Santa Clara St.) landscaping is completed.
    - 40 tree light rings will be installed between Market St. and 4th St.

New Business:

- St. James Park fee-for-service cleaning contract: SJDA is bidding on the contract for St. James Park cleaning. This work would be supplemental to what Parks, Recreation, and Neighborhood Services is currently providing.
    - Service five days per week.
    - Kendrix submitted the proposal.

Old Business:

- Lighting Updates: Circle of Palms electrical infrastructure is being fixed by the property manager.

Staff Reports:

- Business Development Report: Refer to report.

- PBID Coordinator Report: Refer to report.

- Operations Report: Refer to report.

- Street Life Report: Refer to report.

Other Matters:

- Freise and Burroughs volunteered to look into lighting and window improvements for the Bank of Italy Building.
- McMahon volunteered to look into improvements to the Dr. Eu Building

The meeting was adjourned at 9:40 a.m.