



Sullivan's Gulch Neighborhood Association, c/o Encorepreneur Cafe, 1548 NE 15<sup>th</sup> Ave., Portland, Oregon 97232  
<http://www.sullivansgulch.org>

## Meeting Minutes of the SGNA Board of Directors October 9, 2018 7--9 PM

Board Members Present: Dave Brook, Mary Beth Christopher, Mike Brown, Chris Tanner, Dan Lerch-Walters, Daniel Pirofsky, Chris Jensen, Ron Boucher, Julie Hoffinger, Kathy Hansen,  
Board Members Excused: Martin Rowe  
Board Members Unexcused: Jack Frewing, Kelly Francois, Linda McDowell, Kari LaForge  
Guests and Neighborhood Members: DJ Heffernan (LUTC Chair), David Peterson (LUTC Member), Mike Purvis (new SGNA webmaster)

All motions and votes are marked in underline and italics.  
All votes were completed by show of hands.

### Meeting Start and Roll Call at 7:07 pm

- Introduction of Mike Purvis, webmaster taking the reins from Daniel.
- Roll call taken. Linda and Kari are still on the board

### Open Mic: Time for members of our community to raise concerns/questions

### Request for additional Agenda Items

### Approval of Previous Meeting's Minutes

- Julie noted a correction to the August minutes regarding condominium turnover meeting.
  - Michael asked about the rental cap at TwentyTwenty, Julie described Fannie Mae Freddie Mac standards. Chris Tanner asked if homeowners could vote to change that. Dave asked about parking.
- Chris Jensen noted a correction to the September meeting notes, that she was excused.
- Motion by Dave to approve the meeting minutes with those two edits, seconded by Dan. Motion carries, with Michael abstaining.

### Treasurer's Report – Michael Brown

- Michael wrote four checks in about the last 2 months, which makes 10 this year. The bank balance is roughly \$4,500.
- A message about a \$40,000 payment was discussed. Chris Tanner described a Marriott Residence Inn agreement pre-2000 by which Marriott bought themselves out of a commitment from having to build the trail. They gave the neighborhood association \$40K which went toward the street twig statue next to the 1620 building. Dan thinks it was just a trail, not the Sullivan's Gulch trail. Daniel recalled \$10K went toward sign tops for the street signs, and \$30K toward the street twig sculpture. Michael found a record of deposit made, and the next day a CD was purchased for \$30K. He is assuming the expenses were taken straight from the CD at Centennial Bank, because they never went through this bank account. Dave recalls the City was ready to go on the sign toppers quickly, so that money was held separately from the street twig tree. He wasn't sure if the payment ceded rights to a trail behind the Marriott. Dan recalled it was not the rights

to the trail, just the construction. Daniel suggests if we own the statue, SGNA could sell the artwork and use the proceeds for something else. Dave recalls we gave the money to RAC, and some people on the board helped pick the art. There is some sort of legal responsibility the 1620 building has for maintenance. Chris might have records in a box? Dave does not recommend spending much time looking.

