



GASLAMP QUARTER ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES

Wednesday, October 27, 2021 | 3:30 PM
ZOOM

Present Board Members	Absent Board Members	GQA Staff
Dania Duke Cindy Blair Josefine Jandinger Laurie Peters Pam Schwartz Nathan Wing Carlos Becerra Stephen Sherman Jeffrey Burg Wayne Partello Bruce Getz Joe Santos Aron Langellier Howard Greenberg Jim Shaw Michael Georgopoulos	Kim Shattuck Rick Jefferies Sumeet Parekh	Michael Trimble Alma Ascencio

1. Call to Order – Directors Present

- Dania Duke
- Pam Schwartz
- Aron Langellier

Zoom

2. Minutes approved by: Executive Board- All in favor Pam, Lori (seconds)

Michael Trimble: Welcome to the October Board of Directors meeting. Are there any non-agenda public comments? Alex is here

Alex: Economic Development Department at the City of San Diego. Hi there, yes.

Michael Trimble: Hi Alex, I'm going to give you the floor for two minutes.



Alex: Economic Development Department at the City of San Diego. OK, excellent thank you so much. My name is Alex from the Economic Development Department at the City of San Diego. I'm here to talk about the Economic Development Department bid performance survey.

the Economic Development Department is increasing accountability and oversight in several ways, including a big performance survey to collect feedback from both businesses and residents. As you all know, your organization manages the public contract for the administration of public dollars, so it's important that we hear from the public. This survey was launched on October 11th and it will close on November 15th. The survey will be sent to those businesses in bids that we have emails for, and it will also be promoted on the city's social media channels through the Communications department.

Michael Trimble: Thank you Alex. I appreciate it. We have already sent that out to our Board of Directors and to our membership last week and we will continue to have that option for people to take the survey.

Alex: Thank you so much, I appreciate it.

Michael Trimble: We have one more non agenda public comment, an update from Angela Wilson from the Holiday Bow. She is giving us a kind of a sneak peek of what we're going to be looking at next month. is Angela here? I don't see Angela. All right, anyone else? For non agenda public comment. Liaison reports Alma, could you get the PowerPoint started? So, starting with liaison reports, Lieutenant Tammy Clendenan, officer Larry Turner are here representing the San Diego Police Department.

Michael Trimble: I know that Captain Grubbs has a a commitment and I'm going to call on on you two to give us an update regarding San Diego Police Department activities in the neighborhood. Welcome.

Lieutenant Tammy Clendenan: Hi, I sent you an email regarding CUP&NUP and I have the link for where you can go to get those released. We've been very busy downtown, but as far as updates and and activity are, you know where to begin. You know we recently had a double homicide on Thursday that obviously wasn't downtown though. I have all our recaps from our activity that occurred with the bike team in your area. If there are questions about events and incidents, please let us know.

Michael Trimble: Tammy, thank you for sending the CUP&NUP information. That was a request from another member, and I can take that offline with you regarding that. Thank you for sending that.

Lieutenant Tammy Clendenan: You're welcome.

Michael Trimble: So, what is the plan for Halloween in terms of PD staffing for this weekend? How are we looking for?

Lieutenant Tammy Clendenan: we're looking well. I will be there Sunday night and our other lieutenants will be there on Friday night. In addition to the additional officers, we're also going to have command



staff out there to assist with any events that arise, but it's going to look like our Halloween events and prepped work as in years prior to covid, if that makes sense. Last year was an anomaly and I believe 2019 was as well. But in years past and there is that special events permit that has additional officers and that will be staffed by our special events and we still have every intention of having additional officers downtown.

Michael Trimble: OK great so I believe that streets will still be closed during Halloween for curbside is that's accurate, correct?

lieutenant Tammy Cledenan: That is.

Michael Trimble: That's what we've been told, so that should make it a little bit easier for everyone attending, whether it be the events in the East Village or just coming down to enjoy the Gaslamp Quarter during Halloween.

Lieutenant Tammy Cledenan: Exactly pedestrian safety.

Michael Trimble: Does anyone have any questions for Tammy or Larry? Alright, well thank you both for coming. I do appreciate it and stay safe and well if we need you, we know how to find you so thank you very much.

Lieutenant Tammy Cledenan: Yes, thank you.

