**State of California**

**Health and Human Services Agency**

**Department of Rehabilitation (DOR)**

**Quality Location Development Committee (QLDC)**

**Monday, 06/02/25, 9:00am – 10:****00am**

**QLDC Meeting Minutes**

In attendance:

QLDC members (by Zoom): Michael Hatch, Jerry Gann, Steve Alford, Daniel Salinas

DOR staff (by Zoom): Kelly Snow, Luis Rodriguez, Emma Godinez, Carlene Guzman, Ryne Meyers, Oscar Chavez, Raj Basi, Brandon Birchell, Joshua Pitts, Nia Lutu, Jennifer Wilbon

Members of the public (by Zoom): Maria Trovato

Item 1: Welcome and roll call

The Chair welcomed attendees, conducted a roll call, and reviewed the rules.

Item 2: Waivers

Members and BEP staff discussed upcoming waivers.

Department comments and questions

5 waivers to present, all of which are cafeterias:

1. Caltrans District 11, San Diego, interested in reopening because of return to office. Completed return on investment and consulted with current vendor. Financial analysis showed this location would not be a feasible location. Current vendor at location, operating vending and is not interested in operating the level of service at this location required for the cafeteria. Recommending 5-year waiver. Building population: 300 employees, no visitors.

Committee members comments and questions

* What is the building population
* Agree with waiving this location

Motion: Jerry Gann moved a motion to waive Caltrans office, District 11. The motion was seconded by Daniel Salinas.

Vote: Daniel, yes. Jerry, yes. Steve, abstain. Motion passed.

Department comments and questions

1. Department of State Hospital, Coalinga. Profitable location but 2 cafeterias, requires a lot of investment. Current vendor not interested in the level of service required for 2 cafeterias but is still interested in continuing running the vending machines. Financial study completed. Waiver is for 5-years. Anticipated total daily building population of 3,700 people, which includes 1,300 inmate population, and staff population of 2,400. Gross sales could be as high as $97,000, estimated net income $14,500. Two cafeterias run by the same contractor and the sales are higher than what DOR projected at $97,000.

Committee comments and questions

* Asked about financial study for this building
* Shared opinion and thoughts regarding this location
* Asked if two vendors can be in the same location
* Gave opinion regarding having two vendors at one location
* Explained what the building lay-out looked like

Motion: Jerry Gann moved a motion to waive Coalinga State Hospital cafeteria. The motion was seconded by Daniel Salinas.

Vote: Steve, yes. Daniel, yes. Jerry, yes. The motion passed.

Department comments and questions

1. Ronald Reagan state office building in downtown Los Angeles. The cafeteria space is on the second floor. This location has been closed for a while and looking to reopen with the return to office. Cafeteria away from public view. Cafeteria is not feasible based on location according to the financial study. The current vendor who operates vending at this location is not interested in operating the cafeteria service because this location is not profitable. Approximately 900 employees per day, no visitors. Net income estimated at $4,180. Gross sales estimated at $23,600; below primary threshold. 5-year waiver.
* Current building population is considered, forecasted population is not taken into account

Committee members comments and questions

* Very large facility. Needs high-volume to keep it up. Suggests waiving for now and revisit in five years; maybe there will be more BEP vendors in the program, more training will have taken place, and maybe someone will be interested
* Suggests waiving this location
* Question regarding employee count
* Asked if location could be downsized

Motion: Jerry Gann moved a motion to waive the Ronald Reagan Building. The motion was seconded by Daniel Salinas.

Vote: Jerry, yes. Steve, no. Daniel, yes. The motion passed.

Department comments and questions

1. Hiram Johnson State Office Building in San Francisco. Opened in 1999. This location has never been profitable. Findings, financial analysis: not going to meet the net adequate income threshold. Maintenance required that would require a significant investment. 10-year waiver request. A lot of money will be needed for repairs.

Committee members comments and questions

* Asked for a 5-year waiver instead of a 10-year waiver
* Comment about equipment maintenance and infrastructure

Motion: Jerry Gann moved a motion to waive the Hiram Johnson building in San Francisco. The motion was seconded by Steve Alford.

Vote: Steve, yes. Daniel, yes. Jerry, yes. The motion passed.

Department comments and questions

1. California Highway Patrol headquarters in Sacramento. Feasibility study, return on investment completed. No current vendor operating this location. Cafeteria equipment provided. 1,100 daily building population of employees, no visitors but could have additional employees during training sessions. Estimated gross sales at $28,875 per month. Bottom line net income around $4,331. The department has no recommendation for this location. CHP wants the cafeteria up and running by July 1. 5-year waiver.

Motion: Jerry Gann moved a motion to waive California Highway Patrol in Sacramento. The motion was seconded by Daniel Salinas.

Vote: Daniel, yes. Jerry, yes. Steve, no. The motion passed.

Item 3: Update on interim locations

Department comments and questions

* Merging Location 876, California Men’s Colony, with Location 1029, San Luis Obispo Vending Route

Item 4: Current Pending Announcements and Upcoming Interviews

Members received an update from staff and discussed pending facility announcements and interviews.

Department comments and questions

* Location 864, CIM, CIW announced as primaries. Will be re-announcing for the 2nd round of solicitations
* Location 1060, Sacramento Courthouse, interviews are pending
* Location 1029, San Luis Obispo Vending Route, 1 applicant, interviews are pending
* Location 817 Erreca Roadside Rest, applicants are withdrawing or are not eligible, will be reannounced, will be going out as a primary location

Committee members comments and questions

* Question regarding Location 1060 and shared opinion
* Discussed/shared opinion regarding Location 817

**Item 5: Prospective New Locations and Opportunities**

Department comments and questions

* Mohave Desert Roadside Rest/Desert Oasis off Highway 40 is due to open in 2029

Committee members comments and questions

* Discussion took place regarding Mojave Desert Roadside rest stop
* Would like department to be very involved with the planning of this rest stop

**Item 6: Open Forum**

Committee members comments and questions

* Discussed VMU reports and would like DOR to present the number of vending machines at the Santa Monica Courthouse
* Would like to discuss two vendors operating one location
* Question regarding Coalinga location

Steve Alford moved a motion to adjourn the meeting at 9:58 AM