



Monterey Corridor Business Association (MCBA) Meeting

Thursday, April 17, 2025

12 p.m. - 1:30 p.m.

Sims Metal - 1800 Monterey Hwy, 95112

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

Agenda

I. Roll call Jill Rodby Chair MCBA Sims Metal, Beth Seibert Treasurer MCBA property owner, Dave Lujan Secretary MCBA, Sean Penchal MCBA Board Fmcreholdings, Caroline Niemiec MCBA Board Premier Recycling, Chad Erickson MCBA Board AngeliCakes, Melissa Volau MCBA Board Little Orchard Storage, Nicki Youngblood MCBA Board Western Site Services, Nathan Ulsh CSS, Diana Zepeda CSS, Cindy Feng CSS, Jacky Li CSS, Michael Mulcahy MCBA Board Councilman City of SJ SDS NEXGen, Bien Doan CM Dist 7, Jonathan Fleming COS Dist 7, Dillon Wasnick Sims Metal, Francisco Mejia Glencore, Patrick Bielejec Glencore, Captain Ken Tran SJPd, Jessica Munoz City of SJ OED, Tara Dang SJ Mayor's Office, ALice Lu Dong Vinh Restaurant Equip Supplies,

II. Introductions:

As the meeting begins, Jill Rodby expresses her gratitude and is excited for the future of the MCBA.

III. Updates

A. Mayor's Office

Catherine Tran is working closely with the mayor's office. The mayor's team has been very active and helpful. Council members from district 2, four, five, eight voted against preventing the mayor from moving the needle. We need more representation at the council meetings to influence the council. Budget Townhall on 4/23 from 6pm-7:30pm Seven Trees Comm. Cntr. The mayor is presenting 2025/ 2026 State of the City May 17th 10am-2pm Arena Green East. Trying very hard to make and create a permanent solution for the United Pacific area by the railroad tracks on Little Orchard Street. The mayor will be announcing that FIFA is coming. He wants to recognize community heroes and the mayor really wants to be engaged. Accountability begins with the mayor. The responsibility is on him to shelter the un- housed. The Branham Lane housing is open and some unhoused have refused services, up to 37%. The Caltrans bridge has encampments. They're trying to clear, but the city doesn't have enough shelter. Maybe up to 1500 have been housed, but we need closer to 5000. It's always a fight. The mayor needs your voice at council meetings. The community would appreciate it if the city would notify businesses before they post the abatement so they can be engaged. The new pilot program is not hitting full stride. An outreach team goes out after notices to speak with the unhoused. We can't build safe parking and sleeping sites fast enough. The mayor would like to move them into managed housing. The mayor is asking councilman Doan (DIST 7) to keep pushing for safe housing. The first safe sleeping site should be breaking ground in district 3. First model. Measure E initiative—targeting 1,000 additional housing units

The mayor would like to transition from a tiny home Emergency Interim Housing(EIH) to affordable housing. Want to deter unhoused from other cities. The city wants to share the cost with the county and other cities. The city doesn't have experience with mental health and addiction, assistance, etc. like the county does. Need help from the county. Not beneficial for San Jose to ship unhoused to other cities. The city contrasts the county's adoption of distributing needles. The council advocates to create a solution. District 2 has the most RVs and safe parking sites in the city. They have a lot of land they advocate for more EIH. The county is making issues worse because they offer free food and medical services on Little Orchard Street that attracts a great number of unhoused from outside of the area. The mayor acknowledges that the councilman can't do it alone; advocacy and activism is the key to getting the help that is needed. It's up to us to be more active and send more letters or emails. Send emails to the mayor and CC councilman Doan and Jennifer McGuire.

B. Council District 7

Councilman Doan has moved the city to address the criminality with RVs "Vanlording", Combatting this issue via proposed measures with Doan's support; measures are proceeding to Council etc. Pushing through unpermitted peddlers Street vendors, not penalized but helping with attaining permits. 14 unpermitted vendors became permitted. . Prosperity lab is helping them to get through the permitting process if needed. The city is battling the county with the free needles at the parks near children. CM Doan reaffirms commitment to work with all of us. Trying to get a private lot for these RVs and encampments moving them around is not the answer. CM Doan has offered multiple sites but the city has rejected them. Great Oaks encampment was cleared after 150+ letters and consistent pressure from community

C. OED

Jessica Munoz will be handling communications with MCBA. Jessica updated us on the transition currently working on legal agreement working with Community Strong Strategies to make sure they get all of the loose ends tied up. The ADA program and Grants are still ongoing, the city is promoting it more. One part of the grant is for an assessment. You can get a reimbursement grant for permits and inspections, and the second part of the grant is for the construction up to \$20K in grant money. Jessica mentioned that the jobs must be paid prevailing wage but not definite. Contractors must be licensed, insured and bonded. Keep all receipts for reimbursement.

