

**Concordia Neighborhood Association**  
**Board Meeting**  
July 11, 2018  
Kennedy School Community Room, 7 to 9pm  
**MINUTES**

**Board Member Attendance**

Chair – Chris Lopez PRESENT	SW 1 – Garlynn Woodsong PRESENT
Vice Chair/At Large 5 – Truls Neal ABSENT	SW 2 – Ali Novak PRESENT
Treasurer/At Large 6 – Heather Pashley PRESENT	At Large 1– Robert Bowles ABSENT
Secretary/East 2 – Steve Elder PRESENT	At Large 2 – Donn Dennis PRESENT
East 1 – Jody Pollak ABSENT	At Large 3 – John McSherry PRESENT
NW 1 – Ike Harris ABSENT	At Large 4 – Sonia Fornoni ABSENT
NW 2 –Amelie Marian PRESENT	

**Also in attendance:** Susan M., Contract Recording Secretary; Gordon, Nancy, and Gina, Media Team; Marge Kinney, neighbor, and Richard Woodling, architect; Bix Frankonis, Belmont Goats.

**Welcome and Introductions**

Chris called the meeting to order at 7:05 pm and a quorum was established.

**Review and Approve Agenda and Prior Meeting Minutes (Consent Agenda)**

***MOTION*** (Chris/Donn) – *To approve the July agenda and the June 2018 Board and General meeting minutes as drafted. 6 in favor, 0 opposed, 1 abstain.* ***MOTION PASSES.***

**Announcements**

1. Marge, a resident at NE Ainsworth and NE 30<sup>th</sup>, and her architect Richard shared her plans for her property:
  - It is commercially zoned and she would like to add food carts facing the sidewalk in the area next to her house (currently a yard).
  - She'd also like to renovate her home with an on-grade accessible apartment for herself and add additional bedrooms upstairs for more ESL student and veterans housing.
  - Richard passed around conceptual architectural plans, showing the proposed cart pod with seating in the landscaped median and an accessible patio area behind the carts.
  - Marge is working on a business plan.
  - Phase 1 –food cart improvements, including water, sewer, and electric.
  - Phase 2 – renovate the house with landscaped ramping system wrapping around to a back upper terrace.
  - Housing would include several units with shared baths, built in furniture, etc. to keep costs down.

Board members asked questions and discussed:

- Any plans for covered eating area?
- Yes, possibly in the back, but were not likely able to do anything permanent in the front planting strip.
- Concerns were expressed about encouraging more pedestrians in the area, especially crossing NE 30th and NE Ainsworth. The students who take classes near there are not aware of cars driving on the streets.
- She is not yet sure of the hours of operations, responding to a question.

## Old Business – None

### New Actionable Items

#### 1. Belmont Goats @ Whittaker? – Bix

- The Belmont Goats are looking for a new home, as they need to move from their current home in Lents.
- The Belmont Goats are a non-profit project and are a neighborhood herd attraction.
- He has been in conversation with someone at PPS about the Whitaker site next to Fernhill Park, which is about 10 acres; they need about 1 acre.
- We are a 501(c)(3) non-profit and fundraise to build fencing, pay rent, etc.
- They are not a for rent herd. Their goal is to make the goats available to the public to visit during open hours; it's fun and therapeutic. People can visit for free, though donations are accepted. They get all kinds of visitors, including kids, school groups, and vets.
- They have 14 goats and one hen.
- Check out [belmontgoats.org](http://belmontgoats.org) for more information.

Board members asked questions and discussed:

- How soon?
  - We need to move by October, with the goal of moving into a permanent spot then, but can move to a temporary location outside of town if needed.
- What do you need from the CNA Board, an endorsement?
  - We don't have a specific ask right now; we need to hear back from PPS first. The goal tonight is to familiarize the Board with the project and gain support. \
- Do they make noise?
  - Only when we come to feed them, which is not early in the morning. Our preference is to not be right near any houses.
- What kind of fencing?
  - It's a six-foot chain link fence, some of which we can bring with from our current location. It is stable and secure. We also have a modular barn and if there is power available we may run cameras for public viewing and security.
- Bix will follow up with Garlynn (LUTC) after his meeting with PPS.

