State of California

Health and Human Services

Department of Rehabilitation

Quality Location Development Committee (QLDC) Meeting  
Wednesday, April 12, 2023, 1:00pm – 2:30pm

**Meeting Notes**

In attendance:

QLDC members (by Zoom): Paul Patche II, Joni Patche, Jerry Gann, Steve Alford, Michael Hatch

DOR staff (by Zoom): Michael Thomas, Susanna Bishop, Kelly Snow, Luis Rodriguez, Matt Buller, Jennifer Wilbon

Members of the public (by Zoom): Max Duarte, Sandy Balani, Naresh Balani, Michael Davis, Daniel Salinas, Andy Ngo, Denise Hudson-Mendoza

Agenda

Welcome and roll call

The Chair welcomed attendees, conducted a roll call, and reviewed the rules. Paul will be looking for 3 new committee members to join the QLDC Subcommittee.

Waivers

Susanna Bishop: Susanna introduced the new Location Development Officer, Matt Buller. Susanna will present the waivers for this meeting and Matt will present waivers at future meetings. Susanna presented one waiver for Alameda County, located in Oakland, on Lakeside Drive, on the first floor of the building. The building is owned by both county and state. The vendor has been at this location for 23-years and is operating a snack bar in the courthouse. The building population includes 250 staff and 200 visitors. Susanna entered the numbers into the feasibility matrix (snack bar with a hood) and the total population of 450, netted $765.45 for the monthly income. No one has walked the facility but Susanna did receive a photo of the location and area and described what the facility looked like. After Covid, the snack bar wasn’t viable due to extra expenses so terms are being renegotiated. The vendor’s brother operates a coffee cart on the county side but it is not in the same building (it is in a building across the street and it is just coffee, there are no extra services). Susanna will look into potential opportunities at the Alameda County location. Susanna mentioned the “new” language has been added to the waivers.

Matt Buller: Matt introduced himself as the Location Development Officer and shared his background and experience. The Alameda County waiver request is for five years. Matt mentioned that he was informed that the state owns part of the building, and the county owns part, it is not divided.

Kelly Snow: Kelly feels that since the department was contacted, the state prevails and the snack bar must be on the state side of the property. Kelly asked about other vendors of area.

Committee members questions and comments

Jerry Gann: Jerry wanted to know if anyone had physically walked the facility. Jerry asked if there was a vendor or other vendors nearby who could visit the facility and wanted to know how many vendors were in the area. Jerry asked if the snack bar was on the state or county side of the building. Jerry asked if the coffee cart would be an option to consider.

Steve Alford: Steve asked if Paul could visit the facility.

Paul Patche: Paul said he could visit the facility and asked Susanna if the decision about the building could wait until the next meeting. Paul said there are other vendors in the area.

Michael Hatch: Michael wanted to know if the new language of requesting sales information and service changes had been included in the waivers or if it was still being developed.

Public comment

Denise Hudson-Mendoza: Denise had questions about the vendors duration at the Alameda County building.

Updates on Interim Locations

Susanna Bishop: Susanna did not have an update on interim locations at this time. There is no specific plan on how to develop interims/there is no real strategy. Susanna did not have a specific time frame for any of the interim locations.

Committee Members questions and comments

Paul Patche: Paul asked if the department had developed a plan on how to develop interims and gave an example from a vendor standpoint.

Steve Alford: Steve had questions about CIW and CIM.

Public comment

Daniel Salinas: Daniel shared his opinion and suggestions about interims, talked about his locations, and a location that will be closing for 3-5 years.

Current Pending Announcements and Upcoming Interviews

Susanna Bishop: There are no pending announcements because they have all closed. There are several interviews coming up. Susanna discussed score sheets and clarified that interviews are management interviews. All interviews are primarily over Zoom but there are some in-person interviews.

Kelly Snow: Kelly discussed the interview process and mentioned that less than 3, is a management interview, and they can ask any question.

Michael Thomas: Mentioned that the department puts together the interview panel but have no control of who is put on the panel.

Committee members comments questions

Paul Patche: Asked how many applicants there were. The Location Development Officer can speak about the application process and inform vendors of how many people applied.

Michael Hatch: Michael discussed the difference between management interviews and a selection committee.

Public comment

Max Duarte: Asked for clarification about interviews.

Sandy Balani: Sandy clarified that management interviews are when there are 3 applicants and if more than 3, it is a normal interview process.

Daniel Salinas: Daniel had questions about the application process.

Naresh Balani: Asked if a particular individual was going to participate in the in-person interviews.

Prospective New Locations and Opportunities

Matt Buller: Location 891 is coming up. El Centro Courthouse is coming out in the near future. Matt will follow up with Susanna about Firebaugh.

Michael Thomas: From his understanding, the departments is not going to approve the Richards Boulevard location. The department is looking at VMU’s to see what type of income they are making.

Committee members comment and questions:

Jerry Gann: Jerry requested the department look into the Firebaugh area, and later update the committee.

Paul Patche: Asked if a vendor could participate and provide input when the department is evaluating VMU’s.

Steve Alford: Steve would like to receive an update about 4 locations that he recently inquired about: Whitewater rest stop, Chula Vista VA clinic, Rancho Cucamonga courthouse, Rancho Cucamonga post office.

Public comment

Max Duarte: Max provided updates and asked about the Richards Boulevard location.

Daniel Salinas: Daniel asked if the department could look into the courthouse and post office in Santa Monica as he thinks these locations will make a great primary.

**Updates and Evaluate Current Locations**

Committee members comments and questions:

Paul Patche: Paul said there are many things to cover in QLDC and he would like to create 4 different taskforces. A taskforce for: waivers, new locations, evaluating current locations including VMU’s, and a team to overlook the announcements.

Public comment

None

Open Forum

None

Public comment

None.

Adjournment

The meeting adjourned at 2:25 PM.