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
         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