

## **August Meeting Minutes**

**Meeting Type:** Regular Board Meeting

**Date:** Wednesday, August 12, 2026

**Time:** 10:32AM - 11:44AM

**Location:** Hybrid - In Person at Moveable or Zoom

**Chairing:** An Ngo

**Attendees:** An Ngo, Eric Perez, Dilpreet Bhandal, Diana Vo, Angelica Bedolla, Kaitlyn Aldaz, Hayley Ramos, Minh Tran, Anh Nguyen, Ryan Sebastian, Adrean Viaud, Debbie Degutis, Jeffrey Ruiz

**Absent:** Christina Bui (Excused), Isabel Saralleno (Excused), Bien Doan, Melissa Ortiz, Joel Anaya, Jairo Olvera, Nicole Dona, Fil Maresca, Kathleen Podrasky, Maria Perez-Cid, Captain Jesse Aragon, Lt. Mike Pina

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### **1. CALL TO ORDER**

- Acting Chair **An Ngo** called the meeting to order on behalf of Chair **Christina Bui**. An welcomed attendees and conducted introductions. Three board members were present, and quorum was confirmed. The meeting was conducted in accordance with Brown Act requirements and recorded via Zoom.

### **2. PUBLIC PARTNER UPDATES**

- **2.1 District 7 - Councilmember Bien Doan's Office (Kaitlyn Aldaz)**
  - Kaitlyn Aldaz joined on behalf of Councilmember Bien Doan's office.
    - No formal updates were provided from District 7.
- **2.2 District 8 - Councilmember Domingo Candelas' Office (Hayley Ramos)**
  - The Board discussed the possibility of organizing another business walk later in the year. The prior business walk was described as productive because it allowed TREBA, council offices, and partners to visit businesses directly during operating hours.
    - Discussion included:
      - Revisiting businesses that weren't reached during the prior walk.
      - Including larger businesses along the Tully corridor.
      - Potentially using future business walks to introduce TREBA to businesses in possible expansion areas.

- Inviting SJPD to participate so businesses can directly share safety concerns and feel heard.
  - The Board expressed support for another business walk and future workshops before year-end.
- **2.3 Office of Economic Development (Minh Tran & Anh Nguyen)**
  - Minh Tran provided updates from OEDCA.
    - The Free Legal Services Program RFP is being finalized. OEDCA has narrowed the process down to a final applicant and is working through contract details.
    - The Storefront Grant Program remains active through a waitlist process. Minh reported approximately 30–40 applicants on the current waitlist. The grant remains \$10,000 per eligible business.o support future budget preparation.
      - Eligibility discussed:
        - Business must be located in San José.
        - Business must be a storefront / brick-and-mortar business.
        - Home-based businesses, food trucks, and temporary canopy-style vendors do not qualify.
        - Businesses must have an actual physical storefront.
        - Businesses must have at least a three-year lease.
        - Businesses must meet risk management requirements such as insurance and workers' compensation documentation before receiving funds.
        - Businesses must provide before-and-after photos showing how the grant was used to improve their storefront.
    - Minh also provided a TREBA BID assessment update. Approximately \$9,500 was collected for the month but had not yet been disbursed because the prior month closed the fiscal year. TREBA is expected to see those funds reflected the following month.
    - Minh also reviewed the Streamline Restaurant Program and CAST / ADA-related resources on behalf of Anh Nguyen, noting that the program helps food and beverage businesses reduce permitting timelines and that ADA-related grants may help businesses with accessibility improvements.
    - Anh Nguyen later joined the meeting and reiterated the Streamline Restaurant Program, which provides expedited plan check review for food and beverage businesses. The program may support restaurants, ice cream shops, pizza places, and other food or

beverage service facilities that are opening, remodeling, or expanding in San José.

