

Piedras Blancas Light Station Association Minutes

Zoom Meeting at 6:00 p.m.

October 27, 2021

Present: Harry Thorpe (Vice-chair/Treasurer), Sharon Flaherty (Secretary), John Brass, Jim Harris, Gary O'Neill, Ryan Cooper (BLM), Jodie Nelson (BLM), Cressant Swarts (Gift Shop Manager)

Absent: David Cooper (Chair), John Hodges (BLM)

Harry Thorpe called the meeting to order at 6:01 p.m.

Discussion of the next date for the board meeting was added to the agenda. Agenda approved by consensus with this addition.

Reports:

1. Secretary's Report (Cressant Swarts) – See Appendix 1. The minutes of the September 22, 2021, board meeting were accepted by consensus.
2. Financial Status and Treasurer's Report (Harry Thorpe) – See Appendix 2. The Association continues to show a loss for the month and the year due to unusual payroll expenses. The Association's investments did not do well, due to a general downturn in the market.
3. Gift Shop Report (Cressant Swarts) – See Appendix 3. The question was raised as to whether the current closure of Hwy 1 will affect tour attendance and gift shop revenue. Jodie said it tends to help tours because most visitors come from the south and then need something to do. Sharon expressed her approval for experimenting with pricing in the gift shop. Jodie said the test webpage linking the store inventory to the website looks good and will be better long-term. The board discussed the previously proposed idea of offering a 10% discount to association members; there will be a four-month trial period, then an audit to see if the system is being abused by non-members. Jim moved to begin the member discount. There were no objections. Approved.
4. BLM Update (Ryan Cooper) – See Appendix 4. Ryan reported that he has had difficulty scheduling a meeting with the Coast Guard to discuss the lens. He suggested that it is time to have a public meeting to gauge the community's opinions on moving the lens to the light station or leaving it in Cambria. All BLM meetings are supposed to be virtual, but the PBLSA could organize an in-person meeting instead. It was suggested that an article be run in *The Cambrian* to open discussion and get feedback. There was further discussion about collecting feedback with a phone line, email address, or online survey, as well as whether the article should be an opinion piece by one of the board members or if it should be in the format of a public notice. Scheduling a meeting would have to wait until after the holidays, though an article could be submitted sooner. Ryan will contact BLM communications to see if PBLSA should handle the article submission. It was emphasized that questions on a survey should be clearly just gathering information, not implying that the community is voting. Also, it will be important to make sure the community knows the funding issues and what work has already been accomplished.

Ryan reported that work on the parking lot will begin in early 2022 (not 2023 as stated in the report). Options for lighting of the parking lot will be considered; it will still be a gravel parking lot but with more space and a better design for larger events. Restroom construction will begin

later in 2022; it will be a vault with flush toilets, manufactured by Greenflush Restrooms. Ryan will meet with Chad from Acropolis Lighting next Thursday to view samples for the Fog Signal Building. BLM staff were impressed with Bruce Elster's report on the tower, and it has been passed on to state engineers.

Dates were proposed to discuss the priority projects list at the light station. All board members expressed interest, and Sharon asked if the meeting could be a hybrid Zoom and in-person meeting to accommodate those who can't attend in person. Proposed dates are November 10 and December 15. Ryan will send out a project list from the last discussion. Harry suggested adding the boundary fence that was proposed in 2013, as a historical and practical separation from State Park property. It may be possible to fund this before the end of the current cooperative agreement between PBLSA and BLM.

5. Tower Report (Jim Harris) – See Appendix 5. Jim thanked Cressant for taking minutes at the Shoreline Engineering meeting; the minutes are included in the board reports below. Bruce Elster also submitted an attached memo encouraging BLM and the board to not lose momentum, emphasizing the risk of continued rust-jacking to the longevity of the tower. Next steps include testing the exterior mortar, which needs to wait for BLM approval, as the process may be destructive.
6. Underground Utilities Report (Jim Harris) – See Appendix 6. Jim reported that progress on the project will need to wait until January or February at the earliest, as Connected Energy is in the process of finding a new expert in battery storage technology.
7. Capital Campaign/Grants Report (Jim Harris/Harry Thorpe) – See Appendix 7. Priorities for ongoing community contacts will be discussed at the project priority meeting being planned. Jim met with the Paso Robles Chamber of Commerce and requested further meetings. Harry will contact the Cambria Chamber of Commerce when the new chairperson is appointed.
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty) - Membership discount discussed in Gift Shop report; no further report.

