

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

Minutes of August 13, 2018

Directors present: Gordy Allen, Tavo Cruz, Bill Welch, Bill Harris, Dan Anderson, Juliet Hyams, Ginger Burke and Susannah Duke.

Not present: Louisa McCleary

I. Call to order.

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

II. Approval of the Minutes

Minutes from July 9 of 2018 were approved.

Motion: Bill H. moved to approve the minutes.

Second: Gordy seconded

Vote: Approved unanimously.

III. Old Business

None known

IV. Treasurer's Report

The board agreed to open no new accounts and hold its CDs for six more months.

V. President's report

Recent walkthrough and related matters: The walkthrough occurred and was quick. They are still interested and talking with potential partners.

Other stakeholder contact update: Dan welcomes members' company at stakeholders meetings: Gordy and Juliet are interested.

Some parties are by definition slow. They probably realize that eventually we'll need to hire a broker. Should we mention that explicitly? It has been conveyed. Those organizations have a slow and complex decision-making process. We're making slow progress. Ginger will provide details of another prospect.

Dan met with the Goose Hollow Foothills League neighborhood association. Allan Classen of the NW Examiner has heard the pitch twice now and wants to discuss it. Gordy suggests that Allan has our best interests at heart, that we should tell him we're negotiating and will be transparent. However, if he blows our cover, it will make our job more difficult and may compromise benefits to neighborhoods.

We received one offer; that party would like a response. Dan will recirculate the proposal. It would be to use it as a school; might negotiate with the theater to use another part of the building. He probably knows he could do better. Needs to run some numbers. How should Bill W. respond?

Dan will present our ideas to the Northwest District Association Planning Committee this Thursday; he will address it then.

Dan was advised to visit with Restore Oregon, which operates statewide and is the principal operator of the facade easement program. The program makes non-historic facade changes more difficult and offers tax benefits to tax-paying entities. In the recording instructions, we might want to record a facade easement, thereby passing tax benefit to the new owner. We can tell that story to the membership when seeking their approval.

Whoever buys the building will need to sell their plan to the membership. Is that on us? Or them?

Meetings with Hillside, Arlington Heights, Linnton and NIBA are not moving. Hillside's president is Gary Berger; Ginger will email him about making a presentation to his board. We don't want to find ourselves at an annual meeting with people feeling uninformed.

Do we need to decide that we want a cash offer and no joint venture? We should keep mum about risks and issues with the building. They must do their own due diligence.

Gordy will work on lining up a presentation to Arlington Heights.

Pro bono legal counsel status update:

It is Andrew Solomon of Stoel Rives. Dan and Susannah will meet with him tomorrow.

Pending Neighborhood Association Presentations

- August 16th – 8:00AM – NWDA Planning @ Coho Theater Lobby NW Raleigh
- Need to set up meetings with Linnton, Arlington Heights, Hillside & NINA.

Other matters of interest or concern:

Will the city eventually compel the building's owner to upgrade it?

VI. Future Meetings

Meetings are scheduled through November: After that, Dan proposes the following. He will circulate them and let him know if any of the dates pose a problem for you.

Dec 10

Jan 21

Feb 18

March 18

April 15

VII. Next Meeting: Monday, September 17th at 5:45.

The meeting was adjourned at 6:35.

Dated August 13, 2018.

Respectfully submitted, Juliet Hyams, Secretary
NNCC board of directors