

**Whittier Alliance Board Meeting Minutes**  
**August 27, 2015 6-8:30 PM**  
**Whittier Park**

**Present:** Erica Christ, Andy Cohen, David Bagley, Ted Irgens, Christina Le, Charles Nguyen, Jesse Oyervides, Araceli Perez, Natascha Shawver, Erin Sjoquist, Daphna Stromberg, Brett Vandebussche, Kenya Weathers **Absent:** Laura Jean, Mike O'Dell, Charles Nguyen, Joan Vorderbruggen  
**Staff:** Marian Biehn, Lucy Lawson

**Call to Order** at 6.05 by Erica Christ, Board Chair. Standard of conduct and conflict of interest were reviewed. **Motion** to approve the August 27 agenda, with the addition of Miscellaneous Policies along with the Personnel Policies under Executive Committee section, **Carried**.

**Comments from the Chair: Erica Christ**

CI meeting was a good forum for people to discuss development on 26<sup>th</sup> and Stevens. However, a lot of negative, inaccurate online commentary about the WA and the development. Discussion of whether board wants a social media strategy or to respond to misrepresentations of WA online. Points raised included possibly getting advice, potentially consuming nature of social media disputes, using press releases, correcting inaccuracies quickly, or, alternatively, ignoring chatter and focusing energy on work.

**Secretary's Report: Natascha Shawver**

Minutes from June 25, 2015 were reviewed and a **Motion** to approve as written **Carried**.

**Process for board appointments to empty board seats**

At the July meeting it was decided to have a discussion about the process for filling empty Board seats. The By-Laws outline that the board may appoint a person to an empty seat but it is not obligatory. Board seats can go unfilled until the next elections. Board appointments have been made when appropriate. It is partially dependant on the attrition that commonly happens over the course of time. Board can recommend candidates but they should be people who would be recruited for the annual meeting election or at least someone who has expressed interest. Currently, one of the open seats will be filled at the 2016 annual meeting; another seat has 18 months remaining and one is a BA seat and can only be appointed by the Business Association. Would be good to get a candidate who added diversity to the board in some way. On the other hand, almost any appointment could be viewed as cronyism. The seat opening in March may be an opportunity, allowing a candidate to 'test drive' being a board member. People who are interested in being on the board should be involved in the activities of the organization now and be learning about the neighbourhood, board and the work the WA does.

**Board Attendance:** The board attendance was reviewed.

**Executive Committee – Erica Christ**

**Personnel Policy Updates**

The personnel and general operational policies have not been updated for some time. The WA sought an outside opinion about the current policies and was told that the policies are fine, no huge issues, but need to update some items regarding technology, etc. Media relations policy is for traditional media, rather than Nextdoor or Facebook. Suggest also craft a social media guideline for personnel policy. A draft with the updated personnel and miscellaneous policies were sent out prior to the meeting. Members of the board had some suggestions and recommend that a social media policy be developed and included with the other policy updates. Will table policy for next month, pending looking at adding a social media policy. Sexual harassment policy mentions 'Personnel Committee Chair' and 'Grievance Committee Chair' – can replace with 'member of the executive committee' to make clearer for an employee.

A **Motion** that the Board table its decision on EC Motion 1 to adopt the new personnel policy amendments, so changes can be realised. **Motion Carried.**

### **Miscellaneous Policies Updates**

- Board Motions Policy: Discussion of term 'Committee of Origin' – the board originates some task forces and some come from the CI. The CI meeting is officially an Acting Committee. If task forces want to do something (e.g. historic preservation committee wants to install plaques), they don't necessarily have to go before the CI meeting, they may go straight to board. Can look at wording of policy to make it clearer.
- Board Member Task Force Participation Policy: The policy states that a task force must have a board member could be a limiting factor. On the one hand it provides oversight and a report to the board on the activity of a Task Force since they don't meet as a committee meets. On the other, it can be hard to recruit active board members.
- Membership List Policy: Should not add membership list policy into personnel policies – keep it on a separate plane so applies to everyone.