Old Business:

1. Project Priorities Revisited (Harry Thorpe) - Addressed in BLM report.
2. Fresnel Lens Update - Lens update discussed in BLM report. Appreciation was shown for Zale's efforts in the lens project; it was suggested that formal recognition be discussed at a future meeting.

New Business:

1. Rack card distribution company information (Cressant Swarts) – Cressant reported that a year's subscription to the Certified Folder rack card display service would cost \$3,286 for the SLO area, including discounts for hosting a brochure display and a tourism recovery discount only available this year. It is also possible to try the service for a few months at a higher monthly rate. It will be necessary to provide Certified Folder with a minimum of 18,000 rack cards or brochures for a shorter trial period, or 25,000 for an annual contract. There was discussion on contacting the Friends of the Elephant Seal and the Point San Luis Light Station for information on how they like the service and how they are funding it; Cressant will follow up. Ryan suggested asking the San Simeon Tourism Alliance for assistance with funding. Rack card distribution has been done by volunteers until recently; it has been hampered by the

reduction in volunteers due to Covid. Jodie reported that most visitors say they learn about the light station by word of mouth or the internet. Rack cards at the gate have also not been going out as frequently. Jodie suggested it may be worth doing a survey to find out where people are getting their information about the light station. A decision is pending further investigation on funding sources.

2. Zoom account purchased for Association (Cressant Swarts) – Cressant will send out information and instructions to all board members after the meeting. Harry suggested board members think about how to best use the service.
3. Participation in the scarecrow festival and Pinedorado Parade (Jodie Robb Nelson) – Jodie reported that there has been involvement in both events in the past, but the people involved are no longer with the Association. It would be good public relations in advance of a capital campaign, as well as possible volunteer recruitment; Jodie would like to have board member and other volunteer involvement in the creation of new scarecrows and a float for the Pinedorado Parade. Harry agreed that both events show good community involvement and suggested board members ask anyone they know who might want to be involved. Ryan observed that this could be good board member recruitment as well.

Discussion Items:

1. Brief discussion on whether the board should continue to conduct meetings via Zoom or go back to in-person meetings. – No discussion
2. Discussion on date for the next board meeting. – December 1 is the tentative date for the next board meeting.
3. Additional discussion items were raised: Ryan will be working out of the Central Coast field office in Monterey for a couple of months starting in January; there will be a fill-in manager for the light station, but Ryan will also be involved in ongoing projects. The video that Jesse created will be shown in the watchroom; Ryan would like to have a volunteer gathering to show the video. There is a possibility that a permanent park ranger will be added to the BLM staff at the light station; an intern will likely be hired on a contract basis before that happens. There may be future discussion about adding an intern to the BLM agreement with PBLSA. The possibility of a holiday party was discussed; due to BLM restrictions the gathering would have to be under 50 people. An open-house format during the day so that food and socializing can be outside was suggested by Jodie. The Association will pay for refreshments as in the past.

Harry Thorpe adjourned the meeting at 7:22 p.m.

Minutes recorded by Cressant Swarts.

Minutes checked by Harry Thorpe (Vice-Chair) and Sharon Flaherty (Secretary) on 11/28/21.

Appendix 1: Secretary's Report 10/27/21 – Cressant Swarts

Piedras Blancas Light Station Association Minutes

Zoom Meeting at 6:00 p.m.

