

King Neighborhood Association Meeting
March 12, 2014
Draft minutes

Alan Silver, Chair
Eileen Kennedy, KNA Neighbor
Anothony Zoeller, PPB
Jennifer Jardee Borquist, KNA Neighbor
James Jardee Borquist, KNA Neighbor
Irek Wielgosz, Co-Chair
Sharon Bolden, Neighbor
Elizabeth Nardi, KNA Neighbor
Violet Nazari, KNA Neighbor
Margo Dobbertin, Secretary
Lupin Morgan, NECN
Adam Milne, Old Town Pizza
Damon Isiah Turner, NECN
Ellie Holzemer Russell, KNA Neighbor
Katy Asher, NECN
Jeff Scott, Treasurer
Diego Gioseffi, KNA At-Large Rep
Maureen Mimiaga, KNA Neighbor
Fred Dieter, KNA Neighbor
Leigh Rappaport, KNA Neighbor
Debbie Frank, KNA Neighbor
Ray Leary, Vanport Partners
Jeana Woolley, Vanport Partners
Anna Leind
Fred Stewart
Rene Corbin, KNA Neighbor

Introductions

approve the agenda 6-0

Egg Hunt (Maureen): Idea for a grant application: KNA could purchase street closure barricades for bloc parties. Discussion of sizes of barricades; large ones would cost \$200, smaller ones less. Suggestion that KNA could buy the barricades without the grant. Egg Hunt: 10:30 am to noonish in Two Plum Park. Maureen could use more eggs, and needs candy donations. Probably will get some candy from the Alberta Coop. New to stuff eggs a few days before and put up flyers. moved, seconded to host Egg Hunt (6-0) moved seconded to cover \$50 in candy (6-0). Please contact Maureen to volunteer.

minutes: approving slate of July - December 5 in favor, one abstention; all minutes are titled as general meeting minutes but some meeting are board meetings; suggestion to reclassify approved minutes that were Board meetings as opposed to general meetings moved, seconded (6-0)

NECN REP (Katy): Introduction of NECN. District coalition under ONI. 24 Board members from NAs and 5 at large. This position would run until the end of June. nominating Margo as KNA rep to NECN, Margo accepts! moved, seconded passed (5 in favor, Margo abstains).

KNA Elections (Alan): Chair, Secretary and 3 at large positions are up for election. Eileen has announced that she wants to run; no other announcement have been made. Bylaws call for a nominating committee. Jennifer: at large reps used to represent districts, but never used a nominating committee. Contact Margo if you want to run for office. Note that current bylaws require the Chair to serve as a rep to NECN.

Bylaws (Alan): KNA bylaws currently allow members to vote at several meetings a year, but NECN can no longer insure this model and requested that we change to a board-only decision making model. April 1st, 6:30 at the NECN offices. Can contact Margo to volunteer or with questions.

Time to print and deliver post cards to announce the Clean Up. Can't afford to mail them, so need volunteers to hand deliver them. Motion to spend up to \$250 on postcards, seconded, discussion: Leigh can do south side volunteers; passed (6-0) further discussion of how to circulate postcards; general interest in same routine as last year

need to renew web hosting fees, can use communication fees, will bring bill for reimbursement next meeting

Black Cat GNA (Eileen): Commander will come to next SALT mtg to discuss next thursday; all interested parties should attend. Simpson Street: empty lot has been dozed over and fenced. Eileen is concerned that activity in the lot will ick up in the spring when the wehtaer is better.

Ofc. Zoeller: Will probably recieve more crime reports re that area as weather improves. RE Quicktrip: KNA had a GNA 10 years ago with the QT. Just today Ofc Zoeller reported to Safeway manager some spillover of activities into the Safeway parking lot, so anticipating better cooperation and support from Safeway including access by police to Safeway cameras. Bushel and Peck and Cafe Hibiscus have license renewals. Liquor licensing workshop; is either 19th or 20th, will confirm date, at the King School

Black Cat GNA (Margo); update, march 24th at 6:30; Debbie: better with new owners who are determined not to have drug activity on their property. Removed benches from the sidewalk after meeting with THEResa Marchetti. Had a successful happy hour at the BC during the snow storm weekend. Still have some issues with cleanliness at the location.

noted that we do not have good records of past GNAs involving KNA. Would also be beneficial to have a guide on how to start the process of securing a GNA. Process

relies heavily on Celeste doing the work; would be helpful for neighbors to have a better understanding of the process when starting it. Suggested that we should ask for the set of guidelines Celeste consults when drafting specific GNAs.