Michael Trimble: I don't see, Alonzo on the call. OK. We had a DCPC meeting last Wednesday. Dania and I were both on the call. One of the only things that really impacted the Gaslamp Quarter was the new pop-up modification for the theater box and sugar factory for their extension of rooftop hours and alcohol hours. There was a lot of discussion about it. How to make the motion and who to make the motion? Any comments on that?

Dania Duke: Well, I think the important aspect here of their request is that it doesn't follow current precedent in In Gaslamp for live music and outdoor live music and rooftop live music. So, the other thing that was interesting is that it seems that the process for vetting these types of requests at the city that they're kind of flipping it around. Where in the past they would want the DCCPC and Gaslamp Quarter, so on would want to to have a letter of support in advance of going to the city. That it's been looked at thoroughly and appropriately by, you know, city, legal, and so on and permitting and that didn't happen in this case.

In fact, the city representative said that they wanted us to weigh in first and then the City Council would take our response into consideration for their request.

Michael Trimble: Which is totally backwards, yeah?



Dania Duke: I think those.

Michael Trimble: I believe Cindy and Dania myself abstained from it, but the recommendation was midnight on the rooftop.

Jim Shaw: Yeah, it's Jim Shaw.

Michael Trimble: Hey Jim.

Jim Shaw: Hey, you know in the in the long term basically with a lot of the pop-up restaurants that are being installed. I anticipate we're going to lose a lot of parking revenue. Is that correct?

Michael Trimble: I mean, yes, we will lose parking meter revenue, but the restructured the parking district, it's not just coming out only Gaslamp. We're in good shape when it comes to parking meter revenue for the future.

Michael Trimble: Alright, thank you. Back to the special presentation. Ryan Johnson from the County Health Department is here to make a presentation on the Microenterprise home kitchen operations. Ryan, welcome, thank you for coming.

Ryan Johnson: I appreciate it. So as Michael said, I'm Ryan Johnson. I'm with the Department of Environmental Health. I'm the program coordinator for our food and housing division and I appreciate the time today to talk about Microenterprise Home Kitchen operations. 2013 our food operation law with do effect and that allowed people to do very small, scaled home based businesses and it really limiting them down to shelf stable products. Control for any kind of bacterial growth and very limiting. Also, very limited in the size of those operations. So Fast forward about five years and a law was signed into effect in California that went into effect January of 2019, and that was a B626 essentially starting. The micro concept throughout the state of California two months later.

Since 2019. We hit a pandemic and that changed the way a lot of people were looking at business opportunities for members of the public. We've seen 7 jurisdictions throughout the state that have enacted a program and one of the counties is currently in their own pilot programs. So, what is a micro? It's very specific on what operation can do and what can be modified by a local agency. So, it is a home or an apartment or a condo that can operate a mini business. Though they cannot serve more than 30 meals per day or 60 meals per week, so they can divide that 60 meals up however way they want if they don't serve more than 30 per day. They're also capped at their gross annual sales. \$50,000 and by this this maximum cap. These are really supposed to be small startup businesses.

Ryan Johnson

They're not made to be a full-fledged restaurant running out of somebody home to the scale that we see a lot of our permanent facilities do. Now, local municipalities, they are going to be responsible for the local ordinance enforcement for their municipality. It's to create this economic opportunity for



people from a variety of backgrounds. It's to stimulate these low startup costs for small businesses. If I have time, but I if there's any questions I'd love to answer.

Michael Trimble: Does anyone have any questions? I have a few. One of the biggest things that our Executive Board looked at was the regulation of these micros, and especially the concerns are due to what's happening in the Gaslamp quarter currently with illegal vending. Our concern is this could just be another layer of opportunity for people to come in. vending in the public right away, and if there's no enforcement regarding what's going on currently, even though I know there's an ordinance coming. You know code compliance has not been at all when it comes to enforcement so those are major concerns for us.

Ryan Johnson

Yeah, I can address that a little bit, so the restrictions for me goes is they're not allowed to cater or host or operate a mobile food facility as part of their micro cooperation. They are restricted to only serving and preparing food out of their home and just doing delivery so they wouldn't be able to work remotely. They couldn't go cater events. And they certainly couldn't be a commissary for any mobile type of operation.