September 22, 2021

Present: David Cooper (Chair), Harry Thorpe (Treasurer), Sharon Flaherty (Secretary), John Brass, Jim Harris, Gary O'Neill, Zale Schuster, Ryan Cooper (BLM), Cressant Swarts (Gift Shop Manager)

Absent: John Hodges (BLM), Jodie Nelson (BLM)

David Cooper called the meeting to order at 6:01 p.m.

The agenda was approved by consensus.

Reports:

1. Secretary's Report (Cressant Swarts) – See Appendix 1. The minutes of the August 25, 2021, board meeting were accepted by consensus. All previous board minutes are now updated on the website.
2. Financial Status and Treasurer's Report (Harry Thorpe) – See Appendix 2. The Association continues to show a loss for September and the year to date, but this is not substantial or unexpected. The Association has been reimbursed by BLM for the expenses incurred for the Fog Signal Building; the reimbursements for the original lens evaluation by Bruce Elster have been submitted and are still pending. The next evaluation by Dan Murphy will not be submitted until after the start of BLM's new fiscal year in October. There was discussion on whether BLM would pay for further lens expenses; however, more extensive work has not been approved and would require a new submission process. The quarterly report schedule will not be reevaluated until after the annual report has been submitted to BLM at the end of September.
3. Gift Shop Report (Cressant Swarts) – See Appendix 3. Cressant reported that nearly everything has been restocked in the gift shop with the exception of a few small things.

There was a brief discussion about the light station webcam linked on the website. The cameras were replaced in September by Surflife at no charge. Board members were asked for suggestions on adjusting the webcam views to better show the light station.

4. BLM Update (Ryan Cooper) – See Appendix 4. Ryan reported that tours are still full despite the reduced schedule; there are also special tours and school groups scheduled. The Coast Guard meeting regarding the lens will not take place until October; Ryan thanked those who have gathered information in preparation for this meeting. Ryan is working with BLM engineers and biologists on the environmental requirements for the parking lot improvements and restroom installation; the goal for completion is the middle of next year. Ryan and Harry met with Chad from Acropolis Lighting regarding lighting for the Fog Signal Building; he suggested using unobtrusive strip lighting on the I-beams, which would minimize damage to the ceiling or beams from hanging lights. Other options for decorative historic lighting fixtures were also discussed, as well as the possibility of lighting in the parking lot. Zale will donate a vacuum to keep in the Fog Signal Building. National Public Lands Day events, scheduled for September 25, are cancelled due to new Department of the Interior regulations regarding events with over 50 people; a replacement event may be scheduled in the future. This regulation also limits tour

numbers to 50 people and may affect how school groups are handled. There was discussion on how to incorporate new engineering documents into the Great American Outdoors Act proposal; Ryan said nothing new can be added, as the decision has likely already been made but not announced. Ryan will ask when that decision will be announced. David will follow up with Representative Carbajal's office.

5. Tower Report (Jim Harris) – See Appendix 5. Jim has seen the draft of the design document prepared by Bruce Elster, which addresses the structural reinforcement of the tower. The board will meet with Bruce at Shoreline Engineering in Morro Bay on October 13 at 10 a.m. to hear his presentation and ask questions. Jim will pass on Bruce's executive summary to the board before the meeting. Harry asked about billing from Bruce; Jim said to expect approximately \$60,000.
6. Underground Utilities Report (Jim Harris) – See Appendix 6. The white paper presentation by Connected Energy will be deferred until November; Jim was asked to propose dates in November to meet with Connected Energy and Brian French at the light station.
7. Capital Campaign/Grants Report (Jim Harris/Harry Thorpe) – See Appendix 7. Jim has contacted the Paso Robles Chamber of Commerce and the Coalition of Central Coast Chambers to arrange meetings. See the report in the Appendix 7 regarding his meeting with the Atascadero Chamber of Commerce. Harry requested that Jim suggest follow-up actions to be taken to maintain the contacts Jim has made; new information regarding the light station should be communicated regularly. David suggested inviting all the chamber presidents to a catered luncheon at the light station once all contacts have been made. Cressant is contacting the rack card company to get more information.
8. Membership Committee Report (Harry Thorpe/Sharon Flaherty) – No report.

