



Minutes Regular Monthly Meeting of the Board of Directors

Publication Date: March 27, 2016

Approved: March 8, 2016

Meeting Day, Date & Time: Tuesday, February 9th, 7:00PM-8:30PM

Attendance of Members of the Board of Directors – Quorum of 9 out of 14

Present: A. Alvis (AA), D. Brook (DB), M. Brown (MB), J. Frewing (JF), C. Gosset (CG), , D. Lerch-Walters (DLW), C. Tanner (CT)), K. LaForge (KL), M. Mutschler (MM)

Excused: St. Chase (StC), Sa. Chase (SC), Kathy Hansen (KH)

Unexcused:

Note: Written ballots were used at this meeting and will be kept on file for six months.

Welcome

1. Police Report
2. NECN
3. Minutes:
 - a. Change HPP to Holiday Park Alliance – unanimous approval
 - b. Dave B. requested minutes from 2015 prior to September
 - i. He has been unable to meet with Stephen C.
4. Finance
5. LUTC
 - a. Seth Henderson: Director of operations for PHK
 - i. Document overview regarding adjustments to Mulnomah/28th project
 - ii. Adjustment for building coverage and landscape coverage
 - iii. August 7th 2015 permit set was submitted
 - iv. Tracks ‘A’ & ‘B’ have been donated to the city for future SG trail
 1. Separate ownership had to be established for the tracks
 2. Current easement was insufficient
 - a. 4-6 ft vs. new easement is 16ft
 - v. PHK is being penalized for gifting the tracks
 1. Essentially by having to make adjustments
 - vi. PHK is contributing \$36K in private funds for a 300ft long retaining wall so the property can interface with the trail
 1. Turner Construction will be the builder of the retaining wall
 - vii. LEED platinum certification will be pursued
 - viii. Schedule
 1. Appeal to LUBA will delay breaking ground from March to May 2016
 - a. John Frewing discussed that he had 6 points regarding his appeal to LUBA
 - b. George Wheeler commented on John’s actions
 - c. Kari L. commented on how she was in favor and supportive of the PHK development
 - d. Dan Pirofsky commented on how it would have been better to have had the discussion we had tonight back when the permits sets were given.
 - i. Seth stated that it wasn’t possible, but he appreciated the comment
 - e. Andrew A. asked for John F. to consider retracting his appeal to LUBA



- f. Request for Jack F to have an agenda item for March meeting to discuss his appeal
 - b. Carol G. – Land Use Chair
 - i. Reported on the development at Multnomah & 16th
 - 1. Theater will remain on the site and have up to a 10 year lease
 - 2. Developer and architect will be at the board meeting in March
 - ii. 21st & Multnomah
 - iii. Grant Park Village
 - 1. Phase II
 - a. Design hearing is set for April 7th
 - b. Requested for architect to attend March meeting
 - c. Moving forward with easement for future SG trail
 - d. Building will be all apartments
 - iv. HPP
 - 1. Between Clackamas and Wasco
 - a. 10 units (5 over 5)
 - b. 50-54 parking spaces sublevel
 - c. Independent living
 - d. Concrete and steel construction
 - e. HVAC systems that will be considerate to neighbors
 - f. Construction starts in Sept. 2016
 - g. Verbal agreement with Sears to have parking during construction
 - v. 28th & Halsey
 - 1. Tear down w/ apartment
 - 2. Not much info as it's a new project
 - vi. 26th & Broadway
 - 1. 20s bikeway project
 - a. Will have a 'HAWK'
 - i. Crosswalk light with a timer that is activated by pedestrian & bike crossing
 - b. Improvement @ 28th & Wasco
 - c. Comments
 - i. Mike M. commented on a parking permit program or district
 - ii. Carol G. said this had been attempted once before. It takes 51% of residents to champion the initiative
 - iii. Dave B. remarked that the city is changing to a new parking program.
 - iv. Mike. M. stated the board should take action on this promptly will all the current development
 - 1. Add Agenda item: Parking permit program for March
 - v. Carol G. said that Google has reached out and requested to bring in google fiber
6. Events Committee
 - a. DLW: Concerned about getting the signs out
 - i. Kari, Dan, Dave, and Heidi will take care of it
 - ii. Neighborhood cleanup needs a chair



7. Tree Report
 - a. Tree planting March 5th
 - i. Call friends of trees
8. Safety & Livability
 - a. Monday Feb 22nd is Disaster Preparedness
 - b. Stop litter and vandalism
 - c. Meeting on March 2, 2016 to plan for cleaning up the gulch
 - i. Solve it for Earth Day
 - d. May 8th Earthquake preparedness meeting at Pres. Church
9. Communications
 - a. No report
10. General
 - a. Planning General Meeting on Feb 16th
 - i. Emergency Preparedness presentation
 - ii. Elections
 1. Subcommittee to formalize procedures

Motion 2: General meeting is considered to be the fall 2015 meeting for purposes of election to fulfill the bylaws that we have 2 meetings per year

1 opposed / 8 yes

Motion 3: Brad Lopez to be removed from the board due to poor attendance

2 opposed / 7 yes

Motion 4: Add 5 seats to board

1 Opposed / 6 yes / 1 abstained / 1 ?

Motion 5: Approve voting procedures

unanimous