

AD HOC JAPAN CENTER MALLS TECHNICAL COMMITTEE MEETING
TUESDAY, OCTOBER 13, 2020 5:30PM
VIA ZOOM

Committee Members Present: Sandy Mori, Glynis Nakahara, Kenta Takamori, Beau Simon, Grace Horikiri, Lori Yamauchi, Roy Ikeda, Daryl Higashi, Joyce Oishi, Steve Nakajima

Others Present: Pat Flanagan, Elena Nielsen, David Takashima, Derek Tahara, Greg Viloría, Benh Nakajo, Richard Hashimoto, Michiko Yamada

Staff Present: Steve Nakajo, Lauren Nosaka, Brandon Quan

The meeting was called to order at 5:30p.m.

A. Informal Discussion with Pat Flanagan

- Pat Flanagan acquired the Kabuki Theater and Spa in Japantown from 3D because he loves the community and the location.
- He has been in commercial real estate since he finished graduate school at UC Berkeley. He and his wife currently own about 20 properties.
- AMC currently runs Kabuki and are in a cash crisis.
- Kabuki Location is one the premier locations when talking with AMC higher ups.
- It has been hard to get people into theaters due to pandemic plus Hollywood has not been releasing new movies.
- Spa has been going through challenging times due to restrictions. A good portion of their business, the baths, will not be able to open for a while.
- Rent relief has been given to the theater, however this is not forgiven meaning they will have to pay it back eventually.
- Lower base rent for spa and a restructure of lease to help them in this time of need. Rent relief for the spa is forgiven meaning it will not have to be paid back.

B. Overview of Grace Horikiri (Japantown Community Benefit District) and Greg Viloría (Japan Center Malls)'s work with the businesses

- Approximately 163 restaurants, retails, and offices are located in Japantown.
- 3 businesses closed before shelter-in-place started and 7 have after shelter-in-place started.
- 2 businesses have opened during this shelter-in-place.
- Restaurants on Buchanan have outdoor dining, the ones by Post Street are starting to set up outdoor dining too.
- A majority of restaurants have not opened for 25% indoor dining although the city is allowing it.
- East and West Malls has 19 food establishments, 16 retails, 2 essential businesses
- All sushi restaurants cannot operate on a counter even if they have one.
- Volume of customers is low but the weekly pattern is the same.
- Monday, Tuesday, and Wednesday are slow. Thursday it picks up a little bit and Friday evening is popular. Saturday is the busiest day and Sunday is semi-busy.
- Most marketing dollars used on businesses that are open (take out) and businesses that have an online presence.
- Revenue is not up so the small businesses can't hire staff. They are not making enough money to staff and they are working 7 days a week.

- JCBD gave about 80 businesses \$5,000 each in grants.
- Greg stresses that it is tough because they want to set up some seating to resemble something close to normalcy however they don't want to encourage too many people in the mall.
- Budget could potentially be cut in half next year.

C. GENERAL PUBLIC COMMENT

None.

D. NEXT MEETING

- Next Peace Plaza committee meeting will be held on November, 9th via zoom. The guest will be Santino DeRose. He has retail shops throughout San Francisco.

ADJOURN: 6:39PM