Old Business:

1. Project Priorities Revisited – last addressed in November 2019 (Harry Thorpe) – See Appendix 8. It was suggested a meeting at the light station be held in early November to discuss the project priorities document, with the benefit of new information received at the October meeting with Bruce Elster. Harry will work with Ryan to set up a date. Zale suggested there should be an annual strategic planning process.
2. Recognition for Holly Gant (David Cooper) – See Appendix 9. The board approved the proposed resolution commending Holly for her service. David will sign the resolution, which will be sent to Holly with a special framed watercolor. David and Cressant will work on an article in the next Beacon regarding Holly's service. Bricks will also be ordered for the pathway in Holly's honor; the board is welcome to submit suggestions for wording.

New Business:

No new business.

Discussion Items:

No discussion items.

David Cooper adjourned the meeting at 7:12 p.m.

Minutes recorded by Cressant Swarts.

Minutes checked by David Cooper (Chair) and Sharon Flaherty (Secretary) on 9/30/2021.

Appendix 2: Treasurer's Report 10/27/21 – Harry Thorpe

TREASURER'S REPORT for September 2021

1. OPERATIONS INCOME: Last Month: \$4,160.99 YTD: \$47,300.34
PROFIT: Last Month: <\$1,232.07>* YTD: <\$6,900.38>**

TOWER RESTORATION FUND BALANCE: \$12,662.03

BLM SUPPORT EXPENSE: Last Month: \$1,487.50 YTD: \$33,319.00
BALANCES: P.P. Bank: \$2,439.68 ASAP: \$19,965.18

* Payroll: \$2,304.16, excludes BLM reimbursement

** Payroll: \$19,259.17, excludes BLM restoration expense

2. INVESTMENT BALANCE – FIDELITY INVESTMENTS

<i>Month</i>	<i>Beg Bal</i>	<i>Market Chg</i>	<i>Div/Int</i>	<i>Deposit</i>	<i>W/D</i>	<i>Ending Bal</i>
Sept 2021	628,288.44	<9,671.01>	813.16	--	<10,000>	609,430.59
Aug 2021	582,804.03	4,747.73	736.68	40,000	--	628,288.44
July 2021	578,900.20	3,235.49	668.34	--	--	582,804.03

3. OTHER:

- Reviewed transactions for August/Sept. Posted adjustments.
- Reimbursed PBLSA for lens enclosure evaluation.
- Transferred \$10,000 from Fidelity Reserve account to PBLSA operations.
- Started to have gift shop manager enter additional accounting entries.

Harry M. Thorpe, Jr.
Treasurer

Attachment 3: Gift Shop Report 10/27/21 – Cressant Swarts

September Gift Shop Revenue

On-site sales	\$4,238.06
Website sales	\$0
Total	\$4,238.06

NET SALES COMPARISONS

Shaded month indicates lower sales than that same month last year. Figures include website as well as on-site gift shop sales starting in 2021. Excludes donations and memberships.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2016	1,798	2,609	2,830	1,988	2,142	2,586	4,861	3,410	2,716	2,647	1,930	2,103
2017	2,196	1,461	2,678	3,909	2,864	3,350	4,666	3,701	2,218	3,022	2,793	3,491
2018	3,077	3,094	3,104	3,316	3,133	3,707	6,225	4,157	3,383	2,552	1,597	1,730
2019	1,015	1,605	2,565	3,350	3,641	4,665	6,804	4,722	2,070	3,656	2,717	3,719
2020	2,202	2,764	1,653	215	164	189	524	244	136	56	220	376
2021	108	1,291	2,198	3,723	4,276	5,363	8,469	7,588	4,238			

Government shutdown affected Dec 2018 and *COVID-19 affected 2020/2021 beginning on March 19, 2020.

Yearly Comparisons

	Jan - Jun	TOTAL
2016	\$13,953	\$31,620
2017	\$16,458	\$36,349
2018	\$19,431	\$39,075
2019	\$16,841	\$40,529
2020	\$7,187	\$8,743
2021	\$16,959	

Gift Shop Oversight Committee Meeting Notes from October 22, 2021

Cressant updated the committee on changes she has made to the gift shop inventory system, including organizing items in Square according to size and color; this will allow for more detailed sales reports.

