Meeting begins at 6:00pm.

* Members present: David, Laura, Claire, Josh, Mac, Stephanie, Isha, Denny.
* Public Comments
  + Michelle McGuinness from Banner Bank – community mortgage educator. Goal is to remove obstacles to home ownership. Not specific to Banner. Partner with Hacienda, Portland Housing, Proud Ground, NAYA, etc. Banner is the lender/downpayment assistance/offer community homebuyer classes; buy some of their loans. Wants to offer home buyer classes at the general meetings. Classes can be set up in community centers anywhere. Banner is a community bank.
    - Board recommends they set up a meeting with one of their partners and they can announce at a general meeting if they would like; referred them to Cully Housing Action Team.
* Board Elections
  + 9 slated candidates for 9 positions.
  + One person emailed – wanted to be the parks rep. David advised him he doesn’t necessarily need to be on the board but wants to meet with other board members and Rich to see if he can
  + Isha is setting up the ballots
  + One piece of paper with each person and a write-in for each position. For officers you vote for a specific person for a position. For at-large you can vote for five people and the top five get elected. 3 positions are 2-year term; 2 positions are 1-year term.
  + Want to have a poster board for writing in front of the group the names of people who want to be added to the slate at the next meeting.
  + Grievance committee will also be voted for – 3 general members and 2 board members.
  + Vote counters: need 2 independent volunteers.
  + We will send an e-blast to remind everyone about elections; it is listed on the website front page and also in the past minutes.
* Denny has concerns about newsletter – wants to have a proposal for how the newsletter goes forward.
* Website Admin – Isha and Denny. Josh has access to passwords from Chris: email address, mailing list, domain registration. Believes it is possible to set up admin status.
  + Isha – wants to be able to add things to the website so there aren’t future problems; such as not positng minutes to the website – Chris was the gatekeeper to this.
  + The website needs an overhaul. Having someone redevelop the website (paid)?; Josh is willing to start exploring responsibilities regarding updating the website without being paid for the moment. Greg Sotir used to do tech stuff previously, perhaps he would be interested in the future. Mac’s newsletter graphic replacement is also a web designer – maybe he can be brought on.
  + Any additional changes to the website
* Notes and Approval Process
  + At CNN they had a discussion about meeting minutes that need to be approved. Alison at this meeting stated that she asked higher up people at the city that the minutes need to be approved.
  + David’s memo on minutes/treasurer’s report: There is nothing in CNN, ONI bylaws, state statutes that refers to “approved” minutes. Only CAN bylaws refer to “written” minutes.
  + Josh/David to contact OCCL and find out an authoritative answer about minutes. Then have a discussion with Alison.
  + Procedural tactic for upcoming meetings: when the treasurer’s report is given at the general meeting, ask the board to approve.
* Laura Young Thank You
  + Sam of Sammo’s Deli wants to host the board at the restaurant. We could have a gathering there to celebrate Laura’s volunteer time on the board for April board meeting April 23rd.
  + Past Chair at her option can come to meetings for a year afterward if she wants to.
  + Board Orientation
  + General population have to approve the budget? Budget for the year will have to be approved in May. “Budget” does not appear in the bylaws. Last year we presented the document at the first board meeting of the year. Procedures document from Kathy might have some language that might be helpful for new board members, though it is not an official document and may not contain updated procedural process. Want to add the budget approval process to this informal document and update it to reflect current processes and standards.
* Residential Infill Project
  + Was voted on by the planning and sustainability commission. Vote was 5-4 but was approved. Recommended to city council for approval.
  + Andre Baugh, commission member, 10 year member, has been trying to kill the RIP for awhile; claimed it would displace African-Americans from low-income neighborhoods. The city found renters from detached single-family houses Lents, Brentwood Darlington, Montavilla might have issues with displacement from single-family detached. Was very concerned with the people making 30% of the median income. Wanted to send a message to the council to send a message to the council that something needs to happen to prevent displacement. Created amendment to exclude from residential infill census tracts with low-income residents. Defeated 5-4.