### **Blueprint for Equitable Engagement**

Copy of letter submitted to NCR in board pack. Other n'hoods put similar things in writing, or at least agreed with what was said. The comments received from all neighbourhoods will be posted on the NCR website.

### **ED Review**

Erica and Erin will be looking at it in coming month.

### **US District Court Claim Status Complaint – Sabri et al vs WA**

Motion to dismiss was upheld. The complainant has until Sept 10 to file an appeal, otherwise the case is closed. The WA is still working with the insurance agent and carrier re the deductible and coverage date on the Directors and Officers Insurance. It was recommended that the WA fast track finding our D & O insurance. The coverage is through NCR now but expires in March. Insurance premiums are paid for under professional services. NCR is saying n'hoods will be on their own next year for coverages—won't be carried by NCR as a service to n'hoods. Discussion of whether legal action to recover expenses from complainant is a possibility. Apparently another n'hood sued NCR to get their deductible back (although need further details). Will discuss further after September 10 deadline has passed.

### **Finance Committee – Andy Cohen**

**July 2015 Financial Statements:** The July financial report was presented and discussed. The balance sheet was reviewed. Board discussed moving more money out into the community. Nest egg of unrestricted funds protects the n'hood organization in eventuality of funding getting cut, but perhaps could be further activating NRP funding. When the historical preservation and environmental taskforces gets going more funds will be used. Could be better highlighting that a lot of WA funds are loans going out and then getting paid back. Perhaps each facade grant, youth microgrant, etc, should go on WA Facebook page. Could use CI meetings to explain housing loans, facade grants and so forth.

**FC Motion 1:** The Whittier Alliance Board accepts the July 2015 financial report for the Whittier Alliance. **Motion Carried.**

### **Contract Scopes and Budgets for Reallocating Funds – Marian Biehn**

The NRP funds that were reallocated at the Annual Meeting need to have the scope of service rewritten in many cases. Some funded initiatives have expired, some were never funded and need to

be brought up to day. Once the language is crafted, many goals that have lots of community outreach and activities will be funded that haven't been funded before. This will get funds into the neighbourhood.

**Audit:** The WA is undergoing a full audit this year, which is being paid for by NCR. This covers financial policies and procedures as well as invoice and deposit testing and tracking money. The board will be sent the audit report.

### **Acting Committee Reports & Motions**

#### **Community Issues – Brett Vandenbussche**

The CI meeting was well attended, with a lively discussion and lots of people on both sides of the fence with regard to the 26th and Stevens proposed development. It will be one of the first buildings you see as you enter the community over the 26th St bridge. A lot of people at the CI meeting felt strongly that the building would not positively represent the community; others felt more housing was an opportunity to create more surplus in the n'hood and keep rents down. Opinions were strongly split, and voting on the motions was close. Board members need to weigh their personal views on the site with their knowledge of how the community voted.

Board discussed the proposed development. Points raised included:

- There is a petition online with an additional 200 people rejecting the proposal. The developer is likely to have something scheduled with the Planning Commission before the next board meeting. The petition makes some good points about community concerns about building size and appearance. Even though the current site is horrible, and people are pleased it will be developed, community members are saying the proposal is oversized. CI meetings are not the only way of expressing community views.
- BA meeting had an interesting discussion of proposal. Ultimately feasibility is about rentable space, and presenters were encouraging about fighting for an interesting design.
- In the month between the first and second CI meetings the number of units went up and parking spaces went down.
- None of the CI motions mention design – could add a condition to the Conditional Use Permit motion that the developers meet with a WA Design Review Task Force.
- The developer is putting in a lot of density and very little parking for commercial space. Site is right next to MCAD. Will be student/young professional housing. No private funding for building – apart from public funds to clean the site up.
- Interior/exterior of building will deteriorate soon (10/25 years) – poor quality housing.
- Conditions inserted into board motions to the City have never had any impact on developments, only engaging developer before it was built. Architect said in meeting with ED today that they will look again at design options.

