

King Neighborhood Association Meeting

Sept 14, 2016, 6:30p.m.

Board Members Present: Alan Silver, Derwin Cunningham, Diego Gioseffi, Evan Heidtmann, Emily Leuning, Matt Anderson, Andrew Neerman,

Special Guests: Vic Remmers, Bob Thompson, Ian McKenzie, Richard Rapp, one other

Neighbors Present: Sharon Bolden, Margaret O'Hartigan, Irek Wielgosz, Stephanie Sanchez (Green King Americorps), Jessica Rojas (NECN Neighborhood Program Manager)

6:30p.m. Meeting agenda, minutes, announcements

Emily and Derwin attended Summer in September festival – good turnout, good food

Emily and two other King NET members presented regarding emergency preparedness at a neighborhood block party. About 20 to 25 people attended, very interested in emergency prep issues.

Grand opening of futsal court happened, Timbers player, PPR, gov folks, other officials were there

Sharon has been working on cleaning up PDC owned property next to the site slated for development on Garfield – has noticed issues with house: bamboo growing, uneven sidewalk, open windows in unoccupied home. People who were renting it have moved out. Eric Jacobson is contact at PDC. When is the 5 year window up- meaning house could be demolished? Matt will take lead on looking into this issue, try to preserve the state of the house while under city ownership.

6:45p.m. VWR Development/TVA Architects – preliminary plans for development at SE corner of MLK and Failing

Remmers also working on two projects at MLK and Mason – one is complete and beginning work on another now

Now working on a project at the corner of MLK and Failing. 5 story apartment building, 89 units total, focus on complying with city zoning ordinance, not applying for any variances

3 to 1 FAR on the building, 56,000 sq feet, 135 bike stalls, 5 short term bike stalls, 21 parking stalls, 2 car share Zipcar parking spots, studio apartments on ground floor, top floor will be set back. Lobby and bike room will be at the corner of MLK and Failing.

Currently in City process for design review.

Andrew asks why there is an aversion to retail?

Vic says there is retail at MLK and Mason which is unrented – studios could be converted into retail at a later time.

Andrew says the Mason building is in more of a retail desert and the retail spaces there seem small and dark. This is a better opportunity for an active, welcoming streetscape with retail

Alan agrees – doesn't see a benefit to the boulevard

Margaret says the option to convert ground floor to retail is good. Has seen storefronts empty for 16 years. We're in a housing crisis and have publicly owned housing that isn't occupied. Says they're meeting the affordable housing crisis.

Alan asks for clarification on what meeting the affordable housing crisis means in this context.

Stephanie asks how much the apartments would be rented for.

Vic estimates \$1,000 - \$2,500 rent, depending whether it's a studio or 2 bedroom.

Jessica asks whether they will consider using native plants in the landscaping

Yes

TVA: Right now, we are trying to fill a need in housing within the city, working as quickly as we can to get through the city process and get permits and begin construction. Hope to submit for permits this fall/winter.

Evan asks for estimate of how much the cost per stall the parking is –

Vic says the building is 20-30% more expensive with the parking. Not sure what it comes out to per stall.

Alan asks about affordability – says in the past Vic's cost estimates have not held true.

Vic says when the project is done in 2 or three years it could be even more

Studios are around 410 sq ft, 1 bedrooms are around 450 sq feet

About to finish a project at 31st and Hawthorne – avg price per square foot has been skyrocketing

Stephanie asks about the interior of the units – how will the interior space be used? Any innovative ideas for making the most of the small amount of space?

Irek asks about the building that is currently housing the school – is that yours?

No, we have not yet purchased that.

7:10p.m. Announcements:

There will not be a Land Use Committee meeting this month

Eileen Kennedy resigned as Co-chair, and SALT rep to NECN

7:13p.m. Thrill the World Portland – request for park sponsorship

Alan requests KNA signs off on using KNA's free park permit. It is a simultaneous worldwide Thriller dance which raises \$800-\$900 each year. Has insurance, plans to use the covered basketball court area at Irving Park.

Diego says he would love to see it in King Park but understands that the probable rain makes the covered court more desirable.

Sharon suggests Alberta Park's covered area. Not in King neighborhood though.

Margaret requests that everyone read the flyer she handed out detailing her concerns. Wondering why no other NA volunteers their park permit to do this event. Does not like that the park permit is "kept secret". Hopes that the board starts taking its responsibility to act in the best interest of the neighborhood. It is inexcusable that King does not advertise this.

Alan says it's Parks and Rec's job to make arrangements with NAs and create their events - can partner with NAs and non-profits.

Margaret says having a difference of opinion is American.

Andrew says he is speechless and that Margaret seems like she is bullying, please look in a mirror.

Emily asks about the park permit – what is it? Each association gets a free use of a park once per calendar year.

Derwin says he also wasn't aware of the permit – good to bring it up, there are organizations that would probably seek to use that option.

Andrew says next year we should do more active outreach earlier in the year to get folks to use this permit. Derwin agrees.

Stephanie says this seems like a great event, says potentially next year can use the permit for a Green King event, can advertise this option more next year for other groups.

