

10 May 2017

King Neighborhood Association Meeting, 6:30pm

6:30pm – Intros, agenda, previous meeting minutes

Board members present: Alan Silver, Emily Leuning, Andrew Neerman

Neighbors present: Margaret O’Hartigan, David Kennedy, Rachel Kotelis, Hunter Pulley, Austin Abelks, Tyler Nugent, Christen Cannon-Nugent

Meeting minutes – tabled til next meeting

\*\*\*\*\* Alan motions to accept the agenda

Rachel seconds

\*\*\*\*\* Margaret motions to add a review of her proposed bylaws changes

Rachel seconds

Margaret says she proposed these changes because members’ rights were stripped a few years ago and now only have one meeting per year where they can, changed rules so board can remove members, these changes are to give members back their power. Right now, they can only vote to fill positions and amend bylaws. Can’t call a meeting, do any things they used to be able to do until three years ago, ceases to be a membership organization.

Alan says that we’ve got a committee – contracted with Anjala to head up a bylaws committee which will address revising the bylaws.

Margaret says that the committee isn’t open – if it’s a membership org, the members have a right to be involved from the beginning. Wants to increase the number of member meetings per year. If we leave it to this committee working in secret, there’s no guarantee that the number of member meetings will be increased. The board is supposed to deal with its business at board meetings, but the members need additional meetings.

\*\*\*\*\* Alan motions that we accept Margaret’s revisions on paper and submit them to the committee

Andrew seconds. Vote passes 5 – 4

6:45pm – Woodlawn-King Sewer Project update: Siobhan

Portland is replacing old sewer pipes – most are 80 to 90 years old. Woodlawn/King divided into alleys and streets portions. Starting soon, work will last a year once it begins. There will be some noise, vibrations and dust. Hours are 7-6 M-F. Some street parking will be removed, sewer/water flow will be maintained throughout the project. Best way to find out about changes is through email updates. Some

will be done through open trench, most will be cured in place pipe lining. Property owners who are directly adjacent to work should receive a door hanger, yard signs also going up in the neighborhood.

6:55pm – Land use committee update

Executive Director of Portland Streetcar at last Land Use meeting – sounds like they will propose a Hollywood line before a MLK streetcar line. Up to us to advocate for it if we want it.

Also had a developer presentation- on Alberta between 12<sup>th</sup> and 13<sup>th</sup>. Building a multi-story building that spans entire block face.

Margaret says she was at the meeting – concerns about the developer from Vancouver, BC. Is he getting a visa for his work on this project? Concerns about the size of units, this is out of scale for the street. BC has some of the highest rents on the west coast – no concern for affordable housing in Portland. One bedroom and studio apartments only – no two bedroom option. Would like to see people oppose this – will be the beginning of the end for Alberta. Raise questions about his financing, visa questions, oppose permitting, what happens to small families that need something bigger than one bedroom?

20% of units will be affordable Andrew says – built under inclusionary zoning. Andrew says Margaret's point of view is not shared by most people. UGB is a positive thing, we can anticipate increased density as we go forward. Williams isn't a canyon, we are becoming a city.

Margaret points out an article in the Portland Tribune opposing projects like this.

Alan asks how do you reconcile units being too small with affordability? How do we draw developers in that can build large enough units that are also affordable?

Margaret says 2,500 sq ft max for new single family homes – restricted size for new homes. What we have had so far has been working – a mixture of houses, apartments, condos. Smaller houses that would have been affordable are being demolished. City is ignoring everything but pushing density above everything else. If neighborhood is being excluded from tax referral program, can't have housing starts above 2500 sq ft, we're not building a neighborhood for families.

Alan asks about the low income homeowners credits – legislation introduced a couple of years ago that would have addressed this. Board could have encouraged exceptions for long term residents in King.

Alan says why can't we bring it up again? Ask Lew Frederick to re-introduce?

Margaret says Lew wasn't responsive.

Alan says that we can take apposition on it – doesn't necessarily have to be legislation. We can say that this is what our neighborhood needs. Would be happy to consider this if Margaret wants to re-introduce it.

