

September Meeting Minutes

Meeting Type: Regular Board Meeting

Date: Wednesday, September 9, 2026

Time: 10:34AM - 11:46AM

Location: Hybrid - In Person at Moveable or Zoom

Chairing: Christina Bui

Attendees: Christina Bui, An Ngo, Dilpreet Bhandal, Diana Vo, Angelica Bedolla, Fernando Cruz Esparza, Hayley Ramos, Anh Nguyen, Michael Alvarez, Thuyen Nguenyn, Ryan Sebastian, Jeffrey Ruiz

Absent: Eric Perez (Excused), Isabel Saralleno (Excused), Bien Doan, Melissa Ortiz, Minh Tran, Joel Anaya, Jairo Olvera, Benjamin Roschke, Fil Maresca, Kathleen Podrasky, Captain Jesse Aragon, Lt. Mike Pina

CALL TO ORDER

Chair Christina Bui called the meeting to order at **10:34 AM**. Introductions were conducted for in-person and online attendees.

PUBLIC PARTNER UPDATES

2.1 San Jose Police Department (Lt. Michael Alvarez, Foothill Division)

Lt. Alvarez reported that Foothill Division had **220 calls for service** between August 7 and September 7. Of those, **58 resulted in reports**, and **43 were proactive stops**, including pedestrian and vehicle stops. He noted that officers remained proactive, especially with school starting, the heat, and large events occurring in the area.

Lt. Alvarez also shared that the recent Eastridge rave event did not create major SJPD issues, which he described as a positive sign that the event was properly staffed and well-managed.

The Board discussed homeless-related concerns near Tully Road and nearby corners with trash and individuals sleeping in public areas. Lt. Alvarez explained that SJPD can coordinate with outreach teams, housing advocates, and cleanup crews to connect unhoused individuals with services instead of only moving them from one location to another.

2.2 New Organization Landscaping (Angelica Bedolla)

Angelica and the Board discussed ongoing cleaning needs along Tully, Quimby, and Lake Cunningham areas. Concerns included trash near bus stops, dumping near recurring problem properties, and vehicles contributing to garbage after cleanup work is completed.

The Board requested continued monthly reporting on the amount of trash collected so TREBA can share the impact of its cleanup work with businesses and stakeholders. TREBA also requested before-and-after photos when possible.

Christina noted that TREBA's cleaning and safety work is a major part of the organization's budget and helps improve the corridor's appearance and safety.

2.3 Councilmember Bien Doan's Office (Fernando Cruz Esparza)

Fernando Cruz Esparza joined on behalf of Councilmember Bien Doan's office.

He shared that the office had attempted to connect with the Coffee Lovers / Pho San Jose business owner, and the Office of Cultural Development had also reached out. TREBA offered to help connect the new business owner with the District 7 office.

2.4 Councilmember Domingo Candelas' Office (Hayley Ramos)

Hayley Ramos shared that she is leaving Councilmember Candelas' office, with her last day scheduled for September 25. The Board thanked Hayley for her work and support since TREBA's early stages.

Hayley also discussed planning another business walk toward the end of the month once the weather cools down. The Board discussed using the business walk to promote a possible workshop and gather feedback from businesses. TREBA also requested SJPd participation during the walk so businesses can share public safety concerns directly.

2.5 Office of Economic Development (Anh Nguyen)

Anh Nguyen provided a brief update on the **Streamlined Restaurant Program**, which supports food and beverage businesses through an expedited plan check review process. The program may assist restaurants, bakeries, ice cream shops, pizza shops, and other food or beverage businesses opening, expanding, or remodeling in San Jose.

Anh also noted that the Storefront Grant Program was still being worked on by Minh Tran, with no major new update available at the time.

2.6 Neighborhood Engagement Team / BeautifySJ (Maria Cid)

Maria Cid introduced the Neighborhood Engagement Team's role in supporting neighborhood associations, business groups, leadership groups, and community partners through meeting support, capacity building, and resource connections.

Maria also shared two upcoming opportunities:

311 Feedback / Training Session

Date: Tuesday, September 22

Time: 6:00 PM – 8:00 PM

Location: Hank Lopez Community Center, 1694 Adrian Way

Purpose: Gather feedback on the 311 app, including challenges with closed cases, unresolved issues, and user experience.

Fourth Annual Neighborhoods Conference

Date: October 3

Location: City Hall

Includes resource tables, workshops, breakfast, lunch, T-shirts for the first 150 attendees, and an interactive feedback zone.

TREBA shared feedback that 311 cases are sometimes closed before the issue is fully resolved and requested a better comment or follow-up feature.

2.7 VTA Update

Kathleen was unable to attend. Christina provided a visual update based on the progress seen along the VTA light rail project. The Board noted that the project appears organized and that the light rail line is progressing. Discussion included the potential for future activations and economic development tied to the line once completed.

APPROVAL OF MINUTES & FINANCIALS

The Board reviewed the August meeting minutes and August financials.