Matt asks if we don't use the permit, it goes to waste, right? In the future, hopefully we can post the availability on the website or something.

Diego says he thinks we should promote it to be used in King Park. The neighborhood needs to activate King park – address crime issues and invite more people in.

Stephanie asks for suggestions on how we can make King Park more user-friendly, better to use

Margaret does not oppose the support from the association – she opposes that year after year the practices do not even occur in the neighborhood. Not requiring it is colonization.

Sharon steps in to address the back and forth between audience and members. Would rather know what folks are really thinking.

***** Andrew motions that we support the project this year and give wider notice next year for other orgs to take advantage of the park permit

Matt seconds

Diego, Matt, Alan, Derwin, Emily, Andrew vote yes

No nays, no abstentions

7:30p.m. Affordable housing: does King NA support the autumn ballot measure raising money for affordable housing?

Margaret was at the Land Use Committee Meeting two meetings ago, there wasn't an update on this topic then.

Andrew says we've already talked about this issue multiple times.

***** Andrew motions that KNA affirms its support for the affordable housing bond measure

Diego seconds

Alan says that King neighbors have repeatedly brought up affordable housing as a significant concern in discussions

Diego says sometimes we support things when we don't know all the details, facts, figures, numbers.

Margaret says she doesn't think we should endorse ideas but we have a specific measure in front of us. Is concerned about the details because it doesn't make sense to rob Peter to pay Paul. Wants to protect low-income homeowners from being harmed (higher tax bill) by this measure. Wants details on how we protect vulnerable, low-income homeowners.

Alan says it will cost \$72-75/year per household.

Sharon says she would rather allow someone to stay in her house for a month than pay \$75.

Alan says unfortunately not everyone is like Sharon and there aren't enough units to house everyone. Supply of housing isn't increasing as quickly as the population is.

Margaret says the way it is formulated it is a regressive tax that harms folks. There ought to be something written into the ballot measure to protect low income homeowners.

Vote: Alan, Emily, Andrew, Matt, Diego vote yes

Derwin votes no

7:44p.m. Hearing Margaret O'Hartigan's grievance against the King NA

Margaret asks whether the grievance committee that met at 6pm had quorum. ONI standards allow sub-committees to meet without public notice but not regular committee meetings.

Alan says the recommendations do not express executive decision.

Alan explains the grievance intake form – provided by ONI.

Q #3: Does the grievance describe how the violation harmed the grievant? Issues of harm are not relevant here.

Q #1 – was it submitted w/in 45 days?

Q #2? Does the grievance contain a violation of the bylaws/standards? Alan believes it does not. Alan recommends that the board find that this is not a valid grievance.

Matt asks Margaret to clarify what the initial grievance was.

Margaret says she filed several grievances regarding open meetings, lack of follow-up, etc. December 9th grievance was that KNA never sent a written response to grievances. After appealing this response, ONI said that KNA didn't respond to it but should. It is the only way I know of to make the NA follow its bylaws.

Diego says we created a bylaws committee to address issues with the bylaws. Doesn't agree that the way to affect change is through grievances, would rather work positively, not with so much conflict. In the past the grievance committee didn't really keep track of the info, should have handled it differently but let's move on. Continuing grievances are not helpful.

***** Andrew motions that we deny the grievance based on the Grievance Intake Review Checklist

Derwin seconds

Andrew, Alan, Derwin, Diego, Emily vote yes

Matt abstains

Diego says let's work together, not against each other.

Andrew asks Margaret whether she thinks the board is doing better than before. Margaret says yes, some things have improved.

Derwin says the situation when he started coming to meetings was very messy – but says he thinks the board now has almost entirely new members who are working on issues and addressing the issues. If we can focus on working together in a positive way we can get things accomplished. Allowing projects to go forward would be better than continually reliving the past. Those who don't know the past are doomed to repeat it, but if we are living in the past we can't take a step forward.

Matt says after we talk about these grievance issues at meetings, fewer members of the public show up in subsequent meetings. People are confused, bewildered, bored by it. I think it is hurting democracy in the neighborhood.

Alan says that we don't all have to agree, discussion is important. Alan observes that the kind of behavior Margaret objects to is the same type of behavior she exhibits. Alan says Margaret credited herself for improvements in the board, did not give credit to individual people for taking on good work. Alan wants good stuff to happen in KNA – of course, there are always items that can be improved. He

wasn't on the board in the past, but was at NECN and handled grievances. Has been paying attention to what has happened over the last year. The issue is how do we work together to do good work – it's about good stewardship and good governance. Strongly encourages Margaret to find new ways to work together with folks on the board. There were several times when ONI said to rethink your approach to submitting so many grievances.

From the August 11th ONI response to grievance appeal from June 15:

"While the ONI Standards clearly give individuals and organizations the right to submit grievances and appeals, in the future, I recommend that you seek advice from ONI on whether the interpretations you are placing on the provisions of a neighborhood association's or district coalition's bylaws or the ONI Standards are shared by and likely to be supported by ONI. ONI would be happy to provide you with this kind of feedback.