#### 3. Move CNA Move to Two General Meetings per Year Discussion

Chris shared that the bylaws require four general meetings a year, but there is no real reason why. It's been hard to get Board members to commit to taking on the programming with regularity, and without speakers the general meetings are not well attended. If the Board wants to change the bylaws, there has to be a public notice in the newsletter for three months prior to the vote to amend, which would mean September. Does it make sense to notch down, keeping one required meeting as the annual meeting in November with the elections? Board discussion followed:

- I don't like the idea of changing the bylaws; I like having programs so neighbors can meet each other.
  - One plan is to have a lot more CNA events in the community room, which would bring people together. Sonya is leading this effort and will need help.
- I'd still like having four as a goal, but what is the consequence if we don't hold one?
  - There is none.
- The Board doesn't seem to have the capacity to plan presentations for each one.
  - We could assign someone to be the lead for each one at the beginning of the year.
- A Board member shared thoughts from a constituent, received by email, who thinks the general meetings should be held and the Board should do a better job planning topics and promoting, and that they should discuss this topic at a general meeting if they plan on changing the bylaws.

- The Board discussed the function of these meetings – to promote livability in the neighborhood.
- We get a good turn out when we have a topic. The Board’s role is to find presenters.
- Is the general meeting quorum requirement the issue? Wonder if that’s a City requirement.
  - That shouldn’t be an issue if we’re not making any decisions, like voting on or holding elections.
  - Per the bylaws the membership can’t vote on bylaws changes or make other decisions except for the election.

*The Board’s general consensus was to leave the bylaws as is and to form an ad hoc committee each year in January to plan the topics and find speakers for the coming year.*

2. September General Meeting Plan, 9/5

- Nancy will follow up with Doug Decker, historian, to see if he can speak. Another speaker might be Michael DeMarco, Executive Director at Our 42<sup>nd</sup> Ave.
- Steve will contact the Portland Police to see if Chief Outlaw or Officer Zoeller, neighborhood response team, can speak.

4. August Board Meeting?

Should the Board meeting in August? No LUTC action will be required. John will not be in town.

*The Board will meet in August.*

**CNA Committee Reports**

1. Land Use and Transportation (LUTC), Garlynn

- The Residential Infill Project (RIP) is moving forward.
  - The Planning and Sustainability Commission (PSC) is now majority in favor of four-plexes by right in the R-5 zone, with a fifth allowed as a bonus if affordable.
  - Regarding the ‘a’ overlay, all of the neighborhoods that had been excluded in the draft proposal have gone on record as wanting their neighborhoods to be included. The PSC took these comments seriously and some areas of the City may be to be re-noticed.
  - There will be another PSC meeting then it will move to City Council, likely with the new Council approving.

2. Finance, Heather – No change; there’s approximately \$30,000 in the bank.

3. Social, Robert

- Concerts in the Park – We need volunteers at the concert at 5pm to help set up. Heather can drop off the materials for the CNA booth but she can’t stay this coming Friday. Had about 1,000 people at the first concert.
- CNA yard sale is this weekend!

4. Media, Gordon and Gina

- Shared financial information: 2018 first 6 months compared to 2017 YTD of \$4,600 due to higher expenses and lower income.
  - Now paying full media team contractors and some advertisers have dropped off. Gina is working on new long-term advertisers.
- A Board member asked if there is room for more advertisers?
  - Yes, there’s room, which you can see now in the form of “house” ads.

- Goal is for pages 3 to 111 to be 50% ads, page 1 no ads, and page 12 (the back) with ads and calendar, for total ad coverage of approximately 40%.
- Garlynn will share TriMet contact with Gina.

5. Safety and Livability (meets on an as needed basis) – None

**Meeting Adjourned** – Chris adjourned the meeting at 8:45pm. The next Board meeting will be held on Wednesday, August 1, 2018 at 7pm.