

MCBA Meeting Summary

October 9, 2025

Attendees:

- Sean Panchal-MCBA Chair
- Nathan Ulsh
- Dave Lujan – Stucco Supply & MCBA Secretary
- Melissa Volau – Public Storage, Co-Treasurer
- Caroline Niemiec – Premier Recycle Co.
- Mike McGrath
- Mike Medina - Office of Supervisor Duong, D2 County; contact: mike.medina@bos.sccgov.org
- Athena Ushana - Sims Metal
- Captain Ken H. Tran – SJPD; contact: kenh.tran@sanjoseca.gov
- Anthony Gonzalez – BeautifySJ
- Deanne Everton - Rebuilding Together
- Bea Ramos – HomeFirst
- Alice - DongVingh Restaurant Supply
- Jessica Munoz City of SJ OED

Summary

The meeting included updates on business safety, the Connect San Jose camera program, community beautification efforts, encampment issues, and future MCBA initiatives. Updates were provided by Captain Tran of SJPD, Supervisor Duong's office, BeautifySJ, and HomeFirst. The board also reviewed camera deployment logistics, discussed alternatives for clean and safe services, and confirmed the next in-person meeting on November 13, 2025.

Updates:

DiMaggio's Re-Opening

- Dave Lujan shared his experience attending the grand reopening of DiMaggio's, a long-standing local Italian pizzeria and a beloved business within the corridor.

- He reflected on the restaurant's rich history in the San Jose community, its role as a neighborhood gathering spot, and the importance of supporting small, family-owned businesses that contribute to local culture and economic vitality.
- The reopening was well received by residents and businesses alike, representing a positive example of business resiliency and community spirit within the Monterey Corridor.
- Dave emphasized the significance of such moments in reinforcing MCBA's mission to promote local enterprise, create safe and vibrant business districts, and encourage collaboration between the City, County, and business community.

Safety & Camera Program

- **Captain Tran (SJPD)** provided updates on the **Connect San Jose** camera program, which offers business owners the option to share exterior camera footage with police to aid investigations. Fatal Accidents are lower this year in the area.
- Athena (Sims Metal) shared a recent **vandalism and break-in incident** involving a repeat offender; no arrest was made due to insufficient evidence. Captain Tran requested case details for follow-up and emphasized the importance of clear video footage for prosecution.
- Businesses were encouraged to contact SJPD directly regarding **encampment or vandalism issues** to expedite response. Send in videos or pictures.

County & District Updates

- **Mike Medina (Supervisor Duong's Office)** explained the **District Attorney's support for small businesses**, including programs to assist with evidence collection and tools for prosecution.
- He noted that while no large county events are currently planned, **smaller community engagement sessions** ("Talk with the Supervisor") are being scheduled throughout the district.

Business Development & City Programs

- **Jessica (Office of Economic Development)** reported progress on **quarterly recurring payments** for MCBA, pending final legal review of the service agreement.
- She confirmed that **technical assistance and small business support programs** remain active, including:

- **Small Business Ally Service** for permitting assistance and resource navigation.
- **ADA grant program** (email Juan for updates).
- **Storefront Improvement Grant** – \$10,000, no matching funds required; associations can help businesses apply. New list for 2026 is starting up, 2025 grant is completed.

BeautifySJ & Encampment Management

- **Anthony Gonzalez (BeautifySJ)** provided updates on:
 - **Encampment cleanups** under Capitol Expressway and Monterey Road, supported by SJPD and Parks & Rec.
 - Partnership with **Union Pacific**, which now visits **twice monthly** for corridor cleanups.
 - Exploring **“No Return / No Encampment” signage**, particularly around waterways and Little Orchard areas near Home First.
 - 65% of the people from Columbus Park are accepting some form of housing.
 - Many of the RV's have refused help and will end up back on the streets until new legislation is developed.
- Businesses were invited to review cleanup photos and progress updates at future meetings.

HomeFirst Outreach

- **Bea Ramos (HomeFirst)** reported that their **Tote Outreach Team** conducts site visits three times per week, including area walks with local businesses.
- HomeFirst's **clinic operations and neighborhood monitoring** were discussed, including their responsibility for addressing any dumping or loitering from nearby facilities.
- HomeFirst needs to have their CUP revisited and reviewed. May not be in compliance with the CUP on file.

Corridor Beautification & Mural Projects

- **Glencore Mural Wall** project continues as part of corridor beautification efforts.
 - Maintenance scheduled at least **once per month** to prevent tagging.

- **MCBA branding** incorporated into mural designs to encourage recognition and engagement.
- Future mural and **utility box art** opportunities will be identified.

Camera Deployment & Communication

- **Dave Lujan** discussed the strategy for deploying **mobile surveillance trailer cameras**:
 - Businesses may submit requests via [Camera Form](#).
 - Each camera costs **\$3,000–\$5,000/month** depending on security level.
 - Deployment managed by the contracted surveillance company (**\$260 per move**).
 - Requires **dedicated parking spaces** and potential DOT coordination for public placements.
 - Incidents trigger alerts to the **Security Committee**, with potential for future business-specific notifications.
 - We can allow the property owners to be notified by the Security Team(OnView) if there is an event at their location.
 - Marketing and engagement efforts (mailers, branding, and web updates) are being refined at [mcbasj.com](#).

Transitioning “Clean & Safe” Services

- **Downtown Streets Team** will cease operations at month's end due to funding cuts.
- **Neighborhood Hands** ([neighborhoodhands.org](#)) is being considered as a replacement.
 - Currently active in Alum Rock and capable of scaling to the Monterey Corridor.
 - Provides transitional employment opportunities for the unhoused.
 - **Sims Metal** expressed interest and past collaboration with this group.
 - **Other options include: Clean & Safe and Block by Block**

- Block by Block may fall outside the current budget, as preliminary estimates indicate costs could be roughly double the amount of other options
- **Treasurer's Update:**
 - Current balance: **~\$78,000**, indicating a stable fiscal position.
 - Funds expected to continue on a quarterly release schedule, pending legal review.
 - Upcoming fiscal year budget planning to focus on consistent funding for camera and beautification programs.

Secretary's Report: Community Engagement & Next Steps

- **Social media & outreach:** MCBA encouraged to highlight mural progress, partnerships, and local business initiatives via [Instagram](#).
- **Future meetings:**
 - **November 13, 2025:** In-person meeting (focus on camera deployment).
 - **December 2025:** Meeting to be skipped.
- **Next Steps:**
 - Jessica to connect with Mike Medina for county collaboration opportunities.
 - MCBA board to review next fiscal year's budget and finalize camera rollout schedule.
 - Continue outreach and recognition for MCBA's ongoing work.