Seeking out and receiving this kind of feedback would help you more effectively target future grievances and appeals and reduce the time and effort you spend preparing grievances and appeals and the time and effort neighborhood system volunteers spend responding to your grievances and appeals."

On 1/25/16 Margaret wrote a grievance appeal to ONI including, "If KNA refuses [to hold a public hearing of the grievance committee and render a final decision on the grievance in public hearing, as well, in regards to my November 24, 2015 grievance] and thus persists in violating governing ONI Standards as well as its own bylaws governing the need for public hearing of grievances, all funding and recognition of KNA by NECN and ONI should be terminated."

Alan read from the 7/8/16 ONI response to Margaret's 5/11/16 appeal:

"Request for ONI to terminate recognition and funding of KNA: MOH requests that if the KNA does not declare the December 7, 2015 meeting null and void and reinstate MOH to her position on the board that ONI terminate recognition and funding of the KNA. ONI only would threaten to withdraw formal recognition of a neighborhood association as a last resort and when repeated efforts by ONI and the relevant neighborhood district coalition to get a neighborhood association to comply with its bylaws and the ONI standards have failed.

KNA leadership has changed since December 2015 when the incident at the heart of MOH's original grievance occurred. ONI staff have been in contact with the current KNA leadership and NECN staff and are discussing ways to resolve the remaining unresolved issues and how to support the KNA board in understanding and following the KNA bylaws and the ONI Standards in the future.

ONI is not considering terminating recognition and funding of the KNA."

Margaret says when she was communicating with Paul he said the only thing ONI could possibly do is pull funding.

Alan says but they would not take such extreme measures based on the kinds of issues KNA has. This is far beyond what constitutes good stewardship.

Margaret: You're taking the attitude that this is over the pale. I'm sure we'll talk about the Dec 7th vote to remove me. I was the one who went to resolutions NW asking for mediation between me and the chair. Other than Diego and Matt, no one took me up on offers to meet. The majority of the members

did not respond to my request. There wasn't any attempt to resolve conflict. When I was elected to the board, I was shut out of everything.

Matt says he joined at the same time and didn't feel like he was being shut out of anything.

Margaret says she didn't receive certain emails.

Diego says the time that Margaret and Matt joined the NA was rough times at the NA and Margaret shouldn't take things personally. It was difficult for all involved. Reason for removing Margaret from the board was because we couldn't work with her. Said she would stop filing grievances and then continued to submit additional grievances.

Alan says he doesn't hear Margaret taking others' views into consideration – instead, she rebuts by repeating her own point of view over and over. Is not willing to listen to others, take conversations into consideration. The board is largely new members.

Damien and Jessica have agreed to help with bylaws and a board retreat later this fall.

Alan brings up the Dec. 7th vote.

***** Andrew motions that we affirm the Dec. 7th, 2015 vote based on Margaret's removal from the board based on tonight's conversation and the last year

Diego seconds the motion

Alan says ONI agrees there were procedural violations in that meeting. ONI writes that the party that was harmed was the NA board because the KNA chair overstepped into the board's authority. There are three options:

1. Affirm the December 7, 2015 special membership meeting – MOH's removal from the board would stand and no further action would be needed
2. Invalidate the December 7, 2015 meeting – MOH's removal from the KNA board would be vacated and MOH would be reinstated
3. Invalidate the December 7, 2015 meeting and schedule a new special membership meeting to revisit the removal issue

Andrew agrees that there were procedural violations but the substance behind the removal stands.

Matt says the most fair thing to do is number three. Number one says that we realize we've made a mistake but we're not exactly going to do anything about it. Number three gives the neighborhood the opportunity to have a say.

Alan says the process to remove Margaret was democratic.

Andrew is in favor of moving forward.

Margaret says she was on the board that was harmed. In July, KNA posted all members agreed the importance of removing Margaret from the board. Was routinely excluded from board meetings and board decisions. I wasn't part of the decision that led to that vote. An enormous number of people came to the meeting- I never saw publicity that went out but there had to have been because so many people showed up.

Sharon asks whether Margaret wants to be on the board.

Margaret: Yes. I think I could contribute a lot and have learned a lot.

Diego says ONI gave us these options: whether we reinstate you or not, I believe that you have a record that you still wouldn't be able to work with us. I would like to see some time pass without grievances and actually working collaboratively with us. I agree with you on many things but trust has been harmed.

Alan: question of assertive vs aggressive. For me, it's not the question here. You can be assertive, thoughtful, etc. but you have asked for delegitimization of this org.

Matt says we should vote on the motion at hand.

Vote in favor: Alan, Diego, Andrew, Derwin

Abstain: Matt, Emily

Margaret says Derwin's vote is conflict of interest since he filled the position she previously held.

Alan says, no because conflict of interest is about personal benefit, not procedural stuff.

Margaret says Derwin's voting for his first choice preserves his position on the board.

8:38p.m. King neighborhood boundary with Boise neighborhood - tabled

Alan has been talking to Katy Wolf – talking about King take over Boise's piece of MLK and give them Mallory from Failing to Skidmore

8:00p.m. Grievance committee composition- tabled

8:10p.m.: Future grievance responses/actions - tabled

8:40p.m. Adjourn