D. Small Business Ally Program

N/A

E. SJPD

Captain Tran has been chasing RV's from one block to another. SJPD continues to make its presence known to reduce crime. Other areas focus has been with a new bill progressing to arrest individuals stealing recyclable material. Focus on unpermitted recycling vendors & black-market recyclers. 15 petty thefts, burglaries and trespassing in the last month.

RVs have fewer incidents recently. San Jose PD is trying to keep the area around the tracks clearer. The constant issue SJPD has is working with United Pacific. SJPD has been able to move more RVs now that tow yards have new contracts. The network with the tow yards is working with SJPD. Has seen an increase in gang graffiti. If you do see it, please report to San Jose 311. They should come out within 72 hours.

F. BeautifySJ

Human waste has to be moved to public property. If anyone wants to find a bucket of human waste on private property, they will not pick it up unless it is moved onto public property such as the curb not the sidewalk has to be almost in the street in the gutter. 311 is not a perfect system, but is trying to meet the needs and continuing to evolve and develop.

IV. Old Business

A. Glencore Mural update

Working with Lila. When she comes back from vacation, she will get started on the new mural over at Glencore. Still looking to get funding from the SJ Sharks, Glencore and hopefully Amazon, we would love for them to contribute. Glencore is looking forward to this.

V. New business

A. Board Chair, Jill Rodby retirement

As mentioned previously board chair, Jill Rodby has retired from the board. Sims wants to stay involved and will be able to host still if needed. Dillon Wasnick will be the contact with Sims. MCBA will need to remove Jill's name from all areas of the MCBA, such as banks with the city, the state (Attorney General ofc), etc., In one of her last statements, Jill expressed the need for the protection of the heavy industrial and commercial business zones in the MCBA's purview.

B. Board Nominations

1. Board Chair

Shawn Penchal's name is in play.

Beth Seibert motions to vote for Sean to be the new board chair. Dave Lujan seconds the motion. It's up for vote to the board members and the vote is a unanimous **yes**. Congratulations Sean.

2. Treasurer

Melissa Volau will be a co-treasurer with Beth as Beth is transitioning toward retirement, possibly by end of year.

3. Secretary

Dave Lujan will stay on for another term (3rd) with help from Caroline Niemiec

A new board member application has been mentioned, Chad Erickson. Dave Lujan motions to vote on Chad's nomination for the board. Beth seconds the motion. It goes to vote with a unanimous **yes**. Welcome aboard Chad.

C. Business Improvement District

Every month we should be getting a reconciliation report from the city still in progress. Haven't signed the contract yet and once we do, money will start coming in.

1. Budget

2. Brown Act

N/A

3. Accounting firm, Daily Balance

Beth will be meeting with daily balance next week. We need to ask if we can send bills and they pay on our behalf, so our volunteers don't have to do too much work.

4. Clean and Safe Downtown Streets Team

Need to sign contract ASAP

D. Cameras

Alice Lee has a contact. The plan is to initially buy three mobile cameras at the price point of \$50,000. A smaller budget needs to be decided for the personal cameras that we would be offering for small businesses. Need to lock down a contactor that can do the installs.

E. Administration of MCBA

Signed contract with Community Strong strategies.

F. Meeting with Martha's Kitchen April 23 at 10am Location TBD

Everyone's invited. We'll make an announcement on MCBA Instagram

VI. Reports

A. President's Report (Jill)

B. Treasurer's Report (Beth)

C. Secretary's Report (Dave)

VII. Consent items

A. Approve [March 12, 2025](#) minutes

Dave Lujan Motions to approve the minutes from the March 12, 2025 board meeting

Beth Seibert seconds the motion

Vote taken, Unanimously in the affirmative

VIII. Next board meeting (Second Thurs of the Month @ noon): A. Date – April 15, 2025 (zoom)

IX. Any other business/topics

X. Adjournment 1:50pm