- **2.3 New Organization Landscaping (Angelica Bedolla)**

- Angelica provided an update on New Organization Landscaping's work.
- The Board discussed the current proposal for Tully and Quimby cleaning services. The proposed monthly amount of approximately \$6,046 was noted as high for TREBA's current budget.
  - The Board discussed possible options, including:
    - Reviewing whether any road or service area should be removed.
    - Seeking possible assistance from Lake Cunningham or other partners.
    - Waiting for Christina Bui to return and continue discussions with Councilmember Candelas' office.
    - Angelica also reported that garbage had recently been left on Quimby by one property and that the team had been notified.
    - The Board thanked New Organization Landscaping for continued work along Tully Road and Quimby and expressed interest in continuing the partnership.

- **2.4 At the Lake / Lake Cunningham Activations (Debbie Degutis & Ryan Sebastian)**

- Debbie DeGutis provided an update on **Fridays at the Lake** and Lake Cunningham activations.
  - Fridays at the Lake has completed approximately five weeks of programming.
  - Community turnout has been strong, with families attending with blankets and chairs.
  - Upcoming programming includes:
    - A punk rock concert at the skate park.
    - A Hella Doubtful concert.
    - A Selena Tribute Band concert.
  - Debbie stated that the current series is scheduled to continue through October 2.
  - She noted that the activities are funded by private investors in collaboration with Councilmember Candelas' office and that the funders have also contributed funds to keep community swimming pools open during the summer.
  - Debbie emphasized that the team does not want the activations to be a one-time series and encouraged the community to express support so future funding can be pursued.
  - The Board discussed possible future collaboration, including:

- A 5K / fun run.
  - Morning walk events.
  - Coffee or wellness-related events.
  - Continued cleaning and beautification support around Lake Cunningham.
- Debbie clarified that Lake Cunningham remains managed by the City of San José / PRNS and that Filco Events is responsible for permitted events, not park operations.
- Ryan Sebastian added that his team is supporting marketing for the Lake Cunningham activations and noted that turnout has been strong, including approximately 1,800–1,900 attendees during the opening Circus Bella weekend.
- **2.5 Alameda Business Networking Group (Adrean Viaud)**
  - Adrean “AJ” Viaud introduced himself as the founder of Aubord, a marketing and events company.
    - AJ shared that his work focuses on events, partnerships, collaborations, and building software to help manage customer relationships, onboarding, communications, invoicing, and follow-through.
    - AJ described recent event experience, including:
      - An anime convention event in Los Angeles.
      - Elevated World in San José.
      - Alameda business networking and mixer-style events.
      - Maker-space activations involving 3D printing, fabrication, design, and art.
    - AJ expressed interest in staying connected with TREBA and discussing future opportunities, including possible support or ideas for the 5K / run concept.

### 3. APPROVAL OF MINUTES

- Diana provided a brief recap of the July meeting, including July 4th, clean and safe budgeting, camera trailer relocation, 5K event discussion, Eastridge Card Expo, Silicon Valley Gay Softball League, and related items.
- Motion to approve July Meeting Minutes.
  - **Second:** Second was recorded.
  - **Vote:** Unanimous by board members present.
  - **Motion passed.**
- The July Meeting Minutes were approved.

### 4. TREASURER’S REPORT

- August Financials
  - The Board reviewed August financials.
    - TREBA received \$7,647.99 from the City for BID assessment funds.

- The Board discussed the timing of BID disbursements and noted that payments appear to have a delay connected to collection and monthly reporting periods.
- July 4th-related expenses were reported as paid, including checks and online transactions.
- TREBA's insurance renewal is due September 20 and is expected to cost **\$718**.
- No formal motion was taken on the Treasurer's Report because the full monthly report was not yet complete.

## 5. NEW BUSINESS

### ● 5.1 Business Walk / TREBA Expansion Outreach

- The Board discussed organizing another business walk.
  - Purpose of future business walks:
    - Reach businesses not previously contacted.
    - Build relationships with businesses in potential expansion areas.
    - Introducing TREBA's mission and services.
    - Identify businesses interested in active participation.
    - Invite committed business owners to get involved with TREBA.
- The Board emphasized that future board members and partners should align with TREBA's mission, vision, and level of commitment.

