

**NORTHWEST NEIGHBORHOOD CULTURAL CENTER BOARD
EXECUTIVE SESSION**

FINAL of September 20, 2017

Directors Present: Elizabeth Aaby, Gordon Allen, Dan Anderson, Ginger Burke, Don Genasci, Alisha Hanks, Bill Harris, Roger Jennings, Dan Volkmer, George Wright

Directors Absent: Bill Welch

I. Call to Order

Elizabeth called the meeting to order at 6:00 PM.

II. Discussion Re: Concerns about perception that NNCC may be demolished

Board members expressed concerns that NWCT representatives are representing to the community that membership in NNCC is necessary to avoid demolition of the NNCC. Discussion around whether any action by the board is necessary and, if so, whether a formal letter or an informal mention to Judy is advisable.

Motion: Dan Anderson proposed the board notify NWCT that they should ask representatives to cease and desist from telling community members that the NNCC may be demolished.

Friendly Amendment: Don Genasci suggests Bill & Elizabeth mention it in a meeting with Judy in a tenant relations committee.

Second Friendly Amendment: Dan Volkmer suggested they emphasize that the board is now unanimous in its effort to preserve the building.

Second: [The board discussed how the amendments were germane to each other and therefore could be consolidated into one friendly amendment as drafted above. However, there was official 'second' to the original motion or the motion as amended.]

Vote: Motion passed unanimously

III. Discussion Re: SERA presentation & McDougall's response

Members expressed being impressed by the SERA presentation and further by the fundraising presentation and the optimism around raising \$16M.

Gordy Allen raised concern re: NWCT's objection to NNCC's veto power over design. He suggested we consider an arbiter that both sides agree upon who will be able to decide whether an objection by NNCC is reasonable or not. EA previously discussed with Steve Janik and Steve Janik suggested the board hire someone to represent the board and review the plans in totality. Steve Janik believes the cost of this service will be \$150K.

Dan Anderson suggested perhaps SERA has two clients: NWCT & NNCC. This may address the NNCC mission of preservation. Don Genasci suggested we explore where the line is between life safety and damage control where we get the biggest benefit of preservation for the most economy.

Gordy Allen supports hiring a professional to identify the issues for this board to pose during the negotiation of the term sheet.

Concern re: whether corners will be cut to push the project through. Example of SERA drafting plans for a 10 -20 year roof when remainder of project consists of 30 year lifetimes.

Dan Volkmer spoke support of collaboration rather than an adversarial approach.

Don Genasci pointed out that one thing an architect won't do is advise on structural engineering. Any architect hired by this board at SJ's suggestion will need access to a structural engineer. Don Genasci also advised there are architects who specialize in historic preservation and will consult with SHPO along the way.

Bill Welch raised concerns about the scale of the stage in the redesign and whether it will be accepted by SHPO.

Don Genasci suggested continuous discussion about matters such as these should be occurring along the way.

Elizabeth Aaby pointed out that this board has always been supportive of hiring professional guidance informing the term sheet.

Dan Anderson proposed he circulate an outline for feedback.

Motion Gordy Allen moves to hire an architect to advise our board on structuring the term sheet and that we ask the NWCT board that we ask them to pay for the services.

Second George Wright

Alisha suggested we pay for the architect to help define the term sheet and separately that any architect we have working on our behalf during the construction phase be paid for by the NWCT (post-conveyance).

Amendment Gordy Allen amended motion to exclude request that NWCT hire an architect

Vote Amended Motion passed unanimously

Motion Gordy Allen moves to ask NWCT to pay for the architect.

Second Don Genasci

Gordy Allen withdrew motion.

Dan Anderson suggested we put NWCT on notice that we will be requesting they pay for an architect to assist us in the construction phase.

Gordy Allen suggested we establish a committee of 3 to suggest an architect and that Don Genasci is one of them. Elizabeth will contact John Tess to ask for recommendations from him. Dan Volkmer volunteers to participate.

Elizabeth Aaby agreed to write a memo to board when she speaks with Steve Janik.

Re: seismic resiliency, board concludes 1) we will expect more than life safety and 2) we will need an architect working on our behalf in the design and construction phases and we will expect that will be paid for by the NWCT.

IV. Discussion re:board liability in the event of an earthquake in the building's current condition

Gordy Allen said there needs to be clear notice to each party entering the building that there is inherent risk in entering the building. Doing so will relieve the board of liability. Steve Janik advises that we draft a letter to the NWCT requesting they advise their students of this risk. Steve Janik confirms that once the building is conveyed the board is relieved of individual liability.

Motion Gordy Allen moved the board write a letter to NWCT demanding that the NWCT obtain a written release/waiver from the parent or guardian of every student disclosing the seismic risk in the building

Second Don Genasci

Vote Motion passed unanimously

Bill Welch believes the roof repairs proposed by SERA are not sufficient and wishes to have board approval to get a bid from Schemer Sheet Metal for a whole new roof.

Dan Anderson suggested maybe we wait until architect is on board and can comment on repair or replacement.

Meetings will be the second Monday of each month going forward. Next meeting Monday October 9, 2017 at 6:15 pm at the NNCC.

The meeting was adjourned at 7:56 pm.

Dated: October 5, 2017

Respectfully submitted,

Ginger Burke, Secretary

NNCC Board of Directors

Approved: November 13, 2017