### Committee Updates

- **PPPs-** Daniel Pirofsky
  - When the board was adopting the rest of the PPPs, Sean brought up a question about membership for those without a physical mailing address. From the City's point of view, they can apply for neighborhood association membership. So "or location" was added to the PPPs. Also under Article 10 Election Procedures, where a mailing address typically had been requested, "or location" will be acceptable. The Bylaws Committee recommends the Board vote to approve. Motion by Daniel to approve the "or location" additions to the PPPs, seconded by Dan. Dave commented that a group of homeless could take over the association, but he is not particularly concerned. Motion passes unanimously.
  - How we vote at the table or call for the question, is by voice vote or "ayes"; in a close vote or where there is some question, someone should be able to ask for show of hands, and when electing officers it may be wise to use secret ballots. This is to conduct the vote with flexibility, yet be accurate and precise in counting votes. Basically the Chair can decide the method of voting; at the request of the Chair, Secretary, or any two Board members a different method can be requested. Upon the request of any member, an election can be by secret ballot. This is guidance, so the Board knows their rights and how to ask for or modify a method of vote. Dave commented in thinking about the votes today, the Secretary or Chair is to state the outcome of each vote, but we haven't been doing that; if someone had heartburn Dave is sure we would have discussed it. Dave proposes adding "upon request of any member" the Secretary or Chair will publicly state the outcome. Motion by Chris to adopt the remainder of the PPPs with Dave's amendment, seconded by Ron. Dan wants to make sure that when there is a vote any minority opinion is recorded. Daniel and Dave responded that these are in the PPPs in a different section of the Bylaws. Motion passes unanimously.
  - Appreciation was expressed to Daniel for his work on the PPPs, as well as to the bylaws committee: Daniel, Dave, Chris Tanner, Julie, and Todd Coward. Daniel commented that in total the association should be on firm footing, and the board well instructed on how to do things, hopefully with enough clarity to reduce disputes about procedure.
- **Land Use and Transportation** – DJ Heffernan
  - DJ would like to formally recognize as members of the LUTC David Peterson, who has been very loyal and regular in attendance and with great contributions, and also Lynne Coward. Daniel noted a committee chair can appoint members; also there is a list on the website, if members change, let webmaster Mike know. David introduced himself to the Board. Daniel clarified committees are made up of community members and board members, who can vote on LUTC but not on the SGNA Board if not a board member.

- LUTC is working on include a revised draft of the Neighborhood Plan, and needs to meet with the City to see if there is a path to get a formal recognition. Possibly the Mayor's office because it holds the bureaus. DJ will find out, and would like to get a written document in front of LUTC and the Board by November.
- The Broadway Weidler Corridor Plan Update was delayed, but that is a good thing. During two meetings LUTC discussed what we want to see happen. Board members are encouraged to attend the next LUTC meeting because LUTC will be refining ideas on the plan.
- The crosswalk grant received for NE 21<sup>st</sup> & Clackamas has a budget issue. Also, city setback requirements for parking at intersections. For now, we want to talk about design, and whether we can keep Clackamas as a designated pedestrian street. The City designates Halsey as a pedestrian street. Dave commented it might be because it is a through-street going into the Lloyd district, and thinks also because of the work proposed for the I-5 Broadway interchange, where there would be a pedestrian bridge at Halsey a straight shot going over. DJ notes in the draft Pedestrian Priority Network for NE Portland, Halsey is a Neighborhood Walkway. We sent feedback requesting Clackamas instead. We have not gotten any formal recognition this is being made part of the plan, but early feedback is positive. With the grant and investment in this crosswalk, we were anticipating the pedestrian street. DJ showed an image of where the crosswalks would be, with artwork in the curb extension. The design started with the image Eugenia designed for street paint on Clackamas at 17<sup>th</sup>, and the idea is to make it oval, make it a bit bigger. It would fit in the street crossing area. We were going to add butterflies and some other things. The design was pitched to City, who said it sounds great, and by the way, the red dots on the design are candlestick flexible bollards. This will make riding a bike on 21<sup>st</sup> very interesting. Consider removing bollards at the edges, especially the trailing edge, to allow bicyclists through? Bus stop: the City was considering closing the stops, we have told the City we want to keep the bus stops at the Clackamas locations. Vendor for intersection in Old Town - thermal plastic looks like umbrellas shielding rain drops, City recommended we talk to the same company for an estimate. We thought it wouldn't cost much more than the grant amount - not even close. For a 5x7 oval, \$75psf, making the cost of each over \$11K; with the \$3K grant, our nut would be about \$8K. One idea is to only do two of these, and Eugenia said she would paint them; estimate \$500 paint and time to paint; the fundraising goal to do all that would be about \$3K. Option 1a and 1b oval. Option 2a and 2b, 20 sf circles 5' diameter. Cost of plastic \$1,500, would need \$6K for all 4; fundraising goal would be \$3K. If we put paint down for all, then we need only \$500. In the grant application we said wanted to come up with \$1,500, so this would double. With 2b and a \$500 goal, DJ could see us going to Freddie's, New Seasons, Lloyd Center, businesses, and the neighborhood. Construction was supposed to start this month, for the city to put crosswalks in, and bollards in to define paint area. We would put the emblem in when weather permits. Dave commented that there is a big difference between options 1 and 2; do we need the thermoplastic torch down material which is much more durable; in the schematic, if the emblem is behind bollards, no cars will be driving over it, and paint will be plenty durable for a good long time. DJ noted we might be able to get a bit more detail in the design with paint; the graphics person said we might have trouble getting pink line detail in the rose. Dan suggested maybe a blackberry flower instead. Mary

