

NORTHWEST NEIGHBORHOOD CULTURAL CENTER BOARD MEETING

At the Northwest Cultural Center

1718 NW Everett, Portland, OR

Minutes of November 12, 2018

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

I. Call to Order

Dan called the meeting to order at 5:45 p.m.

II. Approval of the minutes.

Motion: Tavo moved to approve the October meeting minutes, modified to specify that Dan was approved to open the brokerage account at Vanguard.

Second: Gordy seconded.

Vote: Unanimously in favor. Motion passes.

III. Treasurer's report

Customary treasurer's reports were reviewed and discussed.

IV. President's report

Dan received another unsolicited inquiry about purchasing the NNCC from the NW College of Construction. Their website is at NWCOC.com and they train people for work in the construction trades. Dan told them that he'll advise the broker of their interest

Susanna learned unofficially that the theater may need more time in their lease.

She directed them to Dan Anderson. Gordy mentioned that we should discuss that development with our brokers.

We are wrapping up NA visits. Gordy and Bill H. had a small audience and Linnton and Gordy will visit NIBA tomorrow. Only Arlington Heights remains; Gordy offered to visit them. Their mtg is the second Monday of the month (tonight).

Dan proposed Thursday, February 21, 2019 for the annual mtg.

We also need to set a record date 30-60 days before the annual mtg. For a February 21, 2019' annual meeting, the record date would be January 22. Soon we need to notice the meeting.

Motion: Bill H. moved to set the annual meeting for February 21 and January 22 for the record date.

Second: Gordy seconded.

Vote: Unanimously in favor. The motion passes.

Nominations for the annual meeting were discussed.

1. Directors can be nominated by nominating meeting and approved.
2. Directors can fill vacancies between meetings.
3. Any member can circulate a petition and with 10 members' signatures can nominate self.

Dan encouraged fleshing out the board via the nominating committee.

The NW Examiner notice will include a list of known candidates, public notice is required in the bylaws. The goal is one notice in January and another in February.

Discussion of broker selection ensued.

Motion: Bill Welch moved to approve opening negotiations with the Real Estate Investment Group to serve as our broker, subject to review of a definitive engagement agreement that we can subsequently approve.

Second: Tavo seconded.

Vote: Seven to two in favor. The motion passes.

The group discussed whether the agreement should include facade preservation. They agreed that the broker must acknowledge that the property is subject to preservation constraints and that offers are subject to approval of the membership.

V. Next meeting

The next meeting will be Monday, Dec. 10 at 5:45 p.m.

VI. Adjournment.

The meeting was adjourned at 7:15 p.m.

Dated: November 14, 2018

Respectfully submitted, Juliet Hyams, Secretary
NNCC Board of Director

Approved: December 10, 2018