



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jen Baker

SUBJECT: See Below

DATE: May 11, 2026

Approved

Date:

5/19/26

COUNCIL DISTRICTS: 7, 8

SUBJECT: Public Hearing on the Tully Road Eastridge Business Improvement District and Assessments for Fiscal Year 2026-2027

RECOMMENDATION

Conduct a public hearing and adopt a resolution approving the Tully Road Eastridge Business Improvement District Budget Report for Fiscal Year 2026-2027 as filed or modified by City Council and levying the Tully Road Eastridge Business Improvement District assessments for Fiscal Year 2026-2027.

SUMMARY AND OUTCOME

Approval of this action will result in the levy of assessments for the upcoming fiscal year of the Tully Road Eastridge Business Improvement District (TREBID).

BACKGROUND

The TREBID was established by City Council in 2024 pursuant to the California Parking and Business Improvement Area Law of 1989 (BID Law) to promote the economic revitalization and physical maintenance of the Tully Road Eastridge business corridor. City Council appointed the Tully Road and Eastridge Business Association (TREBA) as the Advisory Board for the TREBID, to advise City Council on the levy of assessments in the district, and the expenditure of revenues derived from the assessments for the benefit of the district. The TREBID boundary map is shown in Attachment A - TREBID Boundary Map.

Pursuant to BID Law, an annual public hearing is required to approve an annual budget report and levy the annual assessments. On May 19, 2026, the City Council

preliminarily approved the TREBID Budget Report for Fiscal Year 2026-2027 (Budget Report) as filed by the Advisory Board and shown in Attachment B, adopted a resolution of intention to levy the annual assessments for FY 2026-2027 for the TREBID, and set June 2, 2026, at 1:30 p.m., as the date and time for the required public hearing on the levy of the proposed FY 2026-2027 assessments. In accordance with BID Law, the City Clerk published the required legal notice regarding the levy of assessments for FY 2026-2027.

ANALYSIS

Under BID Law, when a public hearing is held to levy assessments of a BID, City Council shall hear and consider all protests on the continued authorization of the BID, the extent of the area, the assessments, and the furnishing of specified types of improvements or activities. Protests may be made orally or in writing. Written protests must be filed with the City Clerk at or before the time fixed for the public hearing. BID Law also requires that the proceedings shall terminate if protests made in writing against the continued authorization of the BID are from businesses or property owners in the proposed district that will pay a majority of the assessed charges. If the majority protest is only against the furnishing of a specified type of improvement or activity within the area, those improvements or activities shall be eliminated.

As required by BID Law, the Budget Report has been filed with the City Clerk and contains, among other things, a list of the improvements and activities proposed to be provided in the TREBID in FY 2026-2027, and an estimate of the cost of providing the improvements and activities. The Advisory Board has recommended no change in the TREBID boundaries or the method and basis for levying assessments. Therefore, the proposed assessments in the TREBID for FY 2026-2027, described in the Budget Report, are the same as the assessments for FY 2025-2026.

During the course of or upon the conclusion of the public hearing, City Council may order changes in any of the matters provided in the Advisory Board's Budget Report. At the conclusion of the public hearing, City Council may adopt a resolution confirming the Budget Report as originally filed or as modified by City Council. The adoption of the resolution constitutes the levy of the assessment for FY 2026-2027.

EVALUATION AND FOLLOW-UP

The Advisory Board will come before City Council in May 2027 to present a report that proposes a budget for FY 2027-2028.

FISCAL IMPACTS

Adoption of the proposed TREBID budget does not directly impact City revenue. The FY 2026-2027 Proposed Operating Budget, subject to City Council approval, includes projected assessment revenue and corresponding expenses totaling \$160,000, as detailed in the Source and Use Statement for the Business Improvement District Fund (Fund 351).

The City will charge an administrative fee to collect the TREBID assessment. The City's administrative fee will be one percent of the assessments collected by the City, and the amount will be reviewed annually as part of the annual report submitted by the Advisory Board to the City. The administrative fee will be made to the City as a deduction from the assessments the City will forward to the TREBID.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, City Clerk's Office, City Manager's Budget Office, Finance Department, Planning, Building, and Code Enforcement Department, and TREBA.

PUBLIC OUTREACH

The budget for FY 2026-2027 was reviewed and approved by the Advisory Board on February 24, 2026, as shown in Attachment C – TREBA Board of Directors Meeting Minutes February 24, 2026. This memorandum will be posted on the City Council Agenda website for the June 2, 2026 City Council meeting.