### ● 5.2 Clean & Safe Budget Review

- The Board reviewed the fiscal year 2025–2026 clean and safety budget.
- Reported figures included:
  - **OnView**: \$15,250, not including trailer movement twice per year.
  - **New Organization Landscaping**: approximately \$66,312 for the year.
  - **Total clean and safety-related expenses**: approximately \$83,557.
- Projected updated total with increased cleaning and OnView costs, including two trailer moves: approximately \$89,752 for the upcoming fiscal year 2026/2027.
- The Board discussed how the new pricing affects TREBA's overall budget and the need to continue reviewing service levels and costs.

### ● 5.3 Security Camera Trailer Relocation

- The Board discussed relocating one of TREBA's security camera trailers.
  - The trailer currently near the existing location will be moved from the **Lee Sandwiches Plaza** to **2470 Alvin Avenue**, where it will remain for another six months.
  - The Board also discussed the prior policy that camera trailers generally rotate every six months, and that if a business requests relocation before the regular rotation timeline, the requesting

business would be responsible for the approximately \$300-\$350 relocation cost.

- Eastridge Camera Trailer Update: It was also noted that OnView indicated the camera trailer needed to be connected with SJPd and no additional form was required for the FUSUS program.
- **Motion:** Motion to move the camera trailer from its current location to Lee Sandwiches Plaza at 2470 Alvin Avenue.
- **Second:** Second was recorded.
- **Vote:** Unanimous by board members present.
- **Motion passed.**
- **5.4 FIFA 26 Grant Closeout / Restaurant Invoices**
  - TREBA discussed closeout requirements for the TREBA / Evergreen San José Business Association / District 8 / Sports Authority FIFA 26 grant.
    - Now that FIFA-related activations have ended, TREBA will follow up with participating restaurants to collect:
      - Itemized receipts.
      - Invoices.
      - Supporting documentation required for reimbursement.
    - Businesses discussed included:
      - Coffee Lovers.
      - Mexico Lindo.
      - BQ with Early Mornings, Late Nights.
    - Silver Creek Barbecue, which participated in marketing but did not want to participate in the grant reimbursement process.
    - The Board discussed that the \$2,000 allocation for Silver Creek Barbecue likely remained with Sports Authority because the funds were not requested or reimbursed.
- **5.5 Coffee Pop-Up / Night Market Reallocation**
  - The Board discussed reallocating funds originally budgeted for a TREBA Night Market at Eastridge.
    - The \$10,000 night market allocation will not be used for the Eastridge night market.
    - Instead, the funds are expected to support a coffee pop-up at Lion Plaza.
    - The coffee pop-up is being planned in place of the Mid-Autumn Festival.
    - Tentative event details:
      - Date: Saturday, October 17.
      - Time: 9:30 AM – 12:30 PM.
      - Location: Lion Plaza.
    - Possible use of parking lot space, pending permitting and property manager approval.

- Approximately nine vendors anticipated:
  - Six drink vendors.
  - Three bakery vendors.
  - Diana and Andrew from Vans Bakery are currently working on vendor coordination.
- **5.6 501(c3) Status Updates**
  - Diana provided an update regarding TREBA's nonprofit / 501(c3) filing process.
    - The IRS process is expected to take approximately two to six months.
    - There are two types of filing forms, but TREBA likely cannot use the simplified form because annual receipts exceed \$50,000.
    - Diana is reviewing the required form and plans to discuss the process with Christina Bui when she returns.
- **5.7 Silicon Valley Gay Softball League Partnership / Media Day**
  - The Board discussed participation in a Silicon Valley Gay Softball League media / photo opportunity.
    - The league season runs from approximately July 16 through September 17.
    - Games are held at Arcadia Ballpark.
    - The league asked whether Councilmember Domingo Candelas would like to throw a first pitch.
      - The Board discussed potential dates and suggested Thursday, August 27 at approximately 6:50 PM as a possible date.
      - Hayley will suggest the date to the league / appropriate contact.
- **5.8 Evergreen San José Business Association Mixer**
  - The Board discussed the Evergreen San José Business Association Mixer at Crab Bay.
    - The mixer is scheduled for August 20.
    - Diana and Christina are expected to attend.
    - Diana will send the event information / invite to the Board.
- **5.9 San Jose Sharks Vietnamese Heritage Night**
  - The Board discussed early planning for San Jose Sharks Vietnamese Heritage Night.
    - The event date is expected to be Tuesday, March 23, 2027.
    - The Board discussed the prior year's arrangement, where TREBA received \$5 back per ticket sold.
    - Approximately 68–70 tickets were sold by TREBA last year, with a similar number sold by Story Road Business Association.