The committee viewed a test page for the gift shop portion of the website that is integrated with the Square system. This will allow the online gift shop to reflect accurate inventory. Prices in the online gift shop are currently higher to account for free shipping; Cressant will experiment with different pricing models for shipping.

There was discussion on whether to only sell Piedras Blancas branded items in the online gift shop or to expand to include most of the physical store inventory; the conclusion was to sell a greater variety of merchandise and to adjust some prices to better reflect MSRP. Cressant will also experiment with the pricing of some items where the cost has increased.

Cressant provided the committee with a list of specific and general ideas for new merchandise to consider. The committee asked her to pursue some of the suggestions. They also discussed offering themed baskets for the holiday season, such as a wine lovers' basket with PBLS wine glasses, bottle holders, and corks. There was also discussion regarding offering gift cards. Cressant will try offering e-gift cards through the Square website rather than ordering physical cards. E-gift cards can still be used in the physical shop. It will be made clear that gift cards can only be used in the gift shop and do not apply to tour fees.

The committee discussed the previously suggested idea of offering a 10% discount to PBLSA members. This could be implemented easily with a coupon code in the next *Beacon* for online sales, and the membership database can be integrated with the Square customer database in-store if we want to verify membership before applying a discount code. It was suggested that we try this for a while, then audit to see if customers are falsely claiming to be members. The discount will be set up to exclude donations, bricks, and memberships, and it will be clear that it only applies to merchandise, not tour fees.

The committee agreed that quarterly meetings will be sufficient and plans to meet again in January.

Appendix 4: BLM Update 10/27/21 – Ryan Cooper

Future Projects

Lens

After a few email exchanges with the Coast Guard and conferring with BLM management we think it may be a good time to have a public meeting so we can get some direction on what the public wants instead of assuming. As of right now we are only allowed to hold virtual meetings.

Parking Lot Redesign / Restrooms

Parking lot redesign is planning on occurring early in the calendar year 2023 by an inhouse crew from the Central Coast Field Office. I am working on the environmental work for the restroom.

FSB Lighting

Chad from Acropolis is coming out next Thursday with samples.

Tower

Meeting with Bruce went well last week. John and Will were impressed. The report has already been started up the chain to the District and State Engineers. At some point we probably need to have a meeting with those guys to brief them on all the details.

Priority Project Meeting

I think it was brought up last meeting about doing this again. Is there anyone up for a lunch meeting at the Lighthouse some Monday or Wednesday. To look at future projects.

Special Event:

2021/2022 School tours

-Cambria and Cayucos are complete.

Tour Numbers

Month	2014	2015	2016	2017	2018	2019	2020	2021	2022
October	637	605	516	500	506	441	535	22	479
November	622	503	474	357	523	433	334	56	
December	404	464	426	273	829	251	518	0	
January	661	731	623	266	608	0	715	0	
February	573	570	572	284	780	318	578	108	
March	696	754	560	502	662	784	185	160	
April	663	616	581	666	684	790	0	399	
May	432	629	352	572	362	555	0	446	
June	658	916	521	787	732	698	0	643	
July	1178	990	850	1125	1169	1085	0	972	
August	985	809	693	836	1001	819	0	834	
September	601	481	442	437	591	374	0	547	
Total	8110	8068	6610	6605	8447	6548	2865	4166	479

*partial

Vol Hours since April 20th 2364 Hours

Appendix 5: Summary of Tower Top Project 10/27/21 – Jim Harris

On Wednesday October 20 Bruce Elster hosted at Shoreline Engineering in Morro Bay a presentation of his report “Preliminary Retrofit Evaluation Lighthouse Tower, Piedras Blancas Lightstation, San Simeon, California, 14 October 2021” to members of the BLM and the PBLSA. Prior to the meeting an electronic copy of the report was distributed to members of the PBLSA and the BLM. Cressant Swarts prepared a summary record of the event. and it should be available to attendees and other interested parties.

