



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

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

Agenda

- I. Roll call
Sean Panchal fmcreeholdings chair MCBA, Melissa Volau Little Orchard Storage co-treasurer MCBA, Dave Lujan Stucco Supply MCBA secretary, Caroline Niemiec Premier Recycling, Co Secretary MCBA, Chad Erickson Agelicakes MCBA Board Member, Tara Dang Mayor's Office CofSJ, Capt. Ken Tran SJPd, Juan Borelli CofSJ OED, Anh Nguyen CofSJ OED, Jessica Munoz CofSJ OED, Jonathan Flemming CofSJ CM Doan's COS District 7, Alice Lu Dong Vihn Restaurant Supply,
- II. Introductions
- III. Updates
 - A. Mayor's Office - City Council had 260 speakers show up for the Mayor's June Budget message for 2025-2026. 129 speakers were in favor of the message, 73 speakers were against the message, 26 were focused on Immigration, 32 were neutral. Great turn out. **Item 3.8 Mayor's June budget focused on Public Safety, Cleaned Streets and Economic Growth** All provisions passed unanimously. **Item 3.10 Pay for Performance** had 4 Yes votes and 7 No votes. No's Kamei D1, Campos D2, Salas D3, Cohen D4, Ortiz D5, Doan D7 Candelas D8. **Item 3.12 Code of Conduct for Encampment (Responsibility to Shelter)** had 9 Yes votes and 2 No votes. No's Campos D2 & Ortiz D5. **Item 3.7 Measure E Allocation for Homeless Emergency Shelters** 8 voted Yes, 3 votes No. No's Campos D2. Ortiz D5, Doan D7.
 - B. Council District 7 - Very busy budget day. Money for Safety Improvements, Lunar New Year Parade, Entertainment Zone for FIFA, Access to Entrepreneurs, Cleaning/power washing of sidewalks. Med 30 Emergency Program with SJFD, with oversight and transparency. Reestablished mid year to end of year funding. CM Doan was not in support of the Pay for Performance, the metrics were not present. Voted w/majority of D7 residents. Lots of money coming into D7. 1 Sargent and 6 officers w/help through the Code of Conduct funding. Should take away excuses, based on the need of the person.
 - C. SJPd - Capt Ken Tran states the #'s for May. 490 events in connection with typical, general disturbance & welfare checks. 30% calls were for foot patrol, traffic control. Alice Lu - Dong Vihn Restaurant Supply reported illegal dumping & her high quality cameras caught a license plate of the truck, looking for suspect vehicle. Illegal dumping is a serious problem in the city. Capt Tran recommends getting good quality cameras. 25 accidents in corridor. Called in Community Service Officers(CSO) to help with efforts.
 - D. OED - MCBA approved by council for another year (BID). Next week the community speaks on it at Council chambers. No official # of how much funds have come in yet.

We were able to bind the final insurance & crime coverage, and is all approved. Just need the final COI for final approval & to move the process forward.

E. Small Business Ally Program - Programs/ Grants still available for small businesses, to help shepherd through the process. ADA Grants for businesses with 50 employees or less. Non-residential properties. Interior and Exterior space accessible. \$8,000 credit for permits, etc. \$25,000 reimbursement to make the improvements, design fees, and for signage. Must hire an Access Specialist first. No website/digital or legal fees covered. The purpose for the grants/ program is to create access to all in San Jose.

F. BeautifySJ - **N/A**

G. OLIVE Program - D7 Cleared out all of Little Orchard & Pomona. The program works and doesn't work. It's a new program and has growing pains. Makes people uncomfortable, doesn't prevent them from moving to new location. Some tow operators have not held up their end of the contract. SJPD, City attorneys & City Manager's office has confronted tow company owners. Possible fines for them. Proposed to use Singleton Landfill on Guadalupe Mines Road for storage of towed RV's. Would need security officers around the clock. Needs to go through the legal hurdles. The A-frames are temporary and will be picked up after 30 days. No permanent signage proposed or planned. City doesn't have funds for signage, but may allow privately funded signage.

IV. Old Business

A. Advocacy

1. HomeFirst meeting recap - Meeting went well. HomeFirst staff that attended shared their concerns and willingness to be better partners. Will do more walks to keep the areas cleaner around the center. Will only have dumpsters on street on scheduled pickup days. Invited us to their meeting on June 26th at noon.

2. Support mayor's responsibility to shelter initiative at city council - Tara Dang asked all to attend and speak to council. A tough standpoint to take, but a necessary one. We are all hopeful the initiative will help the people get back on track.

3. Support for mayors budget council hearing

4. OLIVE program experiences - Dave Lujan drove passed a previously cleared area on Chenoweth Ave in San Jose and reported that 6 months after the RV abatement, there are still no RV's present. So far the program looks good. More people are walking on the street to the shops at the Plant. Been pretty amazing, less homeless foot traffic near businesses, no showering from hose bibs on businesses.

V. New business

A. Business Improvement District

1. Insurance requirements - Need the COI from Lindsey (Chubb Ins) to present to Council.

VI. Reports

A. President's Report (Sean) - moving forward with insurance requirements

B. Treasurer's Report (Beth/Melissa) **N/A**

C. Secretary's Report (Dave) - attendance is good but we still need more members.

VII. Consent items

A. Approve minutes May 8, 2025 - Motion to Approve: Dave. 2nd: Caroline VOTE; Unanimous -YES

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

A. Date – July 10, 2025 (location TBD)

IX. Any other business/topics

X. Adjournment - 1:12pm