

Minutes of Regular Meeting  
**Board of Directors**  
**San Jose Downtown Property Owners' Association**

December 15, 2015

A regular meeting of the Board of Directors of the San Jose Downtown Property Owners' Association (POA), a non-profit California corporation, was held at SJDA office, 28 N. First St., Suite 1000, San Jose, CA 95113.

Board members present: Hammers, Killgore, Utic, Mattson, and Ryan.

Members absent: Bartl, Ortbal, Berg, Kline and Schneider.

Also present were Executive Director Scott Knies, Operations Manager Eric Hon, Business Development Manager Nate Echeverria and Jason Su, PBID Street Life Project Manager. David Tran from Councilmember Peralez's office, Kevin O'Connor and Rick Scott from the City's Department of Transportation and Semu One Bear from Block by Block also attended the meeting.

Hammers called the meeting to order at 8:34 a.m.

**Minutes**

The meeting minutes from September 1 were not approved because there was no quorum.

**President's Report**

- Hammers said downtown has been buzzing as the end of 2015 draws near. He reviewed some of the recent highlights, including SJDA's Year-End Meeting on December 11, the unveiling of the long awaited Hwy 87 Illuminations project and also the Fountain Alley mural on the Lido building and then asked staff to present their respective reports.

**Operations Report**

- Hon is working with Block by Block (BBB) on the 2016 contract renewal that includes the PBID living wage adjustment in each January.
- Fortunately, this year's living wage adjustment is a more reasonable 2.9 percent increase, unlike last year's mandated 12.9 percent increase. Hon said he anticipates the contract negotiations to be straightforward and reminded the board that the BBB contract includes a provision that caps the adjustment at 3 percent annually.
- Hon said Groundwerx has been coordinating closely with the new downtown homeless outreach service provider, PATH. PATH has worked with a number of Southern California improvement districts and has had success in getting homeless individuals into housing and services.
- Groundwerx has already successfully connected several individuals with PATH's outreach team.
- Dan Corson's Hwy 87 illuminations projects were unveiled at a ceremony last Friday, December 11. President Hammers was in attendance and spoke about the PBID's involvement in the project. The installations are operating, but Corson will finish installing all the programming in January.
- Hon added that the Groundwerx ambassadors will be ready to step in and assist with the festivities during Super Bowl week. The ambassadors have registered as SB 50 volunteers and have already been asked to help staff the information booth at Plaza de Cesar Chavez.

#### Street Life Projects

- Street Life project manager, Jason Su provided updates on San Pedro Squared.  
Eaton Hall Architecture (EHA) is working on a cost estimate to retrofit the parking garage stalls. The cost of the retrofit will likely determine the final layout of the stalls.
- EHA has also provided preliminary curb café designs. Overall, DOT has no issue with the designs presented. DOT reminded the PBID to ensure the footprint of the curb café is consistent with the City's curb café guidelines.
- Su also said preliminary discussions have begun with OED regarding the property use agreement. City staff have also been participating in discussions on additional project funding sources.
- Su said the other big projects he's pushing through are additional art crosswalks. He continues to work closely with the City to ensure that Phase 2 of the Paseo de San Antonio (along S. Third and S. Fourth streets) gets installed prior to Super Bowl 50 in February, as well as crosswalk installations for San Pedro and SoFA districts. Representatives from each district were directly involved in the selection of the artist and design. The designs will be presented and approved by the City's Public Art Committee at the December 15 meeting.

#### Business Development Report

- Echeverria said parking is currently a hot topic because spaces are becoming a scarce commodity as surface lots develop. He is currently having conversations with privately operated facilities, in hopes of integrating these spaces with the public parking supply.
- Knies said some of these private parking garages are beholden to old Redevelopment covenants to remain open certain hours. Killgore agreed that it was time to revisit the covenants and said the City has also noticed that many of these garages are closed at crucial times.
- Echeverria is helping Public Works and the Planning Department to extend the curb café pilot program. Four businesses have already indicated their interest and Echeverria is marketing the program to other qualifying businesses.
- Echeverria is also working with the Planning Department to update unnecessary and outdated use restrictions within the downtown zoning regulations.
- Echeverria said he is also working with Councilmember Peralez's office on their "Active Downtown Storefront Initiative," which is an incentive program for property owners, but also includes punitive charges for long-term vacancies.

The meeting was adjourned at 9:28 a.m.