Bruce has prepared a memorandum to the PBLSA recommending further steps that should be considered but not discussed during the meeting; the memorandum is presented below:



Memorandum

Ref: Follow-up to 20 October 2021 Meeting.
From: Bruce Elster, PE
To: Piedras Blancas Lightstation Association

A lot of material was covered during the meeting on 20 October. While a fair amount of technical material was discussed and explained, there were other items that also needed attention that we just did not have time to get into. This correspondence is directed to the PBLSA to go over items that in the short term, should be considered.

1. Additional testing.
 - a. Perform in-situ masonry mortar testing at locations on the exterior of the Tower. The only tests currently completed have been made on the interior of the Tower. Mortar on the exterior of the tower has visible deterioration. Evaluation of the exterior portion of the masonry will provide valuable information going forward.
 - b. Geotechnical testing around the Tower to determine the depth of the Tower foundation as well as the characteristics of the underlying materials.
 - c. Exterior ironwork in the form of door and window lintels, sills, cornice, and entry door coverings, and related framework is corroding. The work related to the ironwork could be performed as a separate phase, independent of other rehabilitation work.
2. Rust jacking is an on-going problem and will not slow down over time. Intrusive examination of the ironwork, where it extends into the masonry, should be made to develop an understanding of what will be involved going forward
3. The Order-Of-Magnitude Preliminary Cost Estimate could have been discussed further. In preparing the estimate, it was the Engineer's view that the estimate should be viewed from two different viewpoints. One that would be fairly close to a negotiated cost, and another that would represent a cost that could be expected if the project is put out to public bidding. It has been the experience of the Engineer that a low bid does not necessarily lead to least cost. This topic should be carefully evaluated further before deciding on a course of action.

Any questions or comments are welcome.

Piedras Blancas Light Station Association
Meeting with Shoreline Engineering
October 20, 2021, 2 p.m.

Present: Bruce Elster (Shoreline Engineering), Dan Murphy (Welsona), David Cooper (Chair), Harry Thorpe (Treasurer), Sharon Flaherty (Secretary), Jim Harris, Gary O'Neill, Ryan Cooper (BLM), Will Birmingham (BLM), John Hodges (BLM), Cressant Swarts (Gift Shop Manager)

Bruce Elster of Shoreline Engineering began the meeting by summarizing the "Preliminary Retrofit Evaluation" previously distributed to board members. His recommendation to minimize damage during an earthquake is to rehabilitate the base cornice to allow for a rocking motion rather than using rock anchors. This recommendation assumes that the replacement of the top three floors will be no more than 200,000 lbs. The original top was 400,000 lbs. The building itself is approximately 2 million lbs. Whether the original lens or a replica is installed when the top three floors are rebuilt does not change his recommendations.

A discussion followed regarding various building codes, including code for historic buildings undergoing restoration and new building codes that may apply to the construction of the top three floors. The BSE-2E level of earthquake preparedness for historic buildings that Bruce recommends may result in damage in a severe earthquake but would not lead to collapse. Bringing the structure up to the code for new construction has not been evaluated.

Bruce next outlined the phases he sees as necessary for the rehabilitation of the tower. Phase one would address the cracking throughout the tower that was caused by rust-jacking. Addressing this issue would require removing all the iron fittings around windows, doorways, etc. and replacing with non-corrosive materials. Other interior ironwork may be able to be preserved. The cracks would then be reinforced with hermetically sealed stitches and all annular spaces filled. Bruce emphasized that without repairing the cracks and preventing further rust-jacking, the tower will collapse; the timeline is dependent on earthquakes and weather patterns. There was a brief discussion about marketing a fundraising campaign on the slogan "save the tower".

Phase 2 would involve reinforcing the tower with eight pilasters that would allow the tower to rock in an earthquake.

Phase 3 would be the construction of the top three floors of the tower. There would be a significant cost savings to do all three phases at once, but it would be a large up-front cost.

