

Ad Hoc Technical committee meeting, Monday 200914, 5:30pm-6:25pm

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

Board Members Present: Alice Kawahatsu, Richard Hashimoto, Elena Nielsen,

Staff Present: Steve Nakajo, Lauren Nosaka, Brandon Quan, Nina Bazan-Sakamoto

Public Present: Oliver Mar, Derek Tahara, George Yamasaki, Jerry Ono, Yuki Nishimura

- Introductions
- Glynis
 - Paina
 - Nimble
 - Have they been doing well?
 - Any rent relief?
 - Manage many properties, with 6-7 restaurants
 - April no rent
 - Can defer May
 - Helping with EIDL and PPP money for tenants
 - Not sure on their sales
- Grace
 - Paina - did parklet early
 - Even shared info with CBD to share with other businesses
 - Good marketing
 - See good communication between Mar family and Paina, which is crucial
- Beau
 - What is the family vision medium and long term, re: ownership
 - Family is open
 - Have managed and owned property for many years now
 - Oliver and sister have been taking over the business over the last 25 years
 - Any communication with other adjacent property owners?
 - Meeting last year with reps from Bookstore; rep from 3D
 - Preliminary introduction, get to know of each other
 - Would love to see a plan to revitalize
 - Renovate
 - Build for the future
 - Grew up in Japantown
 - Japantown Bowl
 - Kids love Benihana
 - Going to the Mall

- Open to seeing where we can take this and build a plan to make Jtown relevant for the next 100 years
- Intro Jerry Ono
 - Union Bank of California (UBOC) has started selling some assets
 - Many banks have large portfolios
 - UBOC has been approached by 3D in the past
 - No longer makes sense to do property management as well as banking
 - However right now Japan Center building is not being considered
 - Unsure about the future
- Lori
 - Does the bank just own the property it is in?
 - Bank also owns the community room and the space that used to be ichiban Kan
- Kenta
 - To what extent do you as owners feel your vision is limited by the current ownership structure? (3D, the City, Garage, etc.)
 - Community input is key
 - Hope to help out in any way they can
 - If that means stepping aside and letting someone take over, that is also a possibility
 - Jerry – echo what Oliver said
 - Continue to support the community as much as we can, going forward
- Are there any deferred maintenance issues, given the age of the property?
 - Oliver
 - Paina did a full renovation to the space, 7-10 years ago
 - It is kind of updated
 - There are some jurisdictional questions – believe the roof is the responsibility of the theater or mall; the Paina roof is 22 floors down from the roof, and have never been asked to help with any repairs
 - Jerry
 - Pipe below the bank was leaking, there was an assumption that the pipes were from the bank
 - But there was no leakage in the bank
 - There was some water in a storage area
 - Further investigation
 - Water was coming from outside into the bank
 - Building is over 50 years old
 - Piping is an aging system that needs to be fixed
 - Rich
 - A lot of utilities buried in the concrete
 - 30-50-year life span
 - Starting to rot
 - 5-inch pipes are starting to reduce inside, due to grease, for example
 - In need of renovation
 - Infrastructure is starting to fail in some areas