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