

## **DRAFT MINUTES**

### **NORTHWEST NEIGHBORHOOD CULTURAL CENTER ANNUAL MEETING**

**April 26, 2018**

**Directors Present:** Gordy Allen, Dan Anderson, Ginger Burke, Susanna Duke, Don Genasci, Bill Harris, Roger Jennings, Dan Volkmer

**Directors Not Present:** Elizabeth Aaby, George Wright

#### **I. Call to Order**

Dan Volkmer called the meeting to order at 7:05 pm.

#### **II. Approval of Minutes of February 23, 2017**

**MOTION:** Dan Anderson moved to accept the 2017 Annual Meeting Minutes

**SECOND:** Don Genasci

**VOTE:** unanimously in favor  
motion passed

#### **III. Treasurer's Report**

See Exhibit A

#### **IV. Website Report**

Dan Anderson reported that we have recaptured control of our current website and are beginning to post items such as minutes online. We are now able to accept applications for membership online. There are some expenses associated with developing and maintaining the website. The Board previously approved spending up to \$10,000 on website development. Dan Anderson reported that we are well under the \$10,000 limit. The hosting entity is Canvas Host, a Portland organization. The platform is Wordpress. Dan Anderson currently posts items for the Board.

#### **V. Bing's Plaque**

The Board previously approved an expenditure of up to \$5,000 for a plaque to honor Bing Sheldon, the father of the acquisition of the building for the neighborhoods. Bing recently passed away and the Board enlisted Fusion to create a plaque in honor of Bing. The Board

recently paid \$4,750 for the commemorative plaque which is currently in production. There will be a formal unveiling when it is installed.

## **VI. NWCT Annual Summary**

Judy Kafoury reported that the main boiler no longer works. The NWCT installed a new 220 electrical panel and 4 heaters in the theatre. The remainder of the building is heated by a separate smaller boiler which is currently operable.

The back flow valve for the sprinkler system was repaired.

The roof will be patched again by Mike Music, the current building custodian, who maintains the building and roof.

## **VII. President's Report**

Dan Volkmer reported that he and Roger Jennings are termed out after serving the maximum number of years allowable. Dan reported on the current Board's efforts to come to an agreement with the NWCT to permit NWCT to purchase the building, his work with arborists to maintain the Elm and Plum trees on the property, his efforts to foster better relations with the NWCT, the success of the Home Tour which benefitted the NWCT and the building and the ongoing efforts to find a caretaker for this historic building. He reported that the NWCT has withdrawn from negotiations to purchase the building and will likely vacate the property at the end of its lease.

Dan recommended using Board resources to hire an executive director to guide the continued efforts to preserve the building and continue its contribution to the community.

## **VIII. Other Business/Public Comment on the Floor**

Expiration of the lease is September, 2020. Public input about the building's future is welcome at board meetings.

The cost to address the unreinforced masonry issues is approx. \$6M. There are additional costs associated with updating the facilities such as bathrooms which will depend largely upon the nature of future use of the building.

Dan Anderson mentioned the sister building in Seattle, Town Hall Seattle, that has been fully renovated and is in use as an arts center at a cost of \$20M+. It's based on a membership program of 3500 members who pay an annual membership fee. Its success is also likely attributable to Seattle's wealthier community.

## **IX. Candidates for Director Position.**

Four positions are open and there are four board-nominated candidates. There are no candidates other than those proposed by the nominations committee.

JULIET HYAMS: Served a previous term on the Board. Left due to lack of time. Continued interest and participation in the home tour. About to complete an Executive Master Public Administration Degree. Has experience in grant writing. Owns some old properties herself and has interest in historic preservation.

LOUISA MCCLEARY: Moved here in 1988 to Hillside. Lots of neighborhood involvement in 1990s (eg: HNA President) including the I-405 Advisory Committee. Extensive experience in neighborhood involvement. Moved away in 2002 and back again in 2012 to Hillside. Always interested in this building. Looking forward to being a part of finding a solution that will serve the community.

BILL HARRIS: Interested in a community that works. Would like the building to enrich the community and believes the NWCT has done so.

TAVO CRUZ: [Dan Anderson read Tavo's statement into the record - Tavo was absent due to illness] Tavo is a native of NW Pdx and a business lawyer by trade. Active in NWDA as President and board member for 10+ years. Appreciates the historic nature of the NW neighborhood and hopes the building can be used to provide continued benefits to the community.

Voting occurred occurred by written ballot. All candidates were unanimously elected.

## **X. Adjournment**

The meeting was adjourned at 7:51 pm.

**Dated: April 26, 2018**

Respectfully Submitted:

Ginger Burke. Secretary

**Approved:**