



Monterey Corridor Business Association (MCBA) Meeting
Thursday, May 8, 2025
12 p.m. - 1:30 p.m.

[Zoom](#) ([click here](#))

Agenda

I. Roll call

Sean Panchal FMCRE Holdings- MCBA chair, Beth Seibert- property owner -MCBA Treasurer, Melissa Volau - Little Orchard Mini Storage -MCBA co-treasurer, Dave Lujan- MCBA Secretary, Mike McGrath Graintrock - MCBA Board member, Tara Dang Mayor's office CofSJ, Juan Borrelli Small Business Ally CofSJ, Diana Zepeda - CSS, Cindy Feng - CSS, Ahn Nguyen Small Business Ally CofSJ, Ken and Jane Wall Just Breakfast, Tara Fitzsimmons Toeniskoetter Development, Anne Sconeberg property owner, Christopher Nicholson The Plant, Bien Doan CM D7, Anthony Gonzales Beautify SJ CofSJ, Caroline Neimiec - MCBA Board Membered- Premier Recycling

II. Introductions

III. Updates

A. Mayor's Office

State of the City upcoming. Sat 5/17/25 Arena West area near SAP Center @10am. Mayor going to share a short update and wants to celebrate community heroes. Food Trucks, Games, etc.

B. Council District 7

No New Updates

C. SJPd

N/A

D. OED

N/A

E. Small Business Ally Program

Their role is to help small businesses and shepherd them through permitting and the ADA grants. Phase 1 up to \$8k. 2nd phase reimbursement up to \$25k for design fees, Construction, labor, furniture, etc. Interior & Exterior certified access. One stop shop working across many departments to help get businesses open & permitted. Grants do not cover digital assets such as websites or legal fees.

F. BeautifySJ

Union Pacific(UP) Monthly Cleanups have been consistent and making a difference. Monterey Corridor heavily impacted. Been placing deterrents along the corridor. Little Orchard and Phelan got some recently, Many times they do not clean up after the abatements. SJ is trying to assist UP's team. UP trying to keep and check safety. The main thing is to get the large items. To help use SJ311 with photos and details. The more reports the more attention they get. Concerns with overgrown weeds, etc near encampments. UP is obligated to come out 1x/month. The city will continue to provide support.

G. OLIVE Program

Constantly updating the website. Identifying impacted areas. Established 10 Tow Away zones & encouraged vehicles to relocate. Analyze permanent parking restrictions. For the Mayor & council this motivation was to encourage people to relocate or join services provided by the city. DOT Heavy Equipment team will move larger vehicles. 1st inventory Sep-Oct 929 oversized (not occupied), 91 regular size, 652 oversized presumed occupied. Two inventories per fiscal year to attain data. Top 30 will be the focus for the program. Trying to encourage people to accept services. Funded for 2 years. Active in D7 today. Site activation day, Tow-Away signs are put up. Door knocking (Knock & talk) accompanied by SJPd. Follow up visits over the next week. The following week the vehicles will be towed if people have not moved their vehicles. Coordinating with Housing. Coordinating with BeautifySJ and Street Sweepers to clean up. After 30 days the tow away signs will be removed. Rely on 30-60-90 day data. How they decide to make them permanent, no parking signs, is still up in the air.

IV. Old Business

A. Glencore Mural update

Lila has locked in the design. The weather has improved so the mural is good to go. Need to coordinate with Glencore on the prep work and access.

B. Martha's Kitchen debrief (Sean)

The meeting was well attended. Discussed deed restrictions. Focus for us was, is this business appropriate for our area? The city has made it clear they can have this here. We asked the CEO if they could promise they would not change to Food Distribution. We were trying to get that message across, that a food distribution service in our area is not wanted. They can do food prep. We would like a pledge of communication.

V. New business

A. Business Improvement District

1. [Annual report](#) and filings with City
2. Vote: Adopt 2025/2026 budget: \$252,000 - <https://www.mcbasj.com/bid>

Motion: Beth Seibert. 2nd: Dave Lujan. Vote: Unanimous - YES

B. Advocacy

1. Just Breakfast incident

Ken and Jane Wall have been having issues with an auto repair shop parking excessive cars in bike lanes in front of their restaurant. Tight on both sides of the driveway. Visual clearance is highly blocked. Escalated up the chain to Capt Tran. Tickets were issued. SJPd has been proactive but people who park cars have no regard for traffic laws. Need to keep identifying the issue.

C. Cameras

No new updates. Need to establish a budget for the small camera giveaway program.

D. Meeting with Home First May 21 @ 11:30am

VI. Reports

A. President's Report (Sean)

Adopted our budget '25/'26. Final paperwork in play for the funding.

B. Treasurer's Report (Beth/Melissa)

Signed contract with Daily Balance. Part way through that process.

C. Secretary's Report (Dave)

Attendance has improved. Board has grown & new members.

VII. Consent items

A. Approve [April 17, 2025 minutes](#)

Motion to approve: Beth Seibert

2nd: Caroline Niemiec

Vote: Aye - unanimous

VIII. Next board meeting (Second Thurs of the Month @ noon):

A. Date – June 12, 2025 (zoom)

IX. Any other business/topics

X. Adjournment

1:35pm