August financials included:

City of San Jose income received: **\$45,916.57**

Total August expenses: **\$9,172.73**

Routine monthly expenses included OnView, landscaping, Intuit, T-Mobile, Mailchimp, Google Workspace, and other standard operating costs.

Motion: Motion to approve the August meeting minutes and August budget / financials.

Second: Dilpreet seconded.

Vote: Unanimous by board members present.

Motion passed.

NEW BUSINESS

5.1 501(c)(3) Process

The Board discussed starting the process to create a **501(c)(3)** arm for TREBA while keeping the existing **501(c)(6)** structure. The purpose would be to allow TREBA to accept donations and support future fundraising opportunities.

Diana noted that the longer IRS paperwork process would cost approximately **\$500**.

Motion: Motion to approve beginning the 501(c)(3) process.

Second: Dilpreet seconded.

Vote: Three ayes.

Motion passed.

5.2 Board Secretary Vacancy

TREBA noted that the Board is still looking for a secretary. Members or interested participants with secretarial experience or capacity were encouraged to consider the role.

5.3 TREBA Assets / Storage

Diana shared that TREBA is researching insurance estimates for the two OnView camera trailers.

The Board also discussed the need for a storage unit because TREBA's event supplies and assets are currently being stored at Christina's home. With more activations and equipment being purchased, including chairs for the upcoming coffee event, the Board agreed to research storage costs and bring the information back to a future meeting.

5.4 TREBA Branding for Cleaning Services

TREBA discussed adding branding to New Organization Landscaping's trucks, trailers, and worker vests. The goal is to make TREBA's clean and safe work more visible to the corridor and help businesses understand that TREBA funds and supports the cleanup work.

5.5 OnView Camera Trailer Update

Diana reported that the OnView trailer had been successfully moved the prior week to a new location across from Tango in Time.

Christina also reviewed how TREBA's two camera trailers are used, including their deterrent value, movement around the corridor, and connection with SJPd's real-time camera system. Lt. Alvarez clarified that the camera system is only used for calls for service, investigations, emergencies, missing persons, or similar public safety needs, not for general monitoring of businesses.

5.6 FIFA / Sports Authority Grant Closeout

Diana shared that the FIFA 2026 / Sports Authority grant reimbursement process remains in progress.

Coffee Lovers and Mexico Lindo are still pending.

BQ's invoice and receipts have already been submitted.

TREBA is still missing Coffee Lovers' documentation.

5.7 Cà Phê & Bánh / Lion Plaza Coffee Pop-Up

Diana presented updates on the upcoming Cà Phê & Bánh coffee pop-up.

Event details:

Date: Saturday, October 17

Location: Lion Plaza

Time: 9:30 AM – 1:30 PM

Theme: Vietnamese-style coffee and bread social

Planned vendors: approximately 10 total, including six drink vendors and three food vendors

The event is being planned with a rustic Vietnamese cafe-style design, small stools, a white tent, drink vendors, and food vendors. Permitting is being coordinated for the temporary food event and parking lot use.

The Board noted that the tent may be the largest cost, potentially around 5,000–8,000, and may take up most of the activation budget.

5.8 San Jose Sharks Vietnamese Heritage Night

Diana shared that the San Jose Sharks are working on the fundraising link for Vietnamese Heritage Night, which is expected to take place in March 2027.

The Board discussed continuing the friendly ticket-sales competition with Story Road Business Association and encouraging families and community members to attend. Christina noted the event is a positive gathering for the Vietnamese community and a way to continue TREBA's partnership with the Sharks.

5.9 Eastridge Updates

Diana provided brief Eastridge updates since Eric was absent.

Upcoming events include:

San Jose Book Festival, featuring over 100 authors and Pete the Cat.

San Jose Job Fair in September.

Binational Health Fair in October.

5.10 Clarice Garden Fundraiser

Christina shared that the Clarice Garden fundraiser is still active.

The garden is located behind Hanki and was created to improve a space that had previously experienced homeless activity. The garden includes native plants and trees intended to create a healthier pollinator-friendly space. TREBA initially contributed approximately **\$2,000** to begin the project and is continuing to seek support.

5.11 Pho San Jose Grand Opening

Pho San Jose shared that their grand opening is scheduled for **Wednesday, September 16**, with the event beginning around **1:00 PM** and the mayor expected around **1:30 PM**.

TREBA offered to help promote the opening and present something on behalf of the organization. The Board also discussed connecting the business with resources such as the Streamlined Restaurant Program for future reference.

PUBLIC COMMENT

Public comment was opened.

Ryan shared that TREBA is welcome to continue using the Eastridge space for TREBA activities and that Eastridge supports hosting the association in one of its properties.

Pho San Jose shared information about its upcoming grand opening and requested support with outreach and promotion.

ADJOURNMENT

The meeting adjourned at **11:46 AM**.

NEXT MEETING DATE

Wednesday, October 14, 2026