BOARD, COMMISSION, COMMITTEE RECOMMENDATION AND INPUT

No board, commission, or committee recommendation or input is associated with this action.

CEQA

Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant impact on the environment.

HONORABLE MAYOR AND CITY COUNCIL

May 11, 2026

Subject: Public Hearing on the Tully Road Eastridge Business Improvement District and Assessments for Fiscal Year 2026-2027

Page 4

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.



JEN BAKER
Director of the City Manager's
Office of Economic Development
and Cultural Affairs

For questions, please contact Minh Tran, Executive Analyst II, City Manager's Office of Economic Development and Cultural Affairs, at minh.tran@sanjoseca.gov or (408) 535-5613.

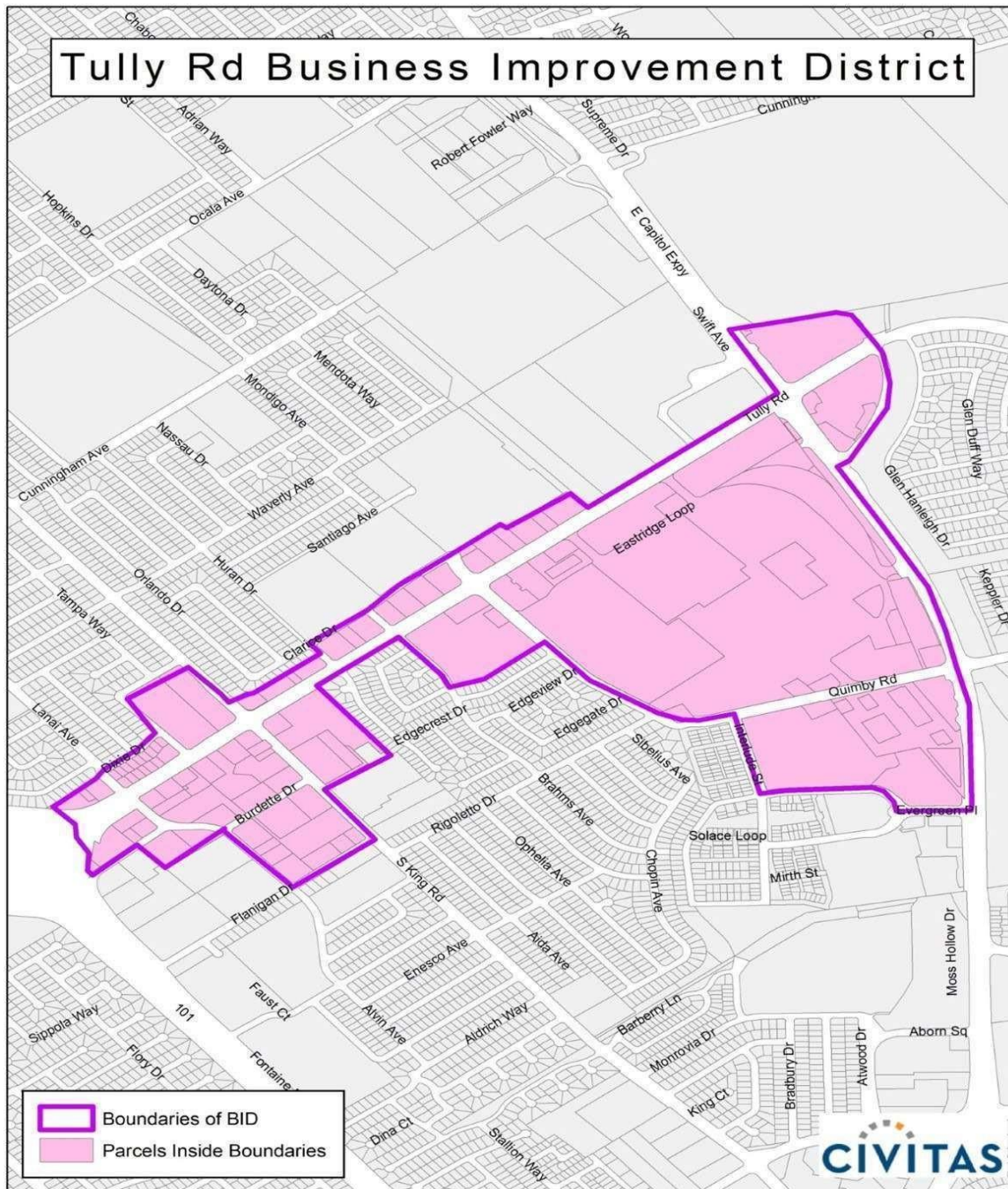
ATTACHMENTS:

