Minutes of Regular Meeting

Board of Directors
San Jose Downtown Property Owners' Association

August 20, 2024

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: Freise, Garcia, Herrera, McMahon, Phan, Ristow, Schneider, Zelalich

Members absent: Egge, Southwell

Also present were SJDA and Block By Block Staff: Chief Executive Officer Alex Stettinksi, Business Development Manager Nate LeBlanc, Community Engagement Manager Juan Carlos Aguirre, Operations Manager Chris Kendrix, PBID Project Coordinator Dennis Yu, and Social Impact Team Manager Emily Ferry.

Freise called the meeting to order at 8:37 a.m.

Schneider motioned to approve the minutes, Phan seconded, and the minutes were approved with amendments.

No public comments were made.

President's Report:

- Introductions: The board introduced themselves to Ferris. Her previous experience was with non-profits working with unhoused individuals.

- Vacant Term Election: Freise nominated Burroughs for PBID Board election. Burroughs was in the SJDA board previously, termed off, and is now a good candidate for the PBID board. He is one of the founders of Urban Catalyst, a real estate development company. Phan also has good rapport with Burroughs from the Paseo development. Schenider motioned to elect Burroughs onto the board, McMahon seconded, and all were in favor.

- Santa Clara Corridor Project: Freise and PBID staff provided updates on several Santa Clara Corridor projects.
    - Mural Updates: The CEO Noodle Mural and Homage Mural restoration are nearing completion.
    - Lighting Updates: PBID staff has been identifying costs for enhanced tree lighting with Pacific Gas & Electric (PGE)
        - It costs approximately $30k-$50k per year to pay for all lighting assets owned and operated by SJDA that are using City electrical infrastructure.
            - Stettinski is exploring ways for the City of San Jose and PGE to cover half of the lighting costs as a sponsorship.

        - PBID staff is working with an artist to install window art and lighting at 15 E. Santa Clara Street. using Adobe grant funds.
        - Diffused lighting is being installed on empty building windows. PBID staff has installed the lights on Post Street, and will install them next at 15 E. Santa Clara Street.
    - Safety Issues: Two safety issues were discussed that included McMahon's building at 150 E. Santa Clara Street, which was broken into multiple times, and the new market moving into 14 S. 2nd Street, which sells various paraphernalia.
        - Building Break-ins: 150 E. Santa Clara Street was broken into four times. Kendrix, Secondary Employment Officers, and the Social Impact Team have been very responsive and helpful.
            - Garcia would like to see Groundwerx hours extended to be available during the night.
            - Stettinski commented that Boise, Idaho starts cleaning from 3am-10pm, potentially expanding the hours, St James park is looking better with more City appetite to improve the park due to Hillbrook moving in and the 1,000 ft rule of no encampments. Mayor is being proactive, and so is the SIT team.
            - Scheider- loves the increase in activity near SJSU, pop up shops, block parties, but more encampments in his neighborhood.
            - Chris K - Arena hotel is a place where homeless can be placed, there are beds, another 250 unit tiny homes in south sj will be available soon for outreach

        - 14 S. 2nd Street Market: Multiple stakeholders are working with the City to express their concerns about unpermitted activities occurring at the storefront.
            - Zelalich shared that City of San Jose Code Enforcement has issued a compliance order on interior construction so far, and will share updates as they come.
            - SJDA can brainstorm different uses to replace the market, but SJDA's current capacity to manage multiple pop up properties is limited.
    - Painting Updates: Several buildings are in progress to be repainted.
        - McMahon is ready to paint his building at 150 E. Santa Clara Street.
        - The Western Dental building color scheme is being worked on by architects, which will have a shareable plan to be presented in the next 60 days. Phan is in communication with the property owner about new uses for the building.
    - Window Repair Updates: Hom Korean Kitchen windows have been repaired. Kendrix is working on repairing the windows on 150 E. Santa Clara Street. Mexico Bakery, although planned for demolition, will also have its windows repaired.
        - Garcia recommended PBID staff look into acrylic windows as an option.
    - BART Construction Updates: Valley Transportation Authority (VTA)

decisions in the BART Station construction process will have multi-decade impacts on Santa Clara St. The board is concerned the Mexico Bakery property will increase blight after it is torn down. Empty buildings are difficult to maintain, so VTA would rather remove them.

New Business:

- Staff Transitions: Chloe Shipp has resigned, Stettinski is replacing the Deputy Director position with a Chief Operating Officer (COO).
    - Freise would like some of the board members to form a committee for hiring the COO.
- Clean and Safe Program: PBID is going through an open bid for clean and safe services. The process will start on August 26th and the committee will interview the applicants.

Old Business:

- Lighting Updates: The Circle of Palms flood lighting upgrade is close to starting. The receiver antenna is being installed on the roof of 1 S. Market Street.

Staff Reports:

- Business Development Report: Refer to PBID board report.
- Community Engagement Report: Refer to PBID board report.
- Operations Report: Refer to PBID board report.
- Street Life Report: Refer to PBID board report

Other Matters:

- Zelalich recommended SJDA explore window activations on the three empty buildings on the intersection of 1st Street and Santa Clara Street.
- The board would like to invite District 3 Councilmember Omar Torres to the November 19th PBID board meeting to speak on multiple issues.
- The board would like to continue the conversation on VTA impacts on Santa Clara Street in future meetings.

The meeting was adjourned at 9:55 a.m.