**CI Motion 1:** The Whittier Alliance Board supports a Conditional Use Permit for the proposed mixed use development at the SW corner of 26<sup>th</sup> St & Stevens Ave. to increase from four stories to five stories and allow an increase to 62 feet at the two corners (as shown at Community Issues meeting on August 10), with the condition that the developers meet in good faith with the Whittier Alliance Design Review Task Force to address public concerns about the design and durability of the building.

**Carried: 11-0-1**

**CI Motion 2:** The Whittier Alliance Board supports a setback ratio variance on the alley, from 15 to 13 feet for the proposed mixed use development at the SW corner of 26<sup>th</sup> St & Stevens Ave.

**Motion Carried 11-0-1**

**CI Motion 3:** In light of the overwhelming community concern, the Whittier Alliance Board does not support the increased Floor Area Ratio from 59,258 to 66,985 for the proposed mixed use development at the SW corner of 26<sup>th</sup> St & Stevens Ave. **Motion Carried 9-1-2**

**Motion:** The Whittier Alliance Board requests that the developer meet with the Whittier Alliance's Design Review Task Force and members of the community to address public concerns regarding the design, durability and massing of the development at 26th and Stevens.

**Carried: 11-0-0**

### **Business Association**

#### **Copper Hen liquor license application**

Copper Hen wants to start offering craft cocktails, like their neighbors. Their public hearing already took place. The Exec. Committee has the authority to act on a motion if it will be before a city body prior to the full board meeting. The board then ratifies that decision.

Christina Le declared a conflict of interest and abstained from voting on the motion.

**Motion:** The Whittier Alliance Board supports the Copper Hen liquor license application, on the condition that an event parking plan is implemented. **Motion Carried. 10-0-1**

The Exec Committee voting on a motion does not happen often. If it is a more weighty issue, a full board meeting could be called to discuss and vote.

#### **Reopen Nicollet – Cuningham Group – Meeting Saturday October 3**

There is a draft outline of the reopen Nicollet visioning sessions in the board packet. It is important that as many people attend as possible. The meets will build on peoples input over the series of discussions. A location will be secured and translators will be available. The 1<sup>st</sup> workshop is Oct 3 is the target meeting date. Need to get Nicollet businesses and all other stakeholders there.

**Staff Reports:** Staff reports from Marian, Paul and Camilla for July are in the board packet. Paul is trying to meet individually with board members to get to know them.

### **Old & New Business**

**Youth Field Day** – Had 43 participants and 22 volunteers; 43 backpacks with school supplies were given out and the youth soccer group took another 10 more. Becky Neamy made a very generous donation. **Traffic/Sight Line/Pedestrian Safety** – Asking community members to identify dark intersections in the n'hood, an issue which comes up often at the CI meeting. From Nextdoor garnered 30 responses and 20 on Facebook. A representative from Public Works parking services will be at the next CI meeting, so community can hear what the City wants to do about it.

Councilmember Bender will also be there. Pillsbury and 29th is now a 4-way stop. **Volunteer**

**Appreciation Party is on Mon Sept 28 @ 6-7:30** – Similar to last year, will be at Wedge Table, with food available. It's for all volunteers – people who do fliering, board members, Whittier Walkers and so on. **Fall Clean Up is on Sat Oct 17** – Want to get teams signed up in advance so it will be easier to distribute them across the n'hood. Also having a meeting with **block leaders** in the coming week.

**Wedge Table's** community table is available twice a month to non-profits, and would be a good spot for taskforce meetings.

**Adjourn 8:45PM**

**Minutes respectfully submitted by Lucy Lawson.**

Meeting Minutes Approved on \_\_\_\_\_

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Erica Christ, Board Chair

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Natascha Shawver, Board Secretary