

Minutes of Regular Meeting
Board of Directors
San Jose Downtown Property Owners' Association
May 15, 2018

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 the San Jose Downtown Association offices.

Board members present: Bartl, Hammers, Messinger, and Ortbl.

Members absent: Freise, Kline, Lambert, Ryan, Schneider, and Zelalich.

Executive Director Scott Knies, Director of Policy and Operations Derrick Seaver, Operations Manager Chloe Verrey, Street Life Project Manager Jason Su, Business Development Manager Nate LeBlanc, Semu One Bear from Block by Block, Eric Hon Division Manager for DOT and Jeff Arrilaga, Brady Coggins and Gary Dillabough from Urban Community.

Hammers called the meeting to order at 8:33 a.m.

Approval of the minutes for the March 27 meeting was postponed due to lack of quorum of board members.

President's Report:

- San Pedro Squared Opening: The opening is Friday, May 18 at 11 am with lunch at Olla Cocina. This is an opportunity to highlight the four shops that have opened, and the partners and funders that made this project possible.
- Board Vacancy: Michael Musarra from Fairmont has resigned from the hotel, leaving the board seat held by a hotel owner or operator vacant. Fairmont staff has held this hotel spot since the PBID's inception. There will be two vacancies for next year, the retail seat and a large property owner seat, Hammers and Ryan are terming off. Staff will work on candidate recruitment recommendations.
- Street Life/Beautification Committee Meeting: The committee met on April 24 and discussed Fountain Alley and Almaden Blvd.
 - Guests Jeff Arrillaga and Gary Dillabough are major property owners in the Historic District that have recently purchased the Walgreens Building (with DivCo as partners), the Bank of Italy building, Fountain Alley buildings (30 E Santa Clara), the Lido building, and the Fountain Alley parking lot.

They are currently working on plans for Fountain Alley, the associated building and the Bank of Italy building. The Walgreens building is currently under renovations. Dillabough shared that they would like to partner with the PBID for more activation on Fountain Alley, including: lighting, events, and the design of the space. Their intention is to develop the lot some time in the future, but it needs to have activation now. They are planning to do more renovations to SJPD office space on Fountain Alley – continuing the lease.

Hammers asked what type of support is needed from the PBID. Dillabough indicated that guidance on art and activation is needed, as well as input on the overall plan – both design and use.

Arrillaga shared that police presence in the alley has changed things significantly, but that more needs to be done to make the space more comfortable from an aesthetic perspective.

Ortbl asked what their long term plans are. Dillabough shared they are approaching these investments like a start-up company. The team has a master plan for the properties, which focuses on raising the bar for all in the neighborhood. Currently, they are looking at office and residential development and redevelopment.

Knies indicated that the PBID is looking for our next major investment and that the board is sensitive to providing more investment to a different neighborhood.

Dillabough shared his concerns with conditions along Santa Clara Street, between Market and 4th Streets. With the level of vacant spaces and absentee owners, mixed with on-going quality of life issues, it can be hard for investors to see the bigger picture within the Historic District.

Dillabough asked what the process for partnering with the PBID is on a project like this. Knies shared that the Street Life committee is in the process of fund allocation for next fiscal year. Additional meetings are necessary to determine the PBID's role in the activation, as well as any other partners. Ortbl indicated the neighborhoods role in connecting to other parts of downtown, whether in a car, on foot or on transit. Ortbl suggested including VTA in some of the planning.

After Dillabough, Arrillaga and Coggins left, Hammers asked if there is a sense that they have funding to invest in activation. Knies indicated that they have funding going into many places outside of the Historic District as well, but that they are taking on the most difficult buildings and projects in all of downtown.

Orbatl believed that its time to reference the Street Life Plan and see how the Historic District connects with the rest of downtown, and work from inside out.

Seaver shared that SJDA has set downtown visioning and design as a board priority for the next two years. Board champions will focus on bold vision and design while balancing strong neighborhoods.

New Business:

- FY 2018-19 Annual Report: The Annual Report was submitted to DOT on May 1st. It will be on the City Council agenda some time in June.
- Clean and Safe RFP: One Bear left room during the Clean and Safe RFP discussion.

When drafting the RFP, special attention was paid to feedback from the Selection Committee, including: the use of technology and innovation when getting reports from public, the ability to scale deployment if there is a drastic increase in new development within the district and an expansion of fee for service contracts.

The RFP will be released on June 1.

- SEU Program Update and Pay Rate:

In April one of the reserve officers participating in the PBID SEU program unexpectedly retired from service. This has left the program without any officers to staff shifts. Feedback from previous participants, the SEU Program Coordinator and on-duty SJPD officers have centered on two issues: pay rate and schedule of shifts.

PBID staff recommends amending the SEU schedule to two shift options: 7 a.m. – 12 p.m. or 10 a.m – 3 p.m. This shift change would allow more flexibility for active-duty officers who work swing and midnight shifts to participate in the PBID SEU program.

PBID staff seeks direction from the board on pay rate for the program. Currently, the program pays the standard SEU hourly rates of \$55 for officers and \$63.25 for sergeants (only applicable to the SEU Program Coordinator). The PBID SEU program is one of a few programs that have not increased pay rates to time and a half (\$82.50 for officers and \$94.88 for sergeants).

With six weeks left in the fiscal year, staff proposes raising the SEU program pay rates to time and a half for the remainder of the fiscal year, with the ability to reevaluate the pay rate in the new fiscal year.

One Bear shared benefits of a fully-staffed SEU program for Groundwerx staff which center on assistance with quality of life issues, as well as security.

Seaver asked for clarification of the amount of time spent by the SEU officers on issues related to homelessness at a later meeting.

Direction from the board is to offer time and a half pay for the remainder of the fiscal year and for staff to report back to the board at the first meeting of the next fiscal year on any budget adjustments, if necessary.

Staff Reports:

- Reports were skipped in order to finish meeting on time.

The meeting was adjourned at 9:56 a.m.