- Discussion included whether TREBA would need to reserve / pre-fund seats before tickets are sold.
  - The Board agreed to hold further discussion before committing funds or determining a ticket-back amount.
- **5.10 Eastridge Rave Event**
  - Eric Perez provided an update on an upcoming rave event at Eastridge.
    - Event Date: September 5.
    - Time: Approximately 10:00 PM – 2:00 AM.
    - Location: Eastridge Center, inside the mall.
    - The event is being produced by organizers who have handled large-scale events, including Super Bowl-related City Hall activations and events at Discovery Meadow.
    - Eric described the event as professional and contained, with:
      - Barricaded event areas.
      - Designated entrance and exit through Entrance D.
      - Security checks.
      - Metal detectors.
      - No bags.
      - Police and security presence.
      - Limited access to Center Court and nearby restroom areas.
      - Emergency exits available if needed.
    - The Board discussed attending or observing the event for awareness, especially because it involves TREBA's business corridor and Eastridge property.
- **5.11 Lady of La Vang / Catholic Church Event**
  - The Board discussed a four-day Catholic community event connected to Our Lady of La Vang.
    - The event is organized by Mr. Ho and the Catholic Church community.
    - The Board noted that Mr. Ho was also involved in the large Tết Festival earlier in the year.
    - The event is expected to draw attendees from across the region.
- **5.12 Eastridge Book Festival**
  - Eric provided an update on a new Book Festival planned at Eastridge.
    - Event Date: September 12.
    - Location: Eastridge Center - Center Court
    - The event will feature independent authors and publishers.
    - More than 100 authors and publishers are expected.
    - The event is intended to promote reading, local authors, and community engagement at Eastridge
- **5.13 SJ Works Job Fair**
  - The Board discussed the annual SJ Works Job Fair at Eastridge.

- The job fair is an annual partnership.
  - The event will return to Eastridge and will likely be located near Center Court.
- **5.14 Bi-National Health Fair**
  - The Board discussed the annual Bi-National Health Fair.
    - The event is connected with Telemundo and typically includes:
      - Zumba classes.
      - Resource fair components.
      - Medical screenings.
      - Health education.
      - Possible cooking / healthy eating demonstrations.
      - Potential in-person health assessments.
    - The event is free and expected to bring strong community attendance.
- **5.15 New Business Updates - Tapioca Express and Iniburger**
  - The Board discussed new businesses at Eastridge Center.
    - **Tapioca Express** has opened in the former Gong Cha location.
      - The Board noted that the business is family-owned, Vietnamese-owned, and had a successful opening. A social media video posted by Great Khan's drew strong engagement.
      - The Board discussed making contact with the owner, Minh, and possibly visiting to take photos and introduce TREBA.
    - **Iniburger** is expected to open in the former McDonald's space.
      - The business was described as a halal burger concept and is expected to have a ribbon cutting / grand opening.
      - Eric noted that Any Burger is interested in having councilmember participation at the opening, and TREBA discussed helping connect the business with the appropriate council offices.
- **5.16 Clarice Drive Garden**
  - The Board briefly discussed the Clarice Drive Garden.
    - The garden is thriving, and plants are visibly growing.
    - Fundraising efforts continue.

## 6. PUBLIC COMMENT

- Public comment was opened.
- Jeffrey Ruiz commended the Board for its events and work at Eastridge, noting that as someone born and raised in San José, it was encouraging to see Eastridge being used more actively for public events.
- The Board also thanked Eric Perez for his vision and work in bringing unique event concepts to Eastridge, including the upcoming rave.

- Adrean Viaud also commended the Eastridge rave effort, noting that events of that scale are difficult to execute and acknowledging the work involved.

7. **ADJOURNMENT**

- The meeting adjourned at 11:44AM.

8. **NEXT MEETING DATE**

- Wednesday, September 9 2026