Attachment A – TREBID Boundary Map

Attachment B – TREBID Budget Report for FY 2026-2027

Attachment C – TREBA Board of Directors Meeting Minutes February 24, 2026

Attachment A: TREBID Boundary Map

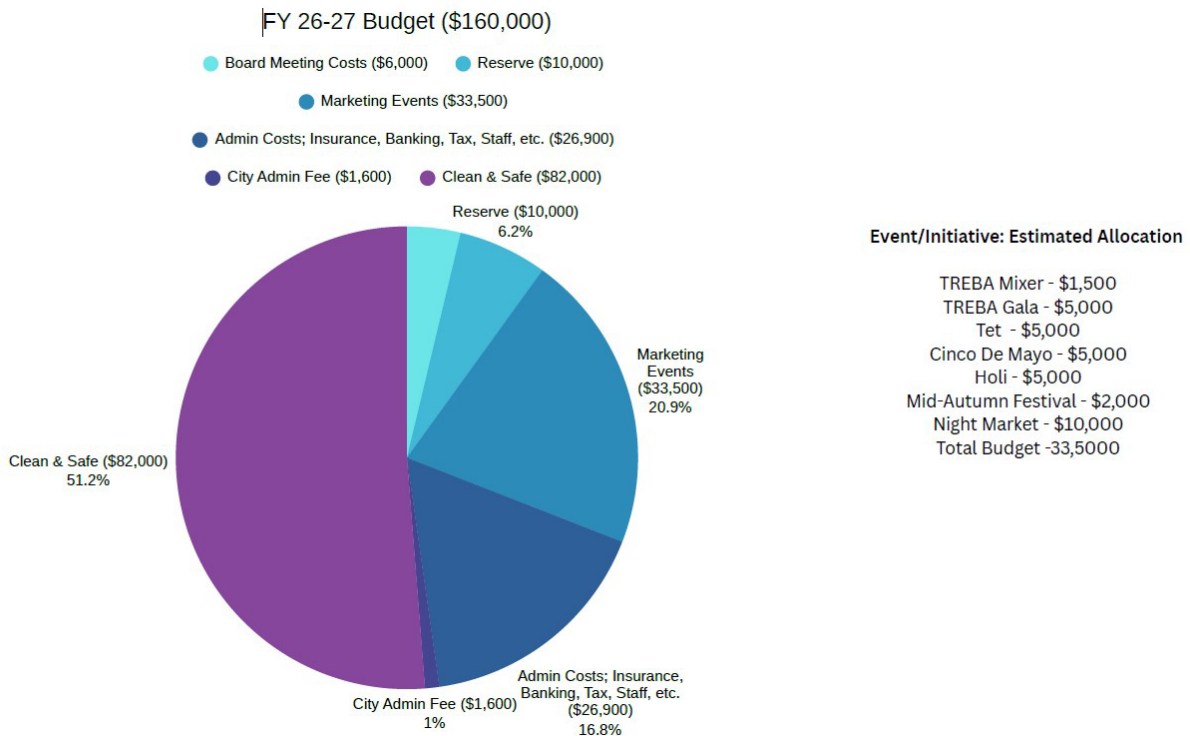


Attachment B: Budget Report

Tully Road Eastridge Business Improvement District FY 2026-27 Budget

Revenue	Amount
BID FY 2026-27 (Estimated)	\$160,000

Expenses	
Clean & Safe	\$82,000
Board Meeting Costs	\$6,000
Reserve	\$10,000
Marketing Events/Initiatives	\$33,500
Admin Costs	\$26,900
City Admin Fee	\$1,600
Total Expenses	\$160,000





TREBA Board of Directors Meeting Minutes
Special Board Meeting

Date: Tuesday, February 24, 2026

Time: 2:00PM-3:00PM

Location: Virtual via Zoom

Meeting Type: Special Meeting

1. Call to Order

The Special Board Meeting was called to order by Chair Christina Bui at 2:00 PM. This meeting was duly noticed and held for the purpose of:

- Approving the FY 2026–2027 Budget
- Approving Retreat Meeting Minutes
- Amending Bylaws (Fiscal Year Change & Budget Variance Policy)
- Establishing New Regular Board Meeting Time
- Finalizing Coordination for the 2026 TREBA Mixer

A quorum was confirmed.