  + Anti-displacement PDX, Portland for everyone to propose additional measures to address these concerns. RIP does not totally address these, not necessarily meant to address these issues. City council vote pushed back to September. Currently 3 votes are there, need 4.
* TIF District
  + Group drew up a scope of work for public outreach/involvement toward development of a plan for a TIF district in Cully. With padding, pushed the budget to $200k. Presented this request to Prosper Portland. They could lend $200k out of TIF proceeds, but not able to provide funding. Existing fund is used for the development of future urban renewal districts. The Cully TIF funds that are at NAYA.
  + PP put in request in their next FY budget for some funds; filing a grant request with Metro to get money for the process.
  + We need funding already to develop leadership group; PP can fund a consultant to get the process started. It seems like we are unlikely to have a TIF plan developed by August of this year. Not on track for July 1, 2020. Will be aiming for July 1, 2021.
  + Funding will include large public meetings, exploration leadership committee (ELC), going door to door talking to Cully residents, consultants, precedent in other cities, creating a plan for Cully. Not clear if leadership committee will consist of only the 7 partner organizations (NAYA, CBA, Our 42nd Ave etc.) or also other members of the community.
* 5 minute break proposed by Josh
* TIF conversation continued
  + Cully CBA had 700k accumulated
  + NPI money needs to be used within NPI district. Not sure if PP would see it as appropriate to see it
    - Includes projects that are not economic development (affordable housing)
    - Area that would be impacted would be larger in scope than Cully Ave.
* Pool Closures
  + A bunch of pools have been slated to be closed or privatized. Josh – is the board interested in signing the petition to keep the pools open. Consensus that we are open to supporting this proposal.
  + David thinks it might be the Washington Momument strategy; when told to cut the budget select the thing that is most popular.
* General Meetings of the Association
  + April meeting:
    - Board Election
    - Rich has been in communication with Yoko Silk to talk about Whittaker Ponds.
  + May meeting: Eudaly and Hardesty
* Newsletter
  + Signe Tronson interested in newsletter graphic design.
  + At last meeting had asked to recompense the person for their InDesign fees for the newsletter.
    - Proposing that we pay $23/month. Pay for up to $240/year. We should retain control of this account. Would pay them quarterly. Another proposal is that we would pay them for 4 months a year.
    - We need to develop a plan for sustaining the newsletter financially.
    - Should we offer to pay for their InDesign account? Mac is not asking to be reimbursed for this expense.
    - David suggests that Mac talk with Signe and find out if they already have this tool and determine if it is really necessary that we fund it.
* Board Minutes
  + David moves to approve all board meeting minutes and general meeting minutes that have not previously been approved by the board. Josh seconds. Motion carried.

Stephanie moves to adjourn. Laura seconded. Meeting adjourned at 8:02pm.

**Action Items**

* Isha will present the slate and a couple of sentences about the election process to Greg to e-blast
* Denny send an email to board about setting up a meeting regarding Newsletter concerns and writing a proposal collaboratively and gauging interest in redeveloping the website. Will talk to face to face with Lynette to discuss with her. Josh and Laura can be emailed.
* Josh – do deep dive on permissions for website and make sure has all needed.
* ? - 1-page packet of what it costs to maintain the website – to find funding and other partners to make it better.
* Josh/David to talk to someone at OCCL and then have a meeting with Alison Stoll before the next general meeting.
* David to talk to Laura about TIF money at NAYA
* David to confirm with Joann Hardesty’s staff that she will be attending, confirm topics:
  + Fire Bureau, Emergency Services; Neighborhood Emergency Team; Expansion of training, recruitment, operations.
* Josh – confirm Eudaly will attend; talk about future of transportation in Portland.
* David – see if Suk Re can come to June’s meeting.
* Mac – following up on Whittaker ponds presentation with Yoko Silk.
* Mac – talk with Signe
* Laura – contact Sammo