

# **NORTHWEST NEIGHBORHOOD CULTURAL CENTER BOARD MEETING**

Minutes of March 9, 2015

**Directors Present:** Elizabeth Abby, Ginger Burke, Wendy Chung, Susanna Duke, Don Genasci, Alisha Hanks, Roger Jennings, Laura Marney, Dan Volkmer and George Wright

**Director Absent:** Mark Desbrow

**Guests Present:** Dan Anderson, Judy Kafoury and Bing Sheldon

## **I. Call to Order**

Elizabeth called the meeting to order at 6:15 PM

## **II. Board Training**

Elizabeth introduced guests Dan Anderson, Judy Kafoury and Bing Sheldon.

Dan Anderson spoke about the history of the building, the acquisition of the building and its uses for social service and community purposes after acquisition from the church. He discussed the nature of a nonprofit entity with members. He discussed the 501(c)(3) status and the property tax exemption. Dan talked about the necessary process to sell the building.

Judy Kafoury spoke about her twenty-two years at Northwest Children's Theater, its formation and history. Judy spoke about the theater's annual productions and substantial outreach into the community. Judy also said that the building serves the theater well. She noted the work done since the theater assumed building management in 2009 as well as work that must be done in the future. The theater is a 501(c)(3) corporation as are all subtenants.

Bing Sheldon spoke about the history of the building; particularly related to historic designation and preservation. The church's idea behind the sale was preservation of the building. Almost immediately after acquisition, the building was listed on the historic register with the registration primarily relating to the exterior and the theater space. The purchase price was \$250,000, and raising that amount required two and a half years. The vision was providing space for nonprofits at an affordable price. Friendly House was the first major tenant and after it left, sustaining the building was a struggle until the theater became the major tenant. Currently the major issue is maintenance.

## **III. Building Appraisal**

Dan summarized the appraisal, the method used and the conclusions.

The board discussed how to present the appraisal to the NWCT board, which has been waiting and is anticipating a presentation at the March 12 meeting

After much discussion, Alisha made a motion that Dan will attend the NWCT board meeting, present the appraisal in broad terms and as a point at which to begin discussion between the two boards. Dan will place the appraisal in the context that it is information obtained by the NNCC board. This information may or may not represent what this board thinks or would propose. Dan will offer to make the full appraisal available to board members only and will ask the NWCT board respond to the NNCC board.

George seconded the motion passed unanimously.

The board also discussed developing a strategy and outreach plan if the potential sale of the building to NWCT moves forward. The discussion included kinds of expertise that might be necessary to obtain community approval and properly complete this complex transaction.

In the above discussion, Alisha reported on attending a Goose Hollow meeting. Her experience reinforced the need for a strategy and outreach plan through which each member of this board will be prepared with the same information for presentation.

#### **IV. Treasurer's Report**

Roger shared a summary of the accounts as of March 1, 2015. The cash balance is \$63,394.86 and the three certificates of deposit have a total balance of \$55,640.60 (report attached). George made a motion to accept the treasurer's report. Ginger seconded and the motion passed unanimously. Roger also reported that the tax returns are completed.

#### **V. Approval of Minutes**

Susanna presented the Board minutes from the meetings of January 5, February 3 and February 5.

Susanna moved that the minutes of January 5 and February 3 be approved. Dan seconded the motion and the motion passed unanimously but with abstention by new board members who were not in attendance at those meetings.

Susanna moved that the minutes of February 5 be approved. George seconded and the motion passed unanimously.

#### **VI. Creation of a Clear Mission Statement**

This issue was deferred until the May meeting.

## **VII. Home Tour Report**

Dan reported on the June 21 Home Tour that will focus on homes located north of Lovejoy. The goal is to include six homes and five are chosen and committed.

## **VIII. New Business**

Elizabeth led a discussion of issues to be discussed at future meetings. Those included the following:

- Additional Board training
- Work on the NNCC Membership Roster
- Developing a sale strategy
- Establishing a calendar for things to be done
- The procedure for calling an emergency meeting, if necessary
- The progress on the request for a change in zoning designation

## **IX. Next Meeting**

The next meeting will be May 11, 2015.

## **X. Adjournment**

The meeting was adjourned by consensus at 8:35PM

**Dated:** March 9, 2015

Respectfully submitted,

Susanna Duke

Approved May 11, 2015