



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

Meeting Notes of the SGNA Board of Directors September 11, 2018 7---9 PM

Board Members Present: Mary Beth Christopher, Jack Frewing, Daniel Pirofsky, Julie Hoffinger, Dan Lerch-Walters, Kathy Hansen

Board Members Excused: Dave Brook, Chris Tanner, Martin Rowe, Chris Jensen,

Board Members Unexcused: Mike Brown, Kelly Francois, Ron Boucher, Linda McDowell, Kari LaForge

Guests and Neighborhood Members: Jake Foster (Defend Oregon), David Peterson, Bart Jackson, DJ Heffernan (SGNA LUTC Board Chair)

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

- **Meeting lacked a quorum present**

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

- **Construction at NE 21st & Weidler**
 - Bart asked about the construction at NE 21st & Weidler. Construction has been delayed because of an unexpected issue with a tree. DJ suggests if there will be a prolonged closure, probably the best solution would be to take down the barricades and let people walk. DJ will inquire at PBOT tomorrow.

Request for additional Agenda Items

- Deferred, due to lack of quorum

Approval of Previous Meeting's Minutes

- Deferred, due to lack of quorum

Business Items

- **Informational Presentation of 2018 Ballot Measure Landscape - Jake Foster, Defend Oregon**
 - Defend Oregon is talking to different organizations and civic groups, to give an overview of what is on the ballot and what they are working on. Five state measures qualified for the November ballot This year, they view this as a difficult ballot with multiple threats to Oregon families:
 - Measure 102. Legislative referral, affordable housing financing. Allows local bond dollars to fund partnerships for affordable housing. They support this measure and oppose the rest.
 - Measure 103. Constitutional amendment, tax carveout for giant corporations.
 - Measure 104. Constitutional amendment, expands use of legislative supermajority requirement.

- Measure 105. Anti-immigrant measure, repealing Oregon's 30 year old sanctuary law.
 - Measure 106. Constitutional amendment reduces access to reproductive care in Oregon. Will have most effect on low income, public employees.
- Defend Oregon views lots of threats on the ballot, with groups advancing a conservative agenda, e.g. grocers, political groups, anti-immigration groups.
- Jack asked if there are other items on the ballot? Jake replied there is a local metro bond, and clean energy so there will be 7 in Portland total.
- There is a growing Defend Oregon Coalition.
- Measure 104: They view this as not needed. Impacts: harder to eliminate tax loopholes; more gridlock in Salem; harder to fund schools and services. Jake reviewed groups supporting and opposing 104. David asked for an example of the loopholes. Jake: e.g. percentage tax on cigars where luxury cigars are taxed at a lower rate than less expensive cigars; golf course tax breaks for sewage drainage where this is hardly used anymore; legislators the using price of meals during legislative session. Some tax breaks are worthwhile, e.g. earned income tax credit. But if you wanted to save the state money, this measure would make it harder to do. DJ asked a question about the current supermajority cap.
- Measure 103. Note: Oregon does not have a tax on groceries, and nobody is proposing one. Impacts: definition of groceries is vague, could include e-cigarette without tobacco (cigarettes etc. with tobacco are exempt); does not exempt necessities such as medicine, toilet paper, soap; exempts more than food transactions, distribution is all up and down the supply train, which becomes a large carve-out and can be complicated to administer; would roll back funding for essential services such as healthcare (provider tax), leaving hundreds of thousands without care; transportation (fuel tax); others. Dan asked if Fred Meyer trucks would be exempt. DJ asked about Fred Meyer gas stations. Jake: the measure is risky & flawed because of the vague definition, and will be nearly impossible to fix once in the Constitution. Will result in taxes on other businesses. Jake reviewed organizations supporting and opposing the measure.
- 103 & 104 are the main ones they are working on. People may also hear about 105 & 106 in the coming months. Dan asked about 105 polling? Jake does not recall off the top of his head. David asked since there are no taxes on food now, is this Albertson's etc. trying to secure this as a current state of affairs? Jake: yes, they want to carve out their use. David asked if this measure would benefit farmers markets too? Jake: "amended or enacted," could prevent tax breaks for small businesses. DJ asked a question and Jake responded that there was something similar in California regarding soda taxes. Daniel asked about the previously failed measure affecting the largest grocers gross receipts tax. Jake: the previous Measure 97; yes, this would prevent something like that. The measure also calls out the corporate minimum tax, prevents legislature or voters from raising corporate income taxes in the future. This puts other businesses at a disadvantage, since they will get taxed instead. Jack asked if small mom & pop's are affected? Jake: they are affected too, but it is the large grocers pushing this.
- Jake has lawn signs available. He can drop some off or anyone can just stop by. Their office is practically across the street, between Marshall's and Ulta on street level, right by the uber/lyft/taxi stop sign.
- Following the presentation there was no ensuing discussion.