OLCC Hearing re food carts (Eileen) amplified sound and beer at food carts; if food cart applies for a liquor license Eileen would like to pursue a GNA with the cart. Noted that during comment period, individual letters carry more weight than petitions.

Vanport (Ray Leary): Thanks for first time to speak to a community group.

Presenting timeline on the development of Vanport Square from 1997 to 2013. Won the RFP. initially pursued Fred Meyer, which was also looking for a design for a space on interstate, but wanted to rent for only \$4/sq foot for rent. wanted a grocer that would complement the safeway up the street on MLK. RL met with TJs and were told they liked the market but not ready at that time. PDC then tried to secure a deal for a call center on the lot. No previous plans or studies indicated or supported a call center, just a grocery store, so Ray and Jeana spoke with news media and the deal was cancelled. PDC gave ERL a 6 month deadline to finish the development. PDC then pushed another deal for a medical clinic.

ELR had development rights for the north node first.

the market crash in 2008 stopped nearly all construction and development in the city. PDC pressured ERL to finish the development, despite the depressed economy and being underfunded (Gerdling had moved onto a South waterfront project). Leary and Wooley continued to support the TJs proposition even after PDC gave the option to Majestic. The good work done on the first phase on the project suggests that ERL should get another shot.

At a meeting on Monday with Mayor, a consensus of sorts was made for the Mayor to approach TJs and Majestic. The opportunity to have TJs was hard fought and supported by neighbors, and its questionable why the PDC didn't involve all stakeholders in a meaningful way in order to avoid the kind of scenario that has played out.

There are 14 sites on MLK that could be developed (in terms of empty lots, old buildings beyond repair, etc.) but only 6 could be commercially developed. this lot was designed and planned to be the center of commercial revitalization. TJ was considered a smaller grocer that would not present livability issues to the neighborhood, but it would be a smaller footprint with less development than anticipated by the "value" of the land. PDC should have explained why the price of the land had to be written down.

comments: city would have recovered 2.5M in property taxes within 18 months. PDC often renews options on land for years on end when a developer is having difficulty with the land.

question from Jack Jackley: if mayor is able to restart the deal, what could ERL bring to the deal? A: ERL knows the neighborhood and the benefits that need to be

developed (like a community benefits agreement). Also know the history and challenges. For example, many of the businesses, including TJs were not interested in an MLK boulevard address; at the time the vanport project was started neighborhoods were complaining about all the affordable housing going up on MLK; could have used local relationships to avoid the kind of opposition that was raised to the project.

qt re support at mayor's meeting for ERL; a: yes, and possibly a path forward. ERL won't hold up the deal if they are not involved.

qt: is mtg tomorrow with same stakeholders as monday; a: no, it's around the redress issue and some visioning

qt: is there something that neighbors can do to support Ray and Jeana? comment: Ray and Jeana need public acknowledgement of the work that they have done

qt: any chance of TJs returning? a: unlikely, a store in NC was cancelled when one person opposed it

qt: what will keep majestic from cutting out neighbors from public engagement surrounding things like traffic? a: the mayor's potential deal will not go with preconditions that is how the large national corporations do businesses. PAALFs missteps drew attention away from PDCs failure to deal fairly and innoculated PDC from proper scrutiny

comment that the advisory committee had not moved out of town as Sarah Kuhn from the PDC stated as a reason for not reconvening the committee

Adam: vanport square business owners bought into the deal even when ERL was having a difficult time securing a national anchor tenant on MLK Blvd.

comment that we could continue to watch the PDC in the future in order to support Ray and Jeana.

ANNOUNCEMENTS

cascadian water trust wants to present at KNA's meeting next month and wants to be on the ballot in autumn. comment: non-profits in portland are opposed to this bc it will take the BES's hands away from oversight and move it to corporate representatives

Sabin and Boise NAs are starting a working group to pursue affordable housing in NE. contact Diane and Stephen to get involved.

comment: there will be great debt and water prices are high bc were paying for the sewer pipe overflow project (without the debt, the prices would be some of the lowest in the country); the portland utility review board could serve that purpose

Food project (Eileen): Portland food project is taking food donations monthly on an ongoing basis

possible roselawn park picnic co hosted with vernon; could also have a picnic with humboldt in mallory

planting in boise, eliot, humboldt and king took place this weekend, moved from the 178 trees were planted.

adjourned