Margaret says the board could take a stand against this proposal. Andrew says he feels the board is generally in favor of more dense development so that is unlikely. Alan reminds us that we supported Portland Housing for All's stricter density requirements.

David says houses larger than 2,500 sq ft are not affordable – they're not helping. Could be townhouses, condos, apartments that could house many more people in the same amount of space.

Christen says it's not that one mechanism that is causing it to change – there are many factors. Part of it is desirability – that is very complex and requires people to negotiate not only what types of buildings we see but community.

Alan says most of the rest of the country doesn't have urban growth boundaries, so they can just expand.

Margaret says UGB is a noose around the neck of Portland – and we are shooting ourselves in the foot.

Andrew asks if Margaret was against the affordable housing bond. She says yes. Andrew says nothing is ever quite good enough to please her.

Rachel says she attended the Land Use meeting last time – could not make it to the meeting due to ramp/handicap issues.

Alan says the proposal of buying a property with 1/5 of bond money for affordable housing has been scrapped.

Vanport lot @ MLK/Alberta – affordable housing money once Trader Joe's pulled out. N/NE Oversight Committee – next meeting May 11 from 6-8 pm. Meetings are every other month.

PDC has renamed itself Prosper Portland

Alan asks folks to fill out the forms about what neighborhood issues interest people

7:15pm – Election to fill open board positions – all are welcome to nominate

We have dozens of volunteers who participate throughout the year in addition to board members, most energy is spent outside board meetings.

Currently vacant: Co-Chair (would fill in as Chair if Chair is unable to attend a meeting)

One at large board position is open (#5)

Treasurer – creates budget, tracks money, budget begins in July, submit receipts to coalition for money tracking purposes

Derwin would like to remain on board, Matt has expressed his intention to not continue on the board.

Co Chair:

\*\*\*\*\* Rachel nominates Margaret. Margaret seconds.

Alan says we have had years of issues with Margaret's behavior. She asked the City to fully decommission the NA and if the City didn't change its mind about a decision to agree with her.

Margaret says that that action came after a series of violations from the NA. Margaret has become more active and more polite but still has a long way to go to show she is committed to the organization. Topical disagreements aside, we need good stewardship and Margaret has not shown she will do that.

Margaret says Alan is putting words in her mouth, there have been issues with board members in the past. Says she requested mediation but the NA ignored her requests. Alan says that's not true – he responded to the request. Margaret says there is lack of accountability and the budget that was submitted for 2016 was a joke. Bylaws are not being followed.

Alan says Margaret was elected in the past and was voted out 19 to 0.

Margaret says she did not request the NA to be shut down, her wording was to pull the funding from the NA after repeated grievances, if the violations were to continue.

\*\*\*\*\* David Kennedy nominates himself.

Alan seconds.

He is a HS math and science teacher at Madison. Volunteers at the Bike Farm and 350 PDX – organized divestment campaign. Moved to Portland two years ago from NY – Portland has a great culture for environmentalists and biking.

David: 8

Margaret: 2

Treasurer:

Rachel nominates Margaret, Margaret seconds. Margaret says that previously there was an authorized amount on the books that had not been paid out. Has listed concerns – bogus budget for 2016. Through creative bookkeeping, fiscal year was expanded from 12 to 18 months. Problems with money being dispersed, imaginary budgets, last year raised the issue that the board gave the permit for a fundraiser to Alan and has not provided reporting on money spent. Misuse of resources.

Alan says the donation was for a separate event that did not require follow up, also donated to a Meals on Wheels event that was outside of the neighborhood but Margaret had no comment about that. We changed our fiscal year to match the city's, since we had been budgeting on a calendar year. Says Margaret does not understand budget process and would not be a good fit for the position.

Margaret says that the issue a couple of years ago wouldn't have happened if she were treasurer.

Alan says the treasurer needs to communicate with rest of the board, read reports that come from the coalition, track what money we have authorized.

Margaret

\*\*\*\*\* Tyler nominates Christen for the position

Hunter seconds

Christen says she has done project organization at Intel, has worked on community organizing. How do we work together to create a neighborhood – how do we work together to make sure neighborhoods serve people? Went to school for technology in education.

