

# japantown task force, inc.

a planning, preservation, and development organization

## **JTF Board Meeting Monday, August 27, 2012 @ 6:00 p.m. JACL Meeting Minutes**

**Attendees:** Sandy Mori, Caryl Ito, Seiko Fujimoto, Mark Moriguchi, Ros Tonai (by phone),  
Doug Dawkins  
**Staff:** Bob Hamaguchi and Greg Marutani  
**Guests:** **None**  
**Absent:** Tak Matsuba, Benh Nakajo, Lisa Watada

### **A. There was a quorum.**

Meeting called to order: 6:15 p.m. by Sandy Mori, President

**B. Approval of Minutes of the Board Meeting on July 24, 2012.** The minutes were approved.

### **C. Staff Report from Bob Hamaguchi, Executive Director and Greg Marutani, Community Aide**

Daiso Conditional Use was approved at Planning Commission on Thursday July 26, 2012.

Social Heritage District Update. Potential Tools Draft by Seifel Consultant and the Filipino SHD Proposal were handouts. The Potential Tools are Seifel's first pass at listing tools and mitigating solutions for the preservation of Japantown cultural assets. The Filipino Proposal was handed out to give the board some idea of what SHD's are about. This was handed out for reference and give a baseline of understanding of SHD's. The Potential Tools will be discussed at the next Organizing Committee on September 19. Since our last meeting it has been decided that Page and Turnbull will hold off the interviews until after a meeting with the Cultural Heritage Subcommittee to go over what additional interviews are needed.

Community Land Trust. The Urban Land Institute report on Commercial CLT's was handed out. It shows that there are several CLT's that own commercial property. It doesn't appear that we would not be the first. Note particularly the Sawmill project in Albuquerque, NM. Mike Brown of Burlington is quoted throughout the report including showing us information.

Bob met today with Adler Colvin, a law firm being considered for the \$4500 subcontract work to write a feasibility report on the tax exemption of a Japantown CLT. We had no other interested law firms. Bob will discuss the engagement with Roy Ikeda and proceed with the engagement. It is expected that this study can be completed by Sep 30.

JEDM Update. The notes of the August 22 JEDM meeting was handed out. Particular emphasis is placed on the redesign of the website and the branding exercise that will be conducted before the next meeting. A smaller committee has been tasked to work with Potion Consultants to develop three alternative designs. The designs will be shown at the September 22 meeting followed by a showing to the merchants.

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There have been changes to the Edible Excursions Food Tour including a new ending restaurant (Dosa instead of Mifune Bistro). There is a need to get the owners to become more engaged with the visitors.

JTF Budget. A proposed budget for JTF for fiscal Jul 12-Jun 13 was handed out. The total budget will be \$129,813 with sources including MOH/OED, MOEWD (committed but not in place), Unrestricted – AT&T, PG&E, Planning, Seifel, Ford Foundation (requested but not in place). This will allow salaries to be increased in Sep and full salaries beginning Nov. It was moved and seconded to approve the budget as submitted. There were no questions/discussion. The motion passed unanimously.

## **D. Presidents Report from Sandy Mori**

Sandy, Caryl, and Bob met with AT&T Foundation executives to discuss Japantown needs. They were fully committed for 2012, but encouraged that we submit a request for funding for next year in November.

Sandy recommends that we all stay engaged with the Japantown planning process. There is a concern that the plan include economic development and not be so opposed to change.

Sandy mentioned that the hotel has been sold. There has been no contact from 3D; however, the manager has confirmed there is a contract. He was not at liberty to say who will be the new owner.

The proposed 1481 condominium development has been redesigned for a third time. If the community benefit is meaningful, we should support this development. JTF should lead the process to estimate what can be realistically expected from the developer. It was discussed that a development agreement negotiated by a third party like the MOED seemed like the best vehicle.

## **E. Other Business and Announcements**

There was no new business or announcements.

The meeting was adjourned at 7:15 p.m.