

NORTHWEST NEIGHBORHOOD CULTURAL CENTER BOARD MEETING
At the Northwest Cultural Center
1718 NW Everett Portland, OR

Minutes of July 9, 2018

Directors Present: Present: Dan Anderson, Ginger Burke, Susannah Duke, Bill Harris, Tavo Cruz, Bill Welch, Juliet Hyams, Louisa McCleary.

Not Present: Gordy Allen.

I. Call to Order

Dan called the meeting to order at 5:45 PM.

II. Approval of the Minutes

Minutes from June 6 of 2018 were approved.

Motion: Bill H. moved to approve the minutes.

Second: Tavo seconded.

Vote: Unanimously in favor.
Motion passes.

III. Treasurer's Report

It was sent out with the agenda.

Motion: Tavo moved to accept the treasurer's report.

Second: Bill H. seconded.

Vote: Unanimously in favor.
Motion passes.

IV. President's Report

Susannah provided an email report of one outreach visit.

A walkthrough of the bldg; was cancelled and rescheduled for July 16. Dan and Bill W. will participate.

Dan emailed a thank you from another contact. We have two neighborhood association visits lined up; the remainder still need to be scheduled. Bill and Louisa will work on setting something up with Hillside for August 8.

Another individual developer has ideas and will send Dan something in writing.

Jeremy Sacks of Stoel Rives may help arrange legal counsel pro bono; we're waiting to hear back. He liked the finite nature of the project. He seemed to be thinking of lawyers who might live in one of the member neighborhoods and have a personal interest. We probably would have heard by now if they were conflicted out.

Tavo will try to schedule time with NINA (NIBA).

Allan may write a story once we visit NWDA. Dan will set up his remarks for that mtg.

We may need to find a broker; could be Venerable or CBRE (courthouse). Dan has an idea of what the questions would be. Dan has ideas about other brokerages. One contacted him in 2012.

Allan's articles say the city seems to be letting churches and non-profits exempt themselves from URM code. Their legal action was to direct BDS to develop a proposal and implementing language in one year. Tavo will find out who brokered the sale of Centennial Mills. The zoning of the NNCC is ExD; central city employment. Tavo will find out who brokered recent tech spaces on 6th.

If our primary contact wants to offer a proposal, we'll need to have our legal counsel in place ahead of that.

Dan need to talk to Roger Vrillakas about his idea.

Bill H. expressed that the NNCC members are accountable to do a good job for the community in terms of managing the building. Let's avoid them thinking the funds go to those neighborhoods, they are intended for human need and useful long term investment, rather than benefiting neighborhoods.

Louisa thought we're ahead of ourselves and that we should only extend boundary of the grants if membership in six neighborhoods were comfortable with that. We'll need a coherent message about what will happen with the money. Expanding the area where the funds can be used would be politically difficult.

Tavo thinks our charge is dealing with the asset, rather than the proceeds, but we need to think about the process or scheme to introduce to the membership when we get to that point. We need to establish a good PR stance with neighborhoods.

The articles of incorporation preclude individuals from benefiting directly from liquidating the building. Very standard in 501c3. Need a plan or story we can share with neighborhoods about sale proceeds, which could be several million dollars. Let them know they'll see citizen-benefiting revenue; compare the NNCC to the I-405 TAC.

Start with latest solicitation from Metro about I-405 funds. Look at the I-405 materials; Tavo will look into them.

V. Next Meeting

The next meeting will be Monday, August 13 at 5:45, somewhere in the NNCC. Dan will send something in the meantime after the walkthrough.

VI. Adjournment

The meeting was adjourned at 6:50 PM.

Dated: July 9, 2018

Respectfully submitted, Juliet Hyams, Secretary

NNCC Board of Director

Approved: August 13, 2018