asked, if this is a test by the City, why aren't they paying for it? DJ responded that the City already has its test site, and spent money putting crosswalks in Old Town, and would like to see how it works in a neighborhood setting. The City suggested thermoplastic; we were just going to paint it. We could save a lot by just painting it all. The company that makes the thermoplastic thinks it will last at least 10 years. Dan noted, we do not need the images to be symmetric, and likes the option where it is a lot cheaper; suggests thermoplastic at the opposite approaching two corners, then paint the other two corners. Dave suggests the idea of only painting two corners total, at the same approaching traffic corners. David asked if the line in the image will be a painted white line? DJ: Yes. David: handicap curbs? Dave: new curbs are already done, all four. DJ: this would be a board decision, and thinks it would be interesting if we painted artwork on two, and thermoplastic on two, and see how well the paint holds up in 10 years. Dave: if we are doing this test, the city should pay for it; if we use the paint, it doesn't prevent the city from putting thermoplastic down in same location in 10 years? DJ: correct. Dave: how much appetite do we have for fundraising? Chris: about \$500. David: if we ask for some bollards to be removed, would this be an issue with city? DJ for the 21<sup>st</sup> Ave. traffic northbound, the trailing edge serves no purpose; it is the leading edge that is important. Also, we are not sure where the bus will be, or how the bollards might impede the bus pulling back out into traffic at the southbound lane. Pedestrians need to creep out to see better, but the City is concerned about a false sense of security behind the bollards. The northbound bus location is not yet determined. David: didn't the City want to eliminate the bus stops? DJ: yes, but we said no. DJ invited TriMet to come to the neighborhood meeting in November and talk about the bus stop issue, because if these bus stops stay, some others may need to go away. Dave: as research, we can do the painting, and they can put lines but no bollards, then wait until spring, and see what happens in 6 months? There may be concerns about safety and leaves covering up the paint. There also is concern about how bicyclists are going to travel through the intersection with the bollards. DJ will check with Eugenia about painting. For zebra striping thermoplastic, it has glass or pebbles in it for traction. If we paint, we would want to put something in for traction. Does Clackamas & 17<sup>th</sup> have traction? DJ: will put Trimet on the agenda for the November meeting.

- **NECN** – Chris Tanner

- There will be a request for support of Ballot Measure 102. This constitutional amendment would remove the restriction that affordable housing funded by a municipality be government owned; currently there is no public-private partnership for affordable housing ownership. NECN Land Use would like support because means support for building affordable housing. Dave noted the Board supported the clean energy bill earlier this year; SGNA's name will appear in the voter's pamphlet along with a number of other neighborhood associations. Chris needs someone to attend the meeting October 16<sup>th</sup>. Dave can go.  
*Motion by Chris that we recommend our representative to NECN vote in favor of a letter supporting Ballot Measure 102, seconded by Dan.* David P commented either the Oregonian or the League of Women Voters said if this and the other vote passes it would be a 50% increase in affordable housing. Dave commented he dislikes constitutional amendments typically. Chris commented that if it is in the constitution that we can't have these partnerships, then this is the means to change it. DJ commented. Dave called for the question. *Motion passes unanimously.*

- NECN Community Grants. Dave notes as a point of interest NECN recently circulated the \$2,000 grant application. SGNA applied 2 years ago, but did not receive it. Dan noted it is tough competition. Chris noted community support and equity are city goals. Any suggestions? Please discuss at soup night etc. Deadline is January 2019.