There was discussion on whether the cost of the construction of the top three floors could be partly funded by agencies and companies interested in the improved navigation and communications possibilities; however, there are currently BLM restrictions on installing antennas from commercial entities.

The group discussed the design and materials for future construction of the top three floors. Considerations included whether the reconstruction is intended to be aesthetically pleasing from the ground or if the intent is to open the top for tours, which would require a more detailed reconstruction. The consensus was that the top should be open to tours. Jim Harris reminded the group that the Architectural Resource Group in San Francisco could be consulted in the near future on potential designs and materials to be used for the top three floors, so that those construction requirements can be accounted for throughout the phases of the project. Gary O'Neill observed that the materials used to reconstruct the top of the tower should be chosen to last as long as the lighthouse itself.

Next steps for the project include the review of the report provided by Shoreline Engineering by BLM engineers. Bruce also recommended additional tests be performed on the exterior mortar of the building, as his work is based on the condition of the interior mortar.

Minutes recorded by Cressant Swarts.

Appendix 6: Summary of Underground Utilities Project 10/27/21 – Jim Harris

The status of this project remains the same as last time. The undergrounding of the PG&E electrical supply lines project remains on hold. Brian French reported on Monday of this week that Maxwell Muscarella is in the process of forming a new company separate from Connected Energy and prefers to disassociate himself from the white paper proposal. Sean Cassidy, the other principal of Connected Energy, does not feel comfortable presenting the white paper because Maxwell was the expert in battery storage. Connected Energy would still like to present the white paper proposal, but not until they have a person who can address the battery storage technology. So it is proposed that the Board review the white paper presentation at the beginning of next year; hopefully sufficient information should be available in January to plan that presentation. They will present their work on the design of a sustainable option to allow electric power for the light station to be provided with or without grid input using a microgrid system with solar and motor generator input and battery storage.

Appendix 7: Capital Campaign/Grants Report 10/27/21 – Jim Harris/Harry Thorpe

Effort continues on the project to meet with the chambers of commerce in the San Luis Obispo County to introduce them to the Piedras Blancas Light Station Association and to inform their members of the restoration progress at the light station. Jim met with Gina Fitzpatrick, President/CEO of the Paso Robles Chamber of Commerce on the afternoon of October 8; the contact report is provided below. Requests for meetings have been submitted to the chair of the Coalition of Central Coast Chambers, Jim Dantona (who also is president of the San Luis Chamber of Commerce). He appears to be very busy, but I will continue to pursue the meeting. The coalition is an organization of all chambers of commerce in San Luis Obispo and northern Santa Barbara Counties. While Harry and Jim have committed to meet with the chambers, they are willing to share with others who wish to participate in the project.

Contact Report with Paso Robles Chamber of Commerce
Gina Fitzpatrick, President/CEO
October 8, 2021 Tuesday 2:15-2:35pm
By Jim Harris

I made an appointment with Gina Fitzpatrick to meet at her office at 1225 Park Street, Paso Robles. I presented to her the bag of material prepared by the PBLSA. Before my visit I had sent the letter of transmittal from David Cooper to Gina, and so we went over each item in the bag, including the model of the light station tower. I also mentioned the fourth grade class visitations and some of the special events that the light station has hosted. Emphasis was on the fact that we are in the process of restoring the light station, and our purpose for the meeting was to introduce ourselves and explore areas of mutual interest in the tourism industry. She said that she had worked in Cambria and had in fact visited the light station. I mentioned the Wednesday hike-ins, and suggested she look on the website for more

information. I offered to answer any questions that she might have in the future, and to use my email address for communication. The Chamber Visitor Center also had the Certified rack displaying cards for tourist , and I asked Debbie Bonafede, the staff member on duty, about the service. She was pleased with Certified's service, and I noted that both the elephant seals and San Luis Lighthouse had cards on display; she stated that the service was provided without cost, apparently paid for by the company through the cost to the organizations displaying cards. I strongly recommend that PBLSA subscribe to the service.