



WGNA Meeting Minutes

Thursday November 21, 2013
Elements Apartments Community Center
1201 Parkmoor Ave., San Jose

Present:

President Richard Zappelli
1st Vice President Nancy Rice
Secretary Erik Fong
Treasurer Chris Roth
Board Member Debbie Cain
Board Member Jeannette Calomeni
Board Member David Dearborn
Board Member Ryan Elliott
Board Member Archie Moore

Not present:

2nd Vice President Scott Knies
Board Member Mayra Flores de Marcotte
Board Member David Machado
Youth Commissioner Brendon Yu

Guests:

Ed Rast (former WGNA President)
Jennifer Rocci (VTA)
Paul Alvarado (Goodyear/Mastic)
Mary Schriver (Goodyear/Mastic)

Meeting called to order at 6:37pm by Treasurer Chris Roth.

Reports

Secretary Report (Erik Fong)

- **Motion:** To approve the minutes for 10/17/13 meeting. *Motion carried.*
(*Motion: Ryan Elliott. Second: Jeannette Calomeni.*)

Guest Speaker: Jennifer Rocci, VTA

- There will be a meeting regarding the Tamien development on 12/2, 6:30pm at the Willow Glen Community Center. VTA is the majority land owner on both sides of the freeway. Matt Cano from PRNS will also be at the meeting.
- Tamien is a priority site in terms of modes of transit, availability, proximity, and ridership.
- There is a three-party agreement between VTA, Barry Swenson, and the City of San Jose regarding a parking garage that includes a park. The \$1.4M available would not even be enough for the foundation for the parking

garage, so the fund is entered into a purchase/sale agreement with VTA and VTA has sold 3.5 acres of land, designated for the park, to the city. VTA has no ownership or involvement in the park.

- The parking garage will include around 600 spaces and will be either three or four stories. It will be located on the west side and used for light rail and Caltrain. It will not be a pay parking lot for now. Ed suggested designing the parking garage so that more floors can be added for eventual expansion. Richard suggested art on the exterior facing Willow Glen so it doesn't look like a parking garage.
- Regarding the remaining 6.5 acres on the east side, VTA has engaged a group of consultants to first capture the value of the project. VTA feels there would be a strong market for town homes (16 units) and a five-story apartment building (250 units). Town home lots would need to be parceled, but VTA would keep ownership of the apartment land (probably a 50-year lease but the structure would be that VTA owns, uses, and manages it, and gets a portion).
- A traffic consultant will be running an EIR.
- Timing is dependent upon the city, their entitlement process, and zoning approval, which will be submitted in early 2014. ETA for PD permit is 6-8 months, and there may be some CEQA obstacles, so overall ETA is a year from now.
- A residential parking structure will reside on the west side. There will not be any commercial mixed with residential.
- Ed suggested that VTA work closely with the water district in their process.

Treasurer Report (Chris Roth)

- \$2,800 in Uncategorized Expenses is now down to \$396 in Uncategorized Expenses.
- Gross receipts: \$3,827.90 is the balance as of the earliest date we could get.
- Ryan requested a trend graph so we can see how things change over time.
- **Motion:** To approve the financials for 10/17/13 meeting. *Motion carried.*
(*Motion: David Dearborn. Second: Archie Moore.*)

Membership Report (Jeannette Calomeni)

- Jeannette is cleaning up the membership list and looking into a membership management system (e.g. Salesforce) as well as a POS system for payment (e.g. Square, Intuit).
- **Motion:** To approve the report. *Motion carried.* (*Motion: Ryan Elliott. Second: Nancy Rice.*)

President's Report (Richard Zappelli)

- Two WGNA events coming up in December: crime prevention meeting (12/12, Gardener Community Center) and senior bus trip (12/13, Christmas in the Park).

- Most of our incoming is coming from the sale of history books and sponsorships. We should poll in \$10-12k for the Safe Routes to School program.
- Our focus should be on rebuilding membership and getting the web site going. We should also pursue corporate memberships — WGBA has advertising for corporate sponsorships ranging from \$25 to \$250.
- We are around 14,500 Facebook likes.
- David Dearborn suggested offering lifetime memberships for a one-time price.
- **Motion:** To approve the report. *Motion carried. (Motion: Erik Fong. Second: Ryan Elliott.)*

Events

WGNA Holiday Event (Archie Moore, Chris Roth, Richard Zappelli)

- Event date is Friday, 12/13 at 5pm.
- Nancy has designed a flyer to solicit donations.. Archie has designed a flyer geared more towards the trip. Nancy to send a soft copy of her flyer out after updating with additional information.
- The turkey drive is off, and the turkey posters will come down and no longer be distributed.
- Archie is also getting memberships — names and money have been handed off to Chris.
- Ed to obtain special event insurance through UNSCC.
- Two buses are confirmed at a cost of \$400 each. World Coach gave us a non-profit discount.
- Chris to reach out to Sal Pizarro for press.
- Elaine's will provide coffee. Jeannette to help get a cake.
- Who's available to help: Richard, Chris, Archie, David Dearborn. Maybe: Ed, Nancy, Debbie.

New Business

Touring Historic Willow Glen (Chris Roth)

- Richard is delivering a lot of books and a lot of checks have come in.
- Grace on the Avenue, Zanottos, and Underground are stocking or restocking. A couple of realtors are interested in buying books. San Jose Cafe may stock books as well.

Monthly Community Meetings (Nancy Rice)

- Nancy presented the Speaker Series binder of flyers.
- Don Weden would like to come back and speak.
- If board members should find someone who might want to be a speaker, we should keep them in mind.
- Jeannette suggested put a list of Speaker Series options up on Facebook and letting Facebook users choose what they want to see.

Bylaws (Erik Fong)

- Regarding the bottom of page 1, “divisive issue” is a judgement call by the board.
- **Motion:** To approve the updated bylaws contingent on non-substantive changes. *Motion carried. (Motion: David Dearborn. Second: Chris Roth.)*

The meeting was adjourned at 8:30pm.

The next meeting is on Thursday, January 16.