## **Business Items**

- **Planning for Fall Membership Meeting – Dave Brook**
  - Topics/Speakers
    - For meeting topics, Chris notes homelessness has been an issue in the neighborhood, and two people have volunteered to talk. Jan McManus of Metro Homeshare (where homeowners who have space to share, can rent to those who can't afford market rate) would speak to encourage participation from the neighborhood. Keith Jones, who is involved in the Lloyd district, in R 2 D Too near the Moda Center, has been involved in homeless services, and was interviewed on Think Out Loud a couple of weeks ago. He would like speak about R 2 D Too, and maybe bring someone from R 2 D Too. Encourage attendance by discussing solutions to the affordable housing issue.
    - Dave asked if there are other ideas. DJ mentioned TriMet re bus stops in the neighborhood.
    - Michael thought we talked about discussing homelessness in the neighborhood meeting. With the Kenton Women's Village for example, we could have someone from there such as a resident, and someone from the neighborhood who was worried, come speak about how it worked out. DJ: wonders if Keith would be interested in moderating a panel, with someone from Kenton, R 2 D Too, Metro, and different social service delivery entities. It could be conducted as a panel, with Q&A and more time, and be more engaging. It is one approach for format. Michael – the homeless problem is the biggest concern of his neighbors. Dave noted 50% of the police budget spent on homeless issues was in the paper. DJ: as an aside, when he was in Ireland, there was a demonstration march for the Irish Parliament regarding housing affordability; it is the #1 social issue in Ireland right now; when there, he ran into a cop from the LA area who said ½ their time is dealing with homeless issues; this is an international issue; it is more a wage issue than a housing problem, but that is another issue. David commented that a serious subject would draw a lot of people, but he recalls from past meetings displays on a variety of issues such as I-5, Broadway-Weidler; consider broadening the topics with other displays too, or else there could be a more limited group to draw. Dan commented that this is a major concern, and he can't think of anything more important than affordable housing and homelessness.
    - A comment was made regarding concern about a broader scope. Dave commented there are the elections too. Kathy noted October 18<sup>th</sup> is the second Broadway-Weidler meeting with the City, and maybe we could get someone from the City to give us an update after that meeting at our general meeting. DJ added: either that, or approach the neighborhood at large about its stance on Broadway-Weidler when it goes forward, rather than the City telling us what they want. For example, do we want to support a streetcar on Broadway? Currently pedestrians can't cross Broadway easily; the City won't put in crosswalk because there are too

many lanes unless they have a hawk signal or street light. This would need to be carefully orchestrated so as not to take too much time. There is the bike question too. Dan: if it is still timely, there can be more time in the Spring meeting? DJ: the timing might be okay. David: parking is a subject of interest too, and would be another topic to broaden attendance. Mary: we are not getting far on the parking district. Dan asked if we can try to have an update at the general meeting? Mary: the parking district was tied to the Lloyd cinema parking lot site with 600 units coming; will the parking district still be relevant since the land is for sale currently? Kathy: Lloyd center restriped it for handicap theater parking. Mary: it was in Oregonian the other day, the cinema parking lot people are looking to sell or for an alternative investor. Ron asked if ultimately it was the cost? Mary commented about the market softening, costs of construction, loans. Dan commented about tariffs on steel too. Mary: market correction. Ron: is a good thing, we needed it.