Christen: 8

Margaret: 2

At large board position 2: Derwin is currently in this position.

\*\*\*\*\* Alan nominates Derwin to serve as board position 2.

Andrew seconds

\*\*\*\*\* Rachel nominates Margaret

Margaret seconds

Margaret says the notice for this meeting was not given with 7 days notice – it went up on the 6<sup>th</sup>. ONI standards require that the association have in place a specific publicity plan in place to put out the word in sufficient time. Over and over again the bylaws are ignored.

Alan says that Margaret is the only person who ever receives a compliment from herself.

Margaret says Alan has a selective viewpoint. Mark Washington was ticked that he hadn't gotten word of the public election.

Christen says meetings need to be a place where people feel welcome. Need to restore civility – people come for the first time and step into a threatening environment.

Derwin: 8

Margaret: 2

At large board position 4:

\*\*\*\*\* Alan nominates Diego

Alan says Diego was part of depaving to put in native plantings, bioswale, oversees an Americorps service member, is a likeable guy.

Andrew says, "the word "heroic" comes to mind.

Tyler seconds

Rachel nominates Margaret

Margaret seconds

Margaret says she has grave concerns about electing someone who cannot even be bothered to come to a meeting.

Diego: 8

Margaret: 2

At large position #5

\*\*\*\*\* Rachel nominates Margaret

Margaret seconds

Margaret says that when we have an association that is run with little to no attention to the bylaws – the whole program is in need of shaking up and revising. When I was on the board and bringing up issues, the response was anger at the messenger instead of fixing the issues. This association needs to abide by bylaws and be transparent. When people promote work that is adjacent to their property, they need to be upfront.

Alan says that this organization and its volunteers do a great job, specific pieces can and should be improved. We are volunteers doing volunteer labor – we're planning ten events between now and August.

David says I am open to hearing all of your concerns. If you're going to be mean to me, I will not listen to what you have to say but I am willing to listen to everything you have to say if you are kind and reasonable.

Andrew says sometimes Margaret has good points that he agrees with but her delivery needs work.

Margaret says when we worked on a 4<sup>th</sup> of July parade Andrew trashed the event and patriotism.

Alan says Margaret has said that homeless people are sex offenders who have moved here from other states and that people who need affordable housing should just get a second job.

Margaret says that is a complete mischaracterization of what she said. In case you haven't noticed, people are upset by what is happening in their neighborhoods. Homelessness is not a crime.

Christen says when she hears bits and pieces of the history of the organization, it is clear that there are past fault lines where things have gone astray. Hears language from everyone that is finger-pointing. A lot of issues that come up drive at the heart of what everyone cares about – we all care about our homes, our neighborhoods, our environment. We need to iron out communication strategies – passion and ideals are ok, but avoiding personal finger pointing would be ideal.

Voice vote since there is only one candidate.

Alan: opposed

Andrew: opposed

David: opposed

Rachel: in favor

Margaret: in favor

Hunter: opposed

Austin: opposed

Christen: opposed

Tyler: opposed

Emily: opposed

Margaret did some street outreach – went to businesses, talked to people, does not think it was super successful because nobody turned up from the folks she talked to.

\*\*\*\*\* Alan motions we reimburse \$14.84 to Margaret for supplies for publicity/outreach

Andrew seconds.

All vote in favor.

7:45pm - Planning for upcoming events: Oregon Humanities Conversations, Movie in the Park, park picnics

June 10 from 12pm to 2pm – informal picnic in the park with Vernon neighborhood at Roselawn Park. There might be a talk about affordable housing.

Margaret asks what is going on with our annual park permit availability? Alan says nothing at the moment – we've talked to good in the hood but they don't need ours.

Alan motions that we approve our involvement with Vernon for the picnic in the park

Andrew seconds

Don't have quorum, can't vote

Humboldt park picnic sometime in July – Mallory Meadows (kids at King did tiles many years ago)

8:35pm – Margaret motions that we adjourn

Rachel seconds

**Note: this is the final draft of the minutes, although the minutes were not officially approved as we did not have quorum from May meeting attendees**