Michael Trimble: I think what we're concerned about is, you know, we have these food vendors that show up every weekend and set up right in front of our restaurants and sell, below food standard to people and I can see this being another potential problem in our neighborhood. The competition to our restaurant.

Ryan Johnson: They're stacked on top of a lot of the businesses, but like I said, the restrictions. And once they're permitted and regulated by us, we can work with them for any signage that they want to post. They can't set up outside their property to sell.

Mikey G: The question right now just on the mobile vendors while you brought it up, the hotdog guys. Did those guys need a health permit?

Ryan Johnson: Every mobile vendor does need help from it, and they do need to operate within the confines of the California Retail Food Code before we go down this path cause. I know this is a hot topic.

Mikey G: OK, you're not doing anything about the permits right now on the hot dog vendors, so our concern is these guys in the houses are also going to go unregulated and unchecked. What are we going to regulate these guys?

Ryan Johnson: So, the the challenge is the correlation that we don't see. This is separate from that so I I get the concern that this is going to lead and exacerbate that. I'm happy to kind of talk on the mobile side a little bit more if you guys want, but to focus on the micro issue itself, these are permitted restaurants operating out of a home so they will have regulations.



Howard: Can I ask you a couple question? In other words, if I own an apartment building or a live work loft building, and 25 of my tenants decide to have a 30-person restaurant Friday and Saturday night, which you're saying they can serve two nights 30 meals a piece. How am I supposed to deal with all my might end? 600 people every night tromping through the building. I'm going to have trash. My plumbing isn't geared for a commercial restaurant.

Ryan Johnson

This is for the primary residence of the operator. So, let's say we have an apartment building that just happens to be a, you know stacked. So, I'm in unit I can apply for a micro permit if I'm in unit B or C or D up. I can also apply for that. There is no restriction built into the retail food code that limits the number of these in any given neighborhood or any given apartment. It is just if that is their primary residence.

Mikey G: sorry one quick one last question and sorry if it was covered. What was did you bring up sales tax? Are they going to charge sales tax and collect sales tax?

Ryan Johnson

We've had that question in the past, but it is not outlined as a requirement in the retail food code, so I don't have an answer to that that's outside of our oversight as well, so it's not. It's not something that our department would be enforcing. As part of our program.

Mikey G: Copy that, thank you.

Michael Trimble: So quick, you know we're a historic district and currently there's a no food truck ordinance that is basically in place right now, so we don't allow food trucks. The new vending ordinance, the language I've requested is that the Gaslamp Quarter is a no vending zone as well. What would preclude you from adding the Gaslamp Quarter as a no micro zone as well?

Ryan Johnson: And that has been looked at in multiple counties that tried to roll out a program and pilot in certain jurisdictions where they tried to do the unincorporated only or do a pilot in certain cities because we have gotten feedback.

Michael Trimble: And where is the health department stand on that?

Ryan Johnson: Are there any other questions on the Micro program or any other comments on any of those considerations that haven't been addressed?

Dania Duke: Thank you for your presentation. We we appreciate the opportunity to hear about the ordinance that may come down. I think you know the the important thing to hear from us is that the correlation to your permitting and enforcement process is our viewpoint on this. Is that how being you going to regulate.



Ryan Johnson: Regulations would be the same as all the other restaurants that are here in the Gaslamp. This is a restaurant food facility operated out of a home and so the same enforcement that needs to be done on some operators that aren't following California retail food code that will be the same correlation, so they're they're not really a direct correlation with unpermitted vendors, because we do our enforcement with our permanent food facilities every day.

Dania Duke: I understand that, but my point is and what we're trying to say is that we have gotten 00 support or any enforcement. Any effort for enforcement in the Gaslamp. And we can't have 30 to 50 of these vendors on a Friday and a Saturday night. With open flame propane tanks. And you know, throwing throwing grease down into our gutters and are in our septic and the sewer and the trash. We've gone to the county. So, what what we're saying is, is that you're saying, oh well, you're going to hire someone to regulate this and to enforce it.

Dania Duke: But why can't we get that now? Because there are rules in place and there is a state health code.

