

SGNA Board Meeting - 2026-02-16

Have a question, suggestion, or idea? Email us at hello@sullivansgulch.org

Date and Time: February 16, 2026, 7:00-8:30pm

Physical meeting location: Steeplejack and hybrid on Zoho

Facilitator: Matt Zajack

Notetaker: Sue Bickerstaff

Board of Directors Attendance

Name, Duty	Present	Absent	Excused
Babs Vanelli, Neighborhood Coalition Rep	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Adamson, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keith Iding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Matt Zajack, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Sheehey, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Bickerstaff, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ted Schenck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quorum (4 required)	Yes		

Neighbors Present in-person and virtual

1. Mary Kinnick, Steve Cole (Irvington NA), Lynne Coward, Katy Anderson, Greg, Sean Smallwood, Eren Kalfaoglu, Tela Smith (from Save Lloyd Center)

Agenda and Notes

Welcome

1. Public Comments
 1. Mary: I've been following the city council approach to the PCEF funds; you can watch the city council on Wednesdays; looking to pull \$70 million for the Moda Center
 1. Matt received a press release came in from Moda Center; Matt will forward to the GulchNET
2. Calendar of events
 1. March 16, 2026 at 7pm; D2 Councilor Sameer Kanal will be a speaker
 2. April SOLVE clean up, date TBA

Standing Items

1. Officer Updates
 1. Chair:
 1. SGNA's [Dave Brook Tribute; Obituary](#) posted today; Sue will distribute on GulchNET
 2. Secretary: Approval of [recent minutes](#)
 1. Approved
 3. Treasurer:
 1. Pete will be in touch with Matt Z. about renewing corporate identity with the state, but that can be deferred until Pete returns in April
 2. Website/email hosting annual fees for \$300 need to be paid
 1. Approved
 4. D2NC/NECN
 1. Babs reports that NECN is in the process of getting training on strategic planning
 2. Babs will inquire about the 2025 communications grant, which never came through
2. Committee Updates

1. Fundraising Activities - We do not currently have an income source
 1. Yard Sale: Could charge \$10 for Yard Sale tables to be posted on the Yard Sale map (last year 36 sales were registered)
 2. Community Grants from NECN have been delayed due to city budget
 3. Raffle at Gulch-o-Rama raised \$500
 1. NECN sent the raffle funds from the PayPal pretty seamlessly
 4. Steve reports that in Irvington, Irvington Home Tour is a large fundraising effort
2. Communications
 1. eNewsletter highlights (Sue)
 1. 2 monthly e-newsletters have gone out thus far (Jan and Feb)
 2. Spring outreach campaign: telephone poles and yard signs in advance of spring meeting and spring clean-up
 2. Outreach to property owners, HOAs, etc. (Matt)
 1. Need help (!!)
 2. We have only ~36% property owner -occupied properties in the neighborhood
 3. Would like to offer a "welcome to the neighborhood packet" for new move-ins; notify renters of neighborhood ongoing activities
 4. Notify / Offer other services; e.g. Tree Team / Urban Forestry offerings, etc.
 5. Keith emailed Capital Property Management
 6. MG Properties
3. Land Use and Transportation: Lloyd Center Redevelopment: Update from Ted on public hearing on 2/5/26
 1. Have contacted Urban Renaissance and Lloyd Eco District to invite them to a future meeting
 2. Urban Renaissance came to speak to the Board in 2023 and 2024: Our feedback from those meetings:
 1. SGNA promoted methods that ensure sustainable urban

- growth
2. Encouraged community participation
 3. Prioritizing pedestrian and cyclist safety
 4. Because the Clackamas connection will be one of the most attractive/convenient access point for pedestrians/cyclists from Sullivan's Gulch, it is important for Portland to address safety at the 15th/16th couplet.
3. Ted noted that our previous feedback was reflected in their planning documents
 4. Ted provided 2 minutes of testimony:
 1. This project introduces a gateway to our neighborhood: improving pedestrian, cyclist, and transit experience
 2. Reinforcement of urban fabric and neighborhood character
 3. Advancing climate and sustainable goals, including the tree canopy
 4. Managing interim impacts: the city has planned for phased development at the site
 5. Addressing immediate city needs, including the housing shortage
 5. Design commission website has the [detailed schedule for next steps](#):
 1. The hearing was continued on 2/13
 2. Until February 20th, you can respond to evidence in the record
 3. By February 27th, the applicant has the opportunity has the final opportunity for submit or waive their final argument
 4. They will have a closed meeting on 3/5
 6. Discussion:
 1. The entirety of the mall, including the ice rink will be demolished
 2. Lynne: The design commission is not focused on demolition, just the development scheme. I noticed in the meeting that the testimony was all about the community, and what they want

1. Height limit is 225 ft, which can impact the character of the neighborhood and views from Fontaine
2. Design review is going to focus on the exterior of the building
3. It's not a good environment in Portland for development
4. Financing urban renewal district; they have
3. Keith: Doubt it will be possible to find buyers for the mall space; Regal Parking lot has been available for purchase/development for 7 years and has remained empty
4. Lynne: (Referring to the Save Lloyd Center movement) There is a cost of losing that community for Portland. Can you tear down part of it?
5. Sean: What is the zoning?
 1. Currently there are 14 parcels are zoned mixed use
6. Keith: It's expensive to run a building like that, but I do not buy the claim that you can't slice off part of the building; The office vacancy in Portland is 26%; there's not a market for mixed use; their plan doesn't fit well with where Portland is now. I don't feel that the north/south through-space access is worth demolishing the interior space. There's not going to be a market for what they put there
7. Eren: Want to challenge a little bit that there's no market for this. Office vacancy rate may not be reflective of business needs. There's a need for affordable housing. The new 4000 seat music venue could spur other development in the area
8. Babs: Aware that the Lloyd Center needs some rejuvenation; however, have concerns about demolition the ice rink
4. Safety and Livability: Tree Team (Mary/Ted)
 1. Great attendance at our 2/9/26 Tree Team meeting

2. New mission statement about outreach and education to the community
 3. Wrote a letter to Fred Meyer regarding their Ash Trees; they are all endangered; but have not heard anything back from them
 4. Collaborating with Trip Longworth to start a neighborhood volunteer program to include tree and non-tree related projects and events; hope to initiate in April; more information will be in the March SGNA newsletter
 1. Monthly projects for neighbors helping neighbors
 5. Planning for 4 neighborhood tree walks with themes. Dates and themes for each to be announced in the March SGNA newsletter
 6. Plan to purchase mesh safety vest and affix signage (from grant funds)
 7. Tree Team meets on the 2nd Monday of the month at 7pm at Holladay Park Plaza
 8. Irvington has an active Tree Team; could be an opportunity for collaboration; Keith will connect Mary and Steve
5. Volunteer Corp / Neighborhood Gardens (Matt)
1. Proposed ideas
 1. SOLVE clean up in April
 2. Spring-planning and preparation - mulch work, cleanup, compost work
 3. Bioswale clean-up
 4. Neighborhood garden - prep, planting, maintenance, harvesting in the fall
 5. Street painting
 6. Sidewalk trimming/cement grinding
 7. Gutter cleaning
 8. Leaf clean-up
 2. Any grants to apply to?
 1. PCEF mini-grant?
 2. NECN mini-grants?

Motions / Nominations / Resolutions

1. Approval of January 2026 minutes
 - a. Keith motions
 - b. Ted seconds
 - c. Unanimously approved
2. Pay the \$300 annual hosting fee (emails, drive storage, website, etc).
 - a. Matt motions
 - b. Keith seconds
 - c. Unanimously approved