

April 30, 2019

- I. President Jennifer Goudeau convened the meeting at 9:05am
 - a. Present – Jennifer Goudeau, Rudy Lopez, Alfredo Ripa, Carlos Avalos, Omar Trujillo, Sunil Gakhreja; Antonio Barbosa; Edgar Alaniz; Andres Ripa
 - b. Guests – Carlos Lacarra – SDPD; Christopher Gris – District 8; Maritza Chavarin – SYSD;

- II. Public Comment
 - a. Chris Gris announced that May 13th will be the opening day for Old Otay Mesa Road. He also mentioned the councilmember would support chamber’s use of the Community Service Center for the foreseeable future.

- III. President’s Report
 - a. Mentioned she was happy with gala turnout. She mentioned the reception area was crowded, but that was a good problem to have.
 - b. President Goudeau also mentioned she and board member Alfredo Ripa would be having a follow up meeting with Gala keynote Ben Nicholls to pursue the “paseo” vision for ESYBLVD

- IV. Executive Director’s Report
 - a. ED Wells gave thanks to the councilmember for her support for the chamber’s continued master lease of the community service center (CSC). ED Wells gave a background to the board of the current situation of negotiations of the chamber’s masterlease.
 - i. Original lease was made in 2011. The City of San Diego Real Estate and Assets Department (READ) knew Hensel Phelps Construction (HP) was interested in renting the rear parking lot of the CSC. Based on the HP rental, the READ offered the chamber a \$4,500 monthly masterlease for 3 years to coincide with HP’s term of work at the port of entry.
 - ii. As 2014 approached, the chamber sought to obtain a new master lease for itself and the other non-profits housed in the CSC.
 - iii. READ was non-responsive for months
 - iv. In 2015, the chamber found out about a non-profit rate READ has for non-profits in city-owned buildings that is a flat \$3500 per year rate. (which the Chamber believes READ should have advised them of in 2011)
 - v. The chamber applied for the non-profit rate, paid the application fee and advised READ.
 - vi. READ then advised Chamber that during the months READ was non-responsive, the accounting software for READ had continued charging the chamber the \$4,500 rent. But, through email, RED advised that through the non-profit rate application, any rents drawn up through the software would

be waived, as the Chamber paying \$4,500 after 2014 was never understood by anyone.

- vii. READ was then non-responsive until May of 2015, when a new representative was charged with San Ysidro. The chamber relayed all the previous information to her, and she informed the chamber that the problem was waiving fees drawn up in error, and how to waive them without looking like a “gift of public funds.” The chamber was instructed to “lay low” as San Ysidro was not on the front burner of READ nor the City and that raising the issue could trigger council action.
- viii. READ was again, quiet until the chamber requested, in January of 2017, roof repairs. READ responded to roof repairs, making them in March of 2017.
- ix. There was no further communication until a new rep for READ was assigned in late-September of 2018. A site visit was made February of 2018.
- x. No further communication happened until April 2019, when the Chamber received notice from the San Ysidro Community Planning Group (CPG) they had seen a “Pre-Marketing (Pre-Disposition) Review of City Owned Property for Permanent Supportive Housing - San Ysidro Community Center 663 E. San Ysidro Blvd.”
- xi. The Chamber contacted both Councilwoman Moreno’s office and the READ. READ responded a week later that the CSC was no longer being considered for the housing project, and the Chamber of other non-profits would remain “as is.” No further information was given about the master lease.

- b. ED Wells then advised the Board of GSA’s Section 106 process for mitigating community losses of the historical building known the yellow-art deco International Building. He mentioned the group is working on a replication of the International Building and pictorial historic presentation within the PedEast Pedestrian Plaza.
- c. ED Wells relayed to board that the city-wide BID budgets were unanimously approved at City Council.
- d. ED Wells mentioned “Scholarship Season” was coming upon us. The Chamber would continue to give 8 x \$500 scholarships. Thanks was given to the Chamber’s Education Committee for their work on the raffle at the gala, which raised over \$1,200 of the \$4,000.

V. New Business

- a. The Board held a reap of the Annual Gala
 - i. Comments made:
 - a) Great to have on boulevard
 - b) Keynote speech a little long

- c) Keynote was very good, slightly long, but theme may have been better at a board meeting or annual meeting instead of gala
 - d) Consider making gala more entertainment and recognition – possibly no keynote
 - e) MC was very good
 - f) Thanks was given to Councilwoman Moreno for her support throughout event
 - g) We lacked true vegetarian option
 - h) Solo Pearl was great
- b. Net from event should be around \$20,000. Report will be given at next meeting.
 - c. The meeting was adjourned at 9:51am