

6:30pm Introductions/Approve agenda and minutes Alan

20 neighbors in attendance at start of meeting: 7 board members present (Alan, Eileen, Evan, Diego, Emily, Derwin, Andrew) Additional members of the public filed in throughout the discussion.

Alan points out that for most decisions, only board members can vote; city rule for liability reasons

Alan suggests removing Coffee Chats from agenda, and agenda is approved: Diego, Evan, Eileen, Alan, Emily vote yes

6:40 Sewer Project Rhetta Drennan, Bureau of Environmental Services

Woodlawn-King Sewer Project update – \$9 million investment; pipes average 90 years old, past design life

Proposed night work at three locations: Killingsworth and MLK, NE Rosa Parks and N Alberta between Vancouver and Williams

Total construction is 365 days (start May 2017), proposed night construction is 36 days for Killingsworth location, 41 days total for the other 2 locations

Cured in place pipes: residents may be asked to not do a load of laundry, run dishwasher for a day

BES staff is available to answer questions throughout the duration of the project; feedback/questions can be submitted online or to Rhetta

BES staff will come back to KNA meetings throughout the project if we request it

12" pipes are standard in residential areas

6:50 Ocobock House Alan, neighbors

Ursula – lives across from Ocobock House; the house is owned by Everett Custom Homes; purchased beginning of May

Plans to demolish and build 5 living spaces- 4 townhomes (2 and 2) and 1 skinny home

Estimated value for townhomes \$750,000 – \$1,000,000 range

Skinny home - \$600,000 range

Currently in the 35 day automatic demolition period, can apply for a 60-day stay

Neighbors looking for KNA to submit an appeal to the city; neighbors are collecting/researching the pieces of the appeal; funding discussions with Albina Community Bank earlier this week

Once the petition is filed, it goes to a hearing officer: neighbors are willing to do legwork and present

Early meeting with Vic- he indicated he would sell it to the neighbors for \$1.1 million

Options: 1) another non-profit steps in, 2) try to make it into a single family home, needs 500,000 of repairs on top of \$1.1 mil purchase price; 3) house layout lends itself to being three different living spaces, could turn it into a type of townhome situation where the character and history are preserved

The garage also has a living unit over it

Jeff Moreland: has contracting business, connected to folks in the African-American community, could turn it into a long term rental, event space

Many variables, unknowns at this point, hope to bring many folks together to show that there are alternatives

Alan asks how did Remmers come to own this property? DOJ investigation, charges brought against board members, ordered non-profit shut down and assets sold. Court receiver (Troubled Assets) sold home to Mark Wild without ever putting it on the market for \$570,000 w/o appraisal being done. DOJ signed off on this sale. Wild had it for less than two weeks and sold it to Remmers for \$900,000

Tax records have appraised market value of \$750,000 done, no written appraisal, two brokers valued it around \$870,000

Margaret has a question about adoption of standard of conduct: concern about language on the "Save Your Neighborhood" flyer and language used at the meeting, concerned about double standard of applying rules to one group or individual but not others

Eileen wondering about repairs needed for the house – John McCullough and a couple of other folks were allowed a walk-through, generous of estimate of restoration costs is \$500,000. Roof needs work, piping looked clean, foundation looked solid, full of garbage and personal effects but no huge issues noted

The \$500,000 estimate was to split the house and remodel into sellable condition

Evan asks about market rate if it is divided: comps that sold as one whole house \$1.2 to \$1.3 million – single family and multi-family options

Need for affordable housing: no option provides affordable options

Two house away neighbor has lived there for 30 years: the home is an anchor of the neighborhood, historic character, house has been there as part of the neighborhood for 100 years

Does the KNA want to take a blanket stand/create a policy against demolishing homes within the neighborhood? Put neighborhood on historic registry or establish a community land trust

Predatory notes/letters to elderly and longtime residents regarding selling homes

Deadline for submission to the city is June 20 by 4:00pm

During the 60 day extension, focus would be on negotiating with Remmers to sell

Looking at 30% down which is \$504,000 (provided by several neighbors), neighbors are taking out equity on own homes to do this

This property has seven historic trees on it of 50+ feet

Story of MLK visiting house during his visit here in the 60s- if true, good tie in to King neighborhood

Augustus Ocobock, born in 1839, settled N/NE area

Highland Church connection, since 1973 owned by churches, then children's non-profit

City hasn't foreclosed on delinquent tax properties in decades; 400 or so properties on city's list

Margaret says between 1995-2015, King prices increased 10 fold

\*\*\*\*\*Alan motions that KNA puts forward a motion to submit a demolition delay application with the condition that the application fulfills the requirements set forth by the city\*\*\*\*\*

Andrew seconds

All seven board members vote in favor of motion, no abstentions, no nays

Neighbors have a letter ready asking Remmers for a meeting- have to send by certified mail, also have a draft

Board can call emergency meeting with 24 hours notice to vote on approval of the letter

Historic Resources Program Manager at City: advise that the application is submitted in advance of the deadline

Restoration balanced with enthusiasm in community

Support for the energy behind the community initiative

Margaret voices her concern for folks living in small homes getting surrounded by large apartment buildings/development, those living on small lots, small houses

Can KNA ask City to prohibit "faux" historic houses?