- **Departing Board Members – Mary Beth Christopher**
 - Discussion about departing board members. 14 members are listed on the roster, so we need 8 for a quorum today. A question was asked about who is up for reelection? Mary can check. Jack said Linda may have spoken with Dave more recently and possibly expressed a desire to resign. Julie commented Linda is on the roster but Kari is not. Daniel said Kari should still be on the roster list.
 - An invitation to residents at the Fontaine was extended at their last month's HOA meeting. There are no takers yet. Mary Beth will revisit this at their next meeting.

Committee Updates

- **Land Use and Transportation**
 - **21st & Clackamas Pedestrian Crossing– DJ Heffernan**
 - DJ showed an image of the proposed painted lines, white candlesticks, and crosswalk, and indicated the “Art Area” for the 21st & Clackamas crosswalk project. There is an area for street painting, and an area for a film material. At NW 3rd & Davis--raindrop with umbrellas--is the plastic film material that is put down with heat and adheres to the street. We would do something like that.
 - The City has a work order for this project and will start this month or in early October. We need to finalize the design for the Art Area. This might not get done this fall. DJ asked Eugenia Pardue about art after seeing the design for the Safety & Livability street painting. The design would be in the shape of an oval, with other objects surrounding the central image. Possibly a butterfly or hummingbird submitted at the Block Party.
 - DJ emailed the vendor today to ask for pricing. The bad news: \$75/sf is spendy. A 4'x6' oval is about 24 sf. DJ is hoping the City likes the design, as this is the Rose City and thorns. For the crosswalk, \$1800 will be expensive; 4 of them.
 - A sticking point: TriMet decided they do not want bus stops at this intersection; if so, then we do not need the crosswalks. If 20 people cross between 4-6pm then we could need a crosswalk, but without the crosswalk who will cross there? It is a Catch-22. Users would need to walk to Multnomah to catch the bus. Daniel commented that Multnomah is the problem stop. DJ suggests the Board draft a letter to TriMet. We could suggest getting rid of the northbound 21st & Weidler stops for the 70. There is a stop on Broadway. DJ would suggest deleting different stops, not 21st & Clackamas which is in the middle of the neighborhood. David asked if spacing or proximity was the basis of decision. DJ: spacing, and time. Every time the bus stops, it loses more time, and TriMet is trying to make buses run more efficiently. But, buses are slow because of traffic, not because of stops, and TriMet will lose their ridership. Mary asked a question about communicating with other neighborhood users. Kathy asked about the line to Concordia. DJ: that line does not have funding yet but would use this route. Nobody at TriMet seems been involved in this; it was a staffer directed to save some time. We need to come up with a letter otherwise. Jack asked if it would help for people to speak up at a TriMet board meeting.

- **Broadway Corridor Plan – DJ Heffernan**
 - The Broadway Corridor Plan update was pushed back because of the Central City update, to next year. LUTC will be meeting about a shopping list of priorities, and already has had some good discussions about it.
 - DJ already sat down with the plan update project manager, who is pushing back on decoupling. We will need to show: what makes a main street work? Maybe Safety & Livability could be interested in researching.
 - What parts of Broadway-Weidler are active, what parts are dead.
 - Use comparisons to Hawthorne, Division, MLK, and other main streets with 2-way traffic.
 - Look at not just the activity level, but also the benefits from healthier main streets, such as less vacancies.
 - Dan suggested also looking at proposals that didn't occur, e.g. the Burnside-Couch couplet that didn't occur during Adams, and compare.
 - This is another priority need of help getting information together. DJ knows a geographer at PSU Urban Studies, who may be able to assist in mapping healthy vs. non-healthy main streets.
 - Daniel noted tax revenue is key: vacancies, turnover, show the area is not performing the way Hawthorne or Alberta might be. Alberta is a smaller street probably generating more revenue than this street.
 - Kathy noted that Alberta, like Hawthorne or Division, has lots of small footprints--businesses taking up less than a square block--where we have car lots, hardware stores, dollar store, etc. She is not sure where increased development would come in.
 - DJ: the natural progression as most cities evolve to a higher level of activity, are houses converted first, then walk-in storefronts at the curb, and over time those buildings are demolished and replaced. We don't necessarily want to encourage demolition of all our single family houses, rather we want a natural progression for this to occur; otherwise it will quickly become a desert. Creating an urban renewal district drives up land values. The best thing would be a 2-way street, instead of pass-through traffic.
 - David noted Willams & Vancouver are successful one way streets; compare Broadway east of 25th where there are lots of businesses going out e.g. Gordons, Wendys, Jackson, and though there are others moving in, the 2-way there has not been as successful. Jack noted there are no residents on the south side of the street, because of the freeway.
 - Mary asked what steps the Board can take to push back. DJ suggested meeting with commissioners including Chloe Eudaly (Safety/Accessibility) and that economic issues will resonate. Healthy main streets generate revenue, reinvestment. Maybe also try to meet with the Mayor. First though, we need some of this information in hand to make our case. We have 3-4 months to put this together.
 - Daniel brought up that PBOT came to speak about Vision Zero and to find out what we think, and they were going to go to other neighborhoods & businesses; do we know how far their research has gotten? The fundamental issue with Vision Zero is safety, and for that you need to slow down the traffic. Once you slow down traffic, then you can look at whether you want one way or two way traffic. DJ will ask Nick about his research.

