



Monterey Corridor Business Association (MCBA) Meeting
Thursday, January 8, 2026
12 p.m. - 1:30 p.m.

Clarion Inn Silicon Valley,
3200 Monterey Hwy, San Jose, CA, 95111, US
[Zoom](#) ([click here](#))

Agenda

- I. Roll call
Sean Panchal (chair), Beth Seibert (co-treasurer), Melissa Volau (co-treasurer), Dave Lujan (secretary), Caroline Niemiec (co-secretary), Mike McGrath, Eire Stewart, Nicole Youngblood, Chad Erickson
- II. Introductions
- III. Updates
 - A. Mayor's Office

Coming up Super Bowl. Different celebrations. Big celebration for Vietnamese lunar on February 14. Mar budget public speaking. First week of March. SB624 passed. Limit enforcement for feeding and providing for homeless. Councilman will continue to try to support the community. Top priority for councilman office. If you have photos, please share photos. No Cameron zone negate the whole process for abatement. Quick action. Little Orchard was prioritize for the all of program. EIH community has no in cabin zones. 10 or 15. Week of 1–19 abatement date on Little Orchard Self Storage. Lots of canvas developed while it the city was on furlough. Minimal staff support that no one camp out. Only on city streets. We need better coordination sounds APD County city and Union Pacific. Working with DOT to come up with some funding. Be assured council and Juan is working with a DOT to get things going. The CUP for home first required is one square mile and it's just too big in reality. Let's be realistic. Let's attack a small section at a time. Let's reach out to Dave Cortese & Sam Liccardo for support. It's important to support small and big businesses. We have the jobs and tax revenue who can't survive. Permit fees must come down for small businesses and reduce the permit timelines. The new city attorney is heavily into the code enforcement. We're going to find more safe parking spaces.

B. Council District 7 (CM Doan)

Working with the city manager's office to coordinate outreach with Union Pacific and the city for abatement. CM Doan meeting with the mayor today. Little Orchard has been a problem area for years. Yesterday the No Encampment Zone was denied. It's a well-documented serious problem. The Councilman's office is going to continue to pursue it. Union Pacific (UP) didn't show up to the Home First meeting as they said they would. Peggy from Union Pacific confirmed she would attend, but she did not. The Union Pacific railroad is full of encampments worse than has been in other years.

C. County District 2 (Sup. Duong)

Mike Medina is listening to all concerns. Trying to get the DAs office to come to meetings. Have to find more information and find where they can help.

D. SJPD

SJPD have always and will continue to support the area. They have to ask you UP to get their permission to obtain access on the tracks. The New Quality of Life (NQL) squad took 27 suspects into custody. They want to be notified so they can help support.

E. OED

The money should be coming in quarterly. The finance department is getting a new system. Set to launch this month. Possibly quarterly, not certain. They will train us after the new system is installed. They can help us in regard to understanding the reports. They are hoping non-payers will begin to pay. Now allowing amnesty to people who are behind. Hoping to generate more funds. The OED wants to target businesses that do services and industrial. MCBA needs the finance department to create a more consistent payouts to get our program running. Now appears payments are set to quarterly. Potentially moving it to monthly. The MCBA finally received a deposit that they've been waiting for.

F. Small Business Ally Program

They are trying to streamline ADA grants for restaurants for permit expediency

G. BeautifySJ

Question? Is the city going to employ deterrent like boulders along the UP area on the tracks? UP isn't cooperating. City trying to coordinate with UP and NQL teams. EP needs to be reinforcing fences. It's to their advantage to coordinate. UP's typical behavior is to not communicate.

IV. Old Business

A. Advocacy

1. Homefirst meeting

Prepared to discuss issues with UP. In nine years they were only present at meetings one time. New funding program from the city. Home first will have the west and south. Path will be dispatched for outreach for the east and north. Sara gets a new director and will have someone at the next meeting. Working with Path can be a great team. Why not set up a proactive approach? Not reactive. Path is a new provider for this district. They partner with the city. The city received data from outreach and was notified of services needed. Do we need to be concerned about the new hotels that are offering shelter? Strategy and the plan is to get these locations up and running. Some of the locations cannot be operated the same because of logistic challenges. People with mental health have been able to get help and support off the street. Home first has over 1000 beds. From streets to tents to hotel to Emergency Interim Housing (EIH)

B. Business Improvement District

1. Mailers for membership and security camera

We need to finalize the mailers in the content visuals. Jessica at OED can send us addresses from finance so we know where to send these mailers.

2. Camera order update (OnView vendor)

15–20 days away from receiving three cameras. You still owe 50% of the cost. TREBA got two cameras and have had great success. We need to finalize the artwork for the decals that we wanna put on the cameras, for example, “crime deterrent provided by MCBA”.

V. New business

A. Advocacy

1. Boccardo Center discussion

specifically asked to remove needle exchange program. Nothing happens overnight. But the county wants to find a way to help

B. Business Improvement District

1. BID update/process/dues

C. FIFA Watch Parties update (CSS)

Funding. Multiple talking to the city to get big screen funding, lock in some dates. Vietnam Town, Alum Rock and Monterey Corridor. Capitol Drive-Ins may not be ideal with daytime games. Owners of the plant have had discussions anticipating over 1000 people. Still need to get the fees from FIFA the city has over 100 sites. We want some action in areas other than downtown. Looking to get banks and credit unions to help out with games per day. Some concerns with pedestrians and parking. A large parking lot is the best option possible. (At the plant). Most importantly, bringing in an opportunity to the community to join together and celebration is a priority.

- VI. Reports
 - A. President's Report (Sean)
 - B. Treasurer's Report (Beth/Melissa)
 - C. Secretary's Report (Dave)
 - D. Safety Committee

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- VII. Consent items
 - A. Approve Minutes

Did not have quorum

- VIII. Next board meeting (Second Thurs of the Month @ noon):
 - A. Date – February 12, 2026 (Zoom)

- IX. Any other business/topics
- X. Adjournment 1:45pm