Ryan Johnson: I know that's a hot topic. I've been involved with this since this street vending ordinance went into place and I'm dealing with all the other hotspot areas outside of Gaslamp as well that are experienced the same volume of these vendors. The City of San Diego is really the only city in the entire county that we had this problem in and that stems from the restriction that was placed on PD and code enforcement to do any take any action on these street vendors. The challenge with that from our department side of it is we work on a 3-legged stool and I mean you guys have heard this. We started out coming down and issuing our notices, which is what our normal procedure is for these vendors until it became a safety.

And our staff were not safe, and it wasn't safe for them to be downtown, and we didn't have the Police Department support to make sure that they were safe. The decision was made by our department not to send our staff into unsafe situation until we can make sure they have that in place. We have been working with the city of San Diego very closely with the mayor. There's an ordinance going to their City Council in December. We've offered our services our support.

Bruce: Question can you hear me OK? I just wondering, during the well it's good news that PD can support but prior to that, since health departments enforcing county codes couldn't have called him a Sheriff's Department.

Ryan Johnson: We don't enforce county codes. We enforce the state California retail Food Code. Sheriff's Department is for the unincorporated areas of the county and because this is an incorporated city, we can't call on the sheriffs to go into another jurisdiction. Sheriff is our equivalent of the PD when we're out in the rural areas for the unincorporated part of the county.

Michael Trimble: Wonderful, OK, Well Ryan, thank you very much for all the information.

Ryan Johnson: Absolutely, and if any other questions come up, please feel free to reach out.



Michael Trimble: Great thank you, Ryan. All right, is there any further discussion regarding this that we would like to have prior to moving on to the consent agenda? I'm looking for a motion to approve the minutes from the September 29th Board of Directors meeting. I'm looking for a motion.

Mikey G: I'll make the motion

Carlos: I'll second it.

Michael Trimble

Michael Trimble: OK, so all in favor if you guys can either just raise your hands or give me the thumbs up on your chat that would be great. Joe abstains. Any other abstentions?

I think I saw Howard, so Jeff and Jim. Otherwise, the motion does carry.

Alright, thank you very much, I appreciate that.

Alright, so some new business, just a few things that we can go over wanted to bring to your attention that the San Diego versus open government versus the bids and the and the city of San Diego where in the stage of the settlement agreement to release all claims. So, I did send this document to everyone last week, you know, whereas the the this started it back in 2014.

They filed against the city and on on the 15th of in 2015 and June they filed against the bids.

So, we've gone back and forth. It's been a long time coming and we're finally at the stage where we're going to be able to settle the case. I brought to the attention of the Executive Board is there are two bids that have not yet had their attorney weigh in on giving they're their input. I spoke to our attorney today and he's reaching out to their respective attorney to make sure that they can give comments so we can move forward cause everyone on board. So, like I mentioned, there's a \$50,000 attorney's fees settlement, which works out to be 5000 per bid, including the city and and with that \$5000 at each bid, will pay. There'll be some required disclosures on their respective websites. They're going to be non historical, so anything that predates the information will not be required on the website. And in that document talks about our articles of incorporation and the bylaws meeting meeting agendas, approved minutes, financial reports, audits and Financial Disclosures, Board member names and affiliations, and the operating agreements with and all other city contracts. We are always and have done this since I was a board member, so this is nothing new for us. Good news, we're we're almost there to you know, get this thing submitted back, but that really is the update.

And if there are any questions regarding regarding this case, please let me know. Anyone have any questions? Alright fantastic, OK moving on to the next one. The EDA grant program. Now this is a a program that I've been working on with the city. It's a \$24 million grant. Its uh.

It's like an artistic grant and what we're doing is we're going to be applying for a \$5 million grant for the Gaslamp promenade on 5th Ave and the development of an arts district on 4th Ave which would help support merchants on 4th. I'm in the process right now of filling out an endorsement letter letting him know we're in support of that and getting some general information. They're looking to have this thing submitted to the committee by the end of October. So good news on that. That means more money into the program so we can get this thing working and one of the things they wanted to use this additional \$5 million is for construction costs. And the \$3 million that we currently have for the bollards



and some of the street treatments and the lights and such. The \$5 million. Will go to specific construction that will be towards the full redevelopment, not just this phase one.

Any questions regarding this, EDA grant or anything regarding the promenade? Alright, OK so we already talked about the city survey. This is something that the city was doing is part of the whole compliance element and Full disclosure element that the New City Council is looking.