Should we think about becoming a historic district? Would hinder people without access to much money – can't afford the design review process.

Can KNA be effective in balancing affordability and density? If not by ourselves, we can get together with other NAs. Inclusionary zoning?

Invite Tawna Sanchez (New House Dist 43 Rep) to a future meeting about this – she can take up issue in Salem

Could we implement neighborhood design standards? Are they typically effective?

**Vacation** - do we want to take a month or two off of meetings over the summer? Could be issues with quorum if folks are out of town or if it's oppressively hot in the building. Summer vacation is problematic with elections held in May – new members don't have a chance to get up to speed. Consensus is that we will revisit whether this is needed on a month to month basis.

8:10 pm

Diego/Andrew

**Education** – board request for more training

Do we want to follow Robert's Rules of Order?

Pass on knowledge to future members – how to do it best: expectations for board members in certain roles (Chair, Co-Chair, Land Use Chair, Secretary, etc.)

**Membership** – how can we involve more neighbors? Want to have more folks involved on a continuous basis. Reach out to people who have come to meetings – letter? Email? Show appreciation and mention how they can continue to contribute.

**Public Image** – Should we change logo? Make a tagline? Newsletter? Blog posts? Every 3-4 months send an e-newsletter, right now we only send meeting agendas by email (Mailchimp). Each committee could provide a short update on their work. Andrew has a connection to a designer for a potential logo update. Evan is interested in working on the blog.

Treasurer Diego renewed our website host for 3 years – was expiring last month, Diego will print and bring invoice next meeting

8:20pm Committee Reports

**Land Use** – Andrew

Remmers has removed retail space for project on Mason

**Green King** – Diego

Futsal courts expecting to break ground in next couple of weeks, targeting June 14<sup>th</sup>

We have been selected for fellowship – recruit an AmeriCorps fellow for the fall, would ideally be someone who lives in King or NE Portland. They'll work on school garden project, futsal project, other environmental work, could possibly be bike

infrastructure/usage focused. Hiring process managed by Confluence, Adam from NECN, Diego

8:30 **Chair Talk**

Alan

Last month's minutes will be corrected and submitted next month

Fiscal sponsorship with NECN – want to re-up in July, one year period. Free fiscal sponsorship up to 25 transactions, over that is a 5% fee. In future, Alan says we should try to take over own fiscal affairs. Need to pay attention to what we have, what exactly we spend, be aware of our own finances. Eileen mentioned past problems with reimbursements never received.

Andrew asks what are the advantages of being in NECN? Alan: insurance, also, we can only join a coalition that is contiguous so we'd be all on our own. Would lose the money we get from the city, no staff support

\*\*\*\*\*Alan motions to continue fiscal sponsorship with NECN for one year\*\*\*\*\*

Evan seconds

6 yes, 1 abstention

NECN positions: KNA hasn't had a rep to NECN for a while, new board term begins on June 21

There are four open positions in upcoming meetings: 2 for the "current members", one in the middle meeting to set up the future board, and one rep to continue on to be our KNA representative at the meetings

Good to have a rep to guide decisions, staffing, etc.

\*\*\*\*\*Alan makes motion to appoint Alan to middle meeting on June 21\*\*\*\*\*

Evan seconds

7 yes votes

\*\*\*\*\*Alan makes motion that Eileen is the SALT rep to NECN\*\*\*\*\*

Andrew seconds

7 yes votes

\*\*\*\*\*Andrew nominates Evan as KNA rep for Land Use Committee\*\*\*\*\*

Derwin seconds

6 yes, 1 abstention

**Blog Post Discussion:**

There was a post on the blog about Ocobock house that suggested the neighbors had KNA's support before we had actually voted on it.

Margaret has concerns about language used on the blog post concerning Remmers. Says there is a double standard about what is said at meetings/posted online and what is enforced.

Eileen supports mentioning code of conduct at each meeting, especially when contentious issues are discussed

Derwin points out authorship. Do we write articles? Share articles others have written – Op Ed style?

Eileen says we can return objectionable articles to the original author and ask them to fix any language/errors in order to be published

Margaret points out that standards of care should have been given to each new board member and they should sign to acknowledge they have received them.

Adjourn at 9:01pm