2. Roll Call

Board Members Present:

- Christina Bui, Chair
- Eric Perez
- Dilpreet Bhandal
- An Ngo
- Isabel Sarellano

All five (5) board members were present.

AGENDA ITEMS

3. FY 2026–2027 Fiscal Year Budget

The Board reviewed the proposed FY 2026–2027 Budget, including:

- Total working budget projection: \$160,000
- Reserve and contingency allocations
- Clean & Safe funding
- Marketing and activation funding
- Operational and administrative allocations
- 15% contingency cushion built into projections

The Board acknowledged that this budget reflects conservative revenue assumptions and provides operational flexibility.

Motion

Motion: Eric Perez motioned to approve the FY 2026–2027 Fiscal Year Budget.

Second: Isabel Sarellano

Vote

Vote Count: 5–0

Motion carried unanimously.

4. Approval of TREBA Retreat Meeting Minutes

The Board reviewed the Retreat Meeting Minutes.

Christina noted appreciation for the facilitation provided during the retreat, which helped structure budgeting and governance processes.

Motion

Motion: Dilpreet motioned to approve the TREBA Retreat Meeting Minutes.

Second: Eric Perez

Vote

Vote Count: 5–0

Motion carried unanimously.

5. Bylaws Amendment – Fiscal Year & Variance Provision

The Board discussed two amendments:

- Fiscal Year Change
 - From: January 1 – December 31
 - To: July 1 – June 30
 - Rationale: Align fiscal year with City Council budget approval timeline.
- Budget & Financial Management Policy Amendment
 - Addition of formal budgeting policy language
 - Establishment of operating contingency reserve

- Ability to reallocate funds across categories when necessary
- Creation of separate accounts to distinguish BID funds from grant funds

These amendments provide improved financial clarity and operational flexibility.

6. Board Meeting Time Adjustment

The Board discussed current meeting time:

Second Wednesdays, 9:00 AM – 10:30 AM

To improve attendance and quorum consistency, an alternative time was proposed:

Second Wednesdays, 10:30 AM – 12:00 PM

Board members expressed preference for avoiding overlap into lunch hours while maintaining sufficient time for agenda items.

Motion

Motion: Eric Perez motioned to change the Regular Board Meeting time to:

Second Wednesdays, 10:30 AM – 12:00 PM

Second: Isabel Sarellano

Vote

Vote Count: 5–0

Motion carried unanimously.

7. TREBA 2026 Mixer – Final Coordination

Timeline & Event Flow

- Welcome & Timeline: Ann
- Board Introductions: Ann
- What is TREBA: Christina
- TREBA Map Overview: Eric
- New Businesses Highlight: Eric
- Clean & Safe (New Organization Landscaping): Isabel
- OnView Cameras: Dilpreet
- Events Overview: Eric
- Clarice Garden: Christina
- Budget & 2026 Vision: Christina & Ann
- Elected Official Introductions: DJ Eternal
- Business Owner Remarks: An Ngo ⇒ Mr. Ho (Pending Confirmation)

Food & Hospitality

- Catering by Los Arcos
- Tacos (Carne Asada & Chicken)
- Ceviche in individual cups
- Agua Fresca (Horchata y Jamaica)
- Estimated 80 guests

- Wine service pending confirmation

AV & DJ

- DJ Eternal confirmed
- Microphones to be coordinated
- Speakers and equipment setup at 5:00 PM

Decorations

Navy & Gold backdrop

Welcome tables (2)

No additional floral arrangements (reserved for Gala)

8. Public Comment

Christina opened the floor for public comment limited to items on this agenda.

No public comments were received.

9. Adjournment

There being no further business, the meeting was adjourned at 3:01 PM.

Summary of Motions Passed

Item	Motion	Vote Result
FY 2026–2027 Budget	Approved	5–0
Retreat Minutes	Approved	5–0
Bylaws Amendment (Fiscal Year + Budget Policy)	Approved	5–0
New Meeting Time (2nd Wednesdays @10:30AM–12:00AM)	Approved	5–0