I sent it out to everyone last Thursday. So please take the time it takes about 5 minutes or less just to fill out the survey. If you don't have the survey, please let me know.

Michael Trimble: And I we talked about it on the Executive Board, and I think that we should probably look at it more as a music series instead of just limiting it to jazz, I think we could have jazz in there as well, but I think there's an opportunity. I wanted to bring it up to everybody and have everyone have a chance just to ask any questions and kind of get some clarification on what what we're looking around trying to do. Maybe Dania, maybe you can give me your 2 cents.

Dania Duke: Sure, thanks. Well, I think what we wanted to try and do is capture what had been done historically. That was very success. Spring summertime music series kicking off in May.

And then running that music series through the Labor Day weekend. I mean we can have a broad genre. Summer music series.

Pam: I'm trying to remember what our discussions were exact other than that this should go to the promote committee. I like the concept, but we said the same thing about we shouldn't pigeonhole ourselves with jazz since that's not really the clientele that currently comes to the Gaslamp. But correct me if I'm wrong Mikey but didn't we talk about it?

Michael Trimble: Yes, that that's correct, Pam, that's. Well, excellent, well thanks guys. Thanks for your enthusiasm and we're going to move to the next item of business which is Laurel's marketing update. Take it away Laurel.

Laurel: Hi everyone, so we played off the Gaslamp Halloween weekends. Good time start here. I do have to say it's been a bit challenging getting even you all board members to get over what you're doing for Halloween. Moving forward just trying to have more of a generic branding on the campaign. We did a little bit different where the new normal. We flip flopped the banners so there were multiple colors. We did solid colors per block. We're doing Gaslamp flicks, and this was the Gaslamp flicks branding. We're doing 3 movies, the hocus pocus, which is more family, then we go to The Conjuring and then I think it was psycho. So, they're more scary movies as the night goes on and that's this Friday and it's free. Obviously, you know the Great Pumpkin Beer festival. That's the new event we're doing that promotes that it's in the Gaslamp quarter. Even though it's East Village, but we're using Gaslamp Quarter so there's been a ton of promotion out there on that. This was the bloody brunch, so we've been promoting that after Halloween after Saturday night to come down to the brunch in the Gaslamp. We have two TV spots we've sent out the calendar listing. We have an email blast that's going out. We've done a press release.



We've also done a media alert. We have an Instagram live happening with some fun stuff going. And on and then iHeartRadio has done a bunch of promotion for Pumpkin Fest with Gaslamp in it. That's kind of a high level, but happy to answer any questions.

Michael Trimble

Great stuff.

Alright, we have one update from restaurant events. It's the final presentation for the Costar Corporate Block party, and we have Jen here to go over the final details and let us know how her merchant relations went and where we're at with this event.

Jen Gotch: Hi, I'm here in place of Catherine who is out of town up Jen Gotch with restaurant events. So, this is for the Costar Block party taking place on Saturday, November 13th. It's for 4500 convention attendees. They're called co-star, but they're a part of the National Association of Realtors, which are at the Convention Center and this is, they believe they're closing nights. It's going to be taking place on 5th Ave in the Gaslamp. I did a lot of email notifications as well. All positive feedback. And everyone's been happy and excited. They're all bought out at rates that they asked for for a Saturday night, which is typically unusual.

Michael Trimble: Are there any questions for Jen? So, I am looking for a motion to approve the Costar Block party. Steve makes the motion. Pam are you. Are you seconding the motion?

Jeff. All in favor. Alright, motion carries. Thank you all, and Jen, I'll be chatting with you tomorrow.

Jen: Great, thank you everyone.

Michael Trimble: Dania, I'm going to toss it back to you.

Dania Duke: OK, thanks everybody for being here today. Great conversation. Hopefully we'll have a safe and uneventful fun Halloween weekend in our Gaslamp quarter. We have our next Executive Board member meeting Wednesday December 1st and our next Board of Directors meeting on Wednesday December 10th.

Dania Duke: Very good, well everybody. Have a great evening, will adjourn our meeting at 5:15 on a beautiful Wednesday, October 27th.

Michael Trimble: Thank you all.

MEETING ADJOURNMENT – Dania adjourned meeting
zoom meeting ended: 1 hour 15 minutes