- Meeting Date. For the Fall meeting, Grace Church Parish Hall has November 14<sup>th</sup> or 21<sup>st</sup> as available Wednesdays. Dan asked about Thanksgiving. Dave commented that the 14<sup>th</sup> would be one day after our November Board meeting. Dan asked if the two could be combined. Dave responded that it was tried before, and didn't work well. The 21<sup>st</sup> is one day before Thanksgiving. So if we want the meeting to be at Grace, those are our choices for November. He didn't ask about December. Chris and Mary noted the 14<sup>th</sup> would be better than the 21<sup>st</sup>. DJ commented that is one of the busiest travel days of the year too. A question was asked about early December. Dave will propose Dec. 5<sup>th</sup> subject to availability, with Nov. 14<sup>th</sup> as the backup date. A question was asked about the 2nd week in December. Julie commented that if the meeting is too close to the holidays attendance might be down, and if Nov 14<sup>th</sup> is the date we need to get speakers lined up etc. soon. Dave: will have a date determined tomorrow.
- Meeting Promotion (Signs) – it will be a free-for-all on where you put the signs again, and a board member will fill in the blanks for what is missing. Michael suggested each person take 4 signs instead of 2? Dave: yes, take as many as you are comfortable with. Chris asked if Dave will have signs for pick up.
- Board Election. Ask your neighbors. Board members just need to do their best to show up for meetings, and serve on one committee or one neighborhood event such as the block party. There is the communications committee, NET, etc. Talk to your neighbors, and encourage them to come to the meeting.
- Board Meeting. If Nov. 14<sup>th</sup> is the general meeting, do we want to hold the board meeting on Nov 13<sup>th</sup>, or postpone until December? Dan: does not think we need both. Ron and Dave agree. Daniel and Chris clarified: so if there is a November general meeting, then we will not have a November board meeting; if there is a December general meeting, then we will not have a December board meeting.

**Adjournment 8:36 p.m.**

**Relevant Documents** – see attached

Remaining draft sections of the PPPs for Board discussion  
(Note: red marks amendments to text previously discussed.)

#### **ARTICLE IV: MEMBERSHIP**

In order to establish membership, eligible individuals must provide their name and address, and written consent to be a member. Written consent may be in the form of a checkbox on a meeting sign-in sheet. Each person shall affirm that they are at least 16 years of age, and that their address **or location** falls within the defined boundaries of Sullivan's Gulch or that they are the designated representative of an eligible member organization or business. Each person also may choose to provide contact information such as an email address or phone number. (See Section 1. Eligibility.)

#### **ARTICLE IX: ELECTIONS**

##### **General Election Procedures**

The Annual Election for directors shall be conducted during the Fall Membership Meeting. Elections shall be conducted according to the following procedure:

1. Voter Verification
  - a. All attendees shall sign-in as consenting members.
  - b. The sign-in sheet shall contain columns for name, address **or location**, phone (optional), email address (optional), and a column or box for attendees to check, certifying eligibility and consent to be members.

#### **ARTICLE VIII: MEETINGS**

##### **Votes taken by the Board of Directors.**

At the discretion of the Chairperson, any vote on a motion put before the Board of Directors may be taken by voice vote (aye, nay, abstain), by a show of hands, or by a public written ballot that contains the name of the member voting and the vote of that member and complies with *ONI Standards, VIII. Open Meetings and Public Records, pp. 43-44*. Upon the request of the Secretary, the Chair, or any two Board members, a show of hands shall follow an oral vote. Either before or after a decision, any Board member may make a motion to require that a vote be taken by roll call or by written ballot. The Secretary or Chair shall publicly state the outcome of each vote. The result of each vote shall be recorded in the meeting minutes. Upon the request of any member, election of officers and other representatives shall be voted by secret ballot. Anyone wishing to see public written ballots may do so at the meeting or anytime thereafter before the ballots are discarded. Written ballots must be retained for a period of at least 60 days after the vote. (See Section 10. Deliberation and Decision Making.)