



Monterey Corridor Business Association (MCBA) Meeting
Thursday, July 10, 2025
12 p.m. - 1:30 p.m.

Clarion Inn (3200 Monterey Rd, San Jose, CA 95111)

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

Minutes

I. Roll call

Sean Panchal (chair), Beth Seibert (co-treasurer), Melissa Volau (co-treasurer) Little Orchard Self Storage, Dave Lujan (secretary), Caroline Niemiec MCBA Premier Recycling, Mike McGrath Board Granite Rock, Eire Stewart Board DiNapoli, Nicole Youngblood Board Western Site Services, Chad Erickson MCBA Board AngeliCakes, Nathan Ulsh CSS, Juan Borelli CoSJ OED Small Business Ally, Cindy Feng CSS, Minh Tran CoSJ OED Small Business Ally, Capt Ken Tran SJPd, Bea Ramos HomeFirst, Anne Sconeberg property owner, Kevin McCoy Creative Window

II. Introductions - Board Chair's message: Collaboration & Execution is vital. When we see brightness in the corridor we can get to where we want. It's there, we just need to tap the potential.

III. Updates

A. Mayor's Office

N/A

B. Council District 7

N/A

C. SJPd

Very Busy. Lots of focus on RV's. Lots of time on Little Orchard. Prostitution at night has been reduced through efforts by SJPd, but it's a work in progress. Focusing on neighborhood quality of life. Needs resources. Can start to junk RV's with new ordinances. If RV's do not have current Registration and are beyond 6 months, they can impound it. Can't legally force people out of a "lived-in" rv, but unoccupied will be towed. The City Attorney is going after the "Vanlords". Trying to get a restraining order. New Ordinance coming for Vanlording.

D. OED

City has received \$209K from BID payments - CoSJ Finance will distribute incrementally. There are grants for Store Front improvements or beautification up to \$10k. Positive optimism plays a role in vitalization. Must keep trying to remove blight. Vibrancy can be the thing we need to recover/regain normalcy. Reach out to salvador.alvarez@cityofsanjose.ca.gov for a list of things you can use the money on. Possibly fencing (perimeter fencing).

Preliminary talks about a special project at the fairgrounds. Glimmer of hope when the county Builds out the fairgrounds. *Note:* Invite the County rep back for a meeting.

Some zoning has changed to accommodate future development. Possibly the OED may have a general plan for our area. Rezoning was done to work with a consistent general plan.

E. Small Business Ally Program

Helps businesses w/ permits. Businesses with 35 employees or less. Help franchises and large businesses can come to OED and they will direct them to the right dept. Must have a business license. Must have at least 1 year on the lease, if renting. Average costs have been around \$5K To help businesses get into compliance.

F. BeautifySJ

N/A

IV. Old Business

A. Advocacy

1. Homefirst Hosted Meeting Update

Has a contract. Will update the whole facility. Motel 6, Casa Linda motel may be utilized as temporary shelters in near future. In negotiations on length of operations. The goals of the program is to end homelessness, move to interim housing, then to permanent housing.

HomeFirst outreach team dispatches person(s) to visit and build rapport with the homeless. Have recently had some individuals return to being housed. Report Sj311 on new encampments. 15-16 outreach encampments. You can email

BRCCConcerns@homefirst.scc.org

2. Meeting with Little Orchard Storage & SJ Chamber Update - Re OLIVE Status Update

How can we keep this success going? Mr Toeniskoetter is excited about the possible process we can cultivate that serves the greater good. Discussed possible Permit Parking. More work to do. Looking for permanent measures. The city is still taking data. Once the data is collected they can make procedural changes to make things better. Street signs can be bought for \$7/sign + \$80 Design (Make the like the Olive Program- No parking - Tow Away)

B. Business Improvement District

1. Insurance requirements

Met requirements. Now we can move into the next phase. Clean and Safe

V. New business

A. Advocacy

1. Recent crime issues (broken windows)

Another property on Stauffer had multiple lobby windows broken. When Security cams were being installed they were harassed by an unhoused person, could be an isolated incident but a rising concern. The person could have mental health issues. It's challenging to keep ahead of it all. Vandalism is continual. More people on the RR tracks recently. Constant problem.

2. SJPD can get permission from Union Pacific to get their team on site. Still developing the Right to Shelter program.

B.

C. Business Improvement District

1. BID funds

D. Coming in \$209 on the books with the City.

1. Service agreements (Downtown Streets Team, Cameras)

DTST utilizes recently unhoused folks to help do the clean up. The city will not fund if you have a BID. Outreach services are part of the program. We need to invite DTST back to the meeting to discuss final details and provide locations.

2. Mural update

No new update. GlenCore needs to powerwash the wall. Amazon needs to give access.

E. Events

1. FIFA watch party

Bay Area Host Committee. 6 games in June 2026. Watch party registration goes through the committee. Licensing fee from \$1k-\$10k. Multiple locations, street closures. Sean recommends Capitol Drive-Ins to show multiple games at once. Bringing revenue into our corridor.

VI. Reports

A. President's Report (Sean)

B. Treasurer's Report (Beth/Melissa)

Will need help with reports from the city. 1st Deposit \$106k 7/3/25 rec'd. May have to wait for more money before we can buy the 3 mobile cams for \$50K.

C. Secretary's Report (Dave)

Attendance is up. Still looking for more members.

VII. Consent items

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

Motion: Chad Erickson

2nd: Eire Stewart

Vote: Yes - unanimous

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

A. Date – August 14, 2025 (zoom)

IX. Any other business/topics

Granite Rock Renovation update: On hold right now. GR is rail served. Big piece of their land is underutilized. It's a market-based renovation.

X. Adjournment

1:40pm