- Jack asked if we need board approval for a letter to TriMet. DJ will get a letter to Mary Beth.
 - Kathy mentioned another issue with small businesses is that we have lots of large landlords, e.g. at Grand Central, Marsee, Phagan's. These landlords can afford to wait it out until they get their price, and this is different than the organic development along Hawthorne or Division where old houses became businesses. We would like see more small businesses along Broadway-Weidler, but how can businesses get a foot in the door when the landlord is out of state and not a friend with a house. DJ said he asked Nick about NEBBA; we have more tenants that are businesses, and they do not want change because it drives up the rent; we have absentee landlords; some new developments can influence all the rents. David said there is a gentleman in his building who used to have a business on Broadway, where the landlord kept raising rent, and he said he couldn't make money with expenses and payroll, and had to close the business. DJ added that absentee landlords benefit from a previous ballot measure; their holding costs stay about the same and increase perhaps 2% a year if no improvements are being made; out-of-state ownership has deep pockets, and rental income is not as important to them because they still making money as the value of their land continues to rise. Daniel commented that this money is unrealized; the real estate market is driving the way our business environment is working, and how our main street works; it is absentee real estate ownership saying how we will live here. DJ added that there is more pressure on a smaller holding company to get rental income, and they won't subsidize it forever, whereas larger ownerships will just sit there.
- **Walkway on NE Halsey – Kathy Hansen**
 - It is anecdotally rumored the new owners of Axxcess 15 in sprucing up the property may want to close off Halsey at both ends. This through-way may have been part of a land use approval. It opened in 1997, so the documents probably would date from 1995 on. Kathy has case numbers; although the documents are not online. Jack suggested going to the City archives. Kathy said she has left a voicemail and sent an email. She is guessing this is a permanently dedicated right of way. Mary said she can check her files if Kathy emails the case numbers. DJ noticed a No Trespassing sign today. Dan added that the sign is in the middle, not at the end. Mary believes the site is 3 tax lots with divisions. Kathy added that if Halsey had been vacated, they would have built straight across; she will research if there is a written dedicated public right of way.
- **Bylaws and PPPs – Daniel Pirofsky**
 - Daniel noted there are not enough people to vote, so this will push to next meeting. To review the remaining items in the draft Policies, Practices, & Procedures:
 - First, the addition of “or location” to accommodate homeless members was taken from the discussion initiated by Sean at the last Board meeting, as a response to what the Board said it wanted.
 - Second, the committee agreed upon a common version about how the Chair and Board determine how to vote, such as a show of hands, etc. The Chair will have discretion in calling a vote, but in case of a close vote

for example, where someone wants to see a show of hands, it gives the Board the ability to vote on it.

- These are simple items, tabled after the last meeting after adopting the remainder of the draft Policies, Practices & Procedures document. Daniel sent the PDF today so we can see what the text looks like.
- DJ thanked Daniel for his hard work. Daniel thanks the committee as well.
- Dan asked about the definition of eligibility for a homeless person who wants to vote; he is thinking of Antelope, OR, if those who want an outcome can bus in people to vote. Daniel explained the nearest precedent is the Overlook neighborhood, and we can't deny the right to be represented to someone who wants to have a voice. It is unlikely our homeless population would put a voting block together. We should err on side of being inclusive, rather than restricting membership. The City is telling us be inclusive. Dan added that he is in favor of being inclusive too. Kathy remarked that Overlook was a bit different and more like Right 2 Dream Too, where people congregate at a fixed location on a regular basis. Dan commented the transient population comes and goes in Sullivan's Gulch as well. Daniel commented that it is not as built up. Julie added that from the Overlook materials we heard ONI has an affidavit form for those with no fixed address, and we could look into it if needed.

Next Meeting – *Mary Beth Christopher*

- The next meeting will be in October. Kathy inquired if this will be the General meeting? It will be a Board meeting.

Adjournment at 8:17 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.)