

**NORTHWEST NEIGHBORHOOD CULTURAL CENTER
BOARD MEETING**

Minutes of December 10, 2018

Directors Present: Gordy Allen, Dan Anderson, Ginger Burke, Susanna Duke, Bill Harris, Louisa McCleary, Bill Welch

Directors Not Present: Tavo Cruz, Juliet Hyams

I. Call to Order

Dan Anderson, as VP, called the meeting to order at 5:48 pm.

II. Approval of Minutes

MOTION: Bill Welch moved to approve the minutes from the 11/12/2018 meeting

SECOND: Bill Harris

VOTE: Unanimously approved

III. Treasurer's Report, President

Attached.

IV. President's Report, President

Dan Anderson had been contacted by both brokerages with continued interest in the sale.

V. Sale of NNCC/Terms of Listing Contract Counter-Proposal with REIG

Key questions to address:

1. Do we want to specify a specific listing price?
Consensus is no.
2. Do we need to specify a minimum price in this document?
Consensus is no.
3. Do either or both of these belong in the listing agreement?
Neither belong in the listing agreement.

4 additional topics:

4. Do we (the Board or the membership) want to be able to reject a sale if we have concerns that the purchaser would lack a commitment to preserving the building?
5. Should we require a purchaser to make specific reinvestment commitments? If so, what should they be and how should they be specified?
6. Should we take any steps (beyond the property's National Register status and other existing governmental listings eg: the building's status as a Primary Contributing Asset in the Alphabet Historic District) to require the preservation of specific interior features of the building?
7. Should we take any steps (beyond the property's National Registry status, etc) to require the preservation of specific exterior features of the building?

MOTION: Gordy Allen moved that no conditions of preservation be included in the sale

SECOND: Ginger Burke

VOTE: Unanimously approved

Currently the terms of our counter-proposal permit the Board and the membership the ability to reject any offer in its sole discretion. [see attached V3 Revised Notes on Draft "Exclusive Authorization to Sell" received November 16, 2016]

VI. Board Positions

Dan will publish the notice for the annual meeting and the slated candidates in the NW Examiner. Susanna Duke and Ginger Burke will run for re-election.

Next meeting will be January 14, 2019 5:45 pm

VII. Adjournment

The meeting was adjourned at 7:01 p.m.

Dated: December 10, 2018

Respectfully submitted,

Ginger Burke, Member at Large

NNCC Board of Directors

Approved: 1/14/2019