

SMILE Board Meeting Minutes

October 19, 2016

SMILE Station

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Procedural

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OFFICERS PRESENT: Corinne Stefanick, President; Pat Hainley, Treasurer;

Eric Norberg, Secretary

BOARD MEMBERS PRESENT: Elaine O’Keefe; Timothy DuBois; Steve Szigethy;

Nancy Walsh, Miriam Erb; Bob Burkholder; Joel Leib; Elizabeth Milner

President Stefanick called the meeting to order at 7:35 p.m., inviting self-introductions from Board members, as well as those present in the room attending the meeting. Noting the presence of a quorum of the Board, she asked the Board to review the minutes of the September 21 Board meeting; three minor corrections were reported and made. Tim DuBois moved the minutes be approved as amended, and Miriam Erb seconded; the motion passed unanimously.

Stefanick welcomed the winner of the special Board seat election at this month’s General Meeting, Elizabeth Milner, to the Board. She then asked Joel Leib to report on the progress of the installation of the section of the old Sellwood Bridge railing ceremonially on the SMILE Station front lawn. Joel said the railing section now has a fixed spot identified on the lawn, and the insertion excavation has been made, and the first concrete poured; construction is in progress.

David Schoellhamer, Chair of the SMILE Land Use Committee, arose to report that this Friday the City of Portland will publicly release its draft of its inclusionary housing code, and on Monday a revised residential infill project (RIP) project draft. Both are on a fast track for City Council approval. The Land Use Committee has reviewed these, and is proposing testimony for the SMILE Board to consider tonight, with the hope that the Board will approve a resolution to direct the committee to write the letters, as approved by the Board tonight, for President Stefanick to sign and send, to beat the deadline for making comments.

Schoellhamer observed that there are now 1,149 new housing units under construction or completed in our neighborhood, and the resulting impact on Sellwood and Westmoreland is such that we are unsure how much more we can accommodate. David discussed this and other points in the revised RIP proposal. Some Q&A by Board took place along the way. There was a lengthy discussion about permitted lot coverage and setbacks.

Elaine O’Keefe made a motion that the Land Use Committee write the proposed letter of testimony concerning the revised RIP proposal proposals [incorporated into these minutes by reference], for President Stefanick to sign and send to the city before the deadline for testimony. Nancy Walsh seconded the motion. In the discussion period that followed, Steve Szigethy outlined his objections to SMILE’s position on the R2.5 section of the new

proposal, but he added that he likes most of the SMILE position otherwise. The question was called, and the vote was 8 yes, 2 no, 1 abstain. The motion carried.

Schoellhamer then outlined the draft of the inclusionary zoning code, which is also on a fast track. One proposal is that a developer builds 20 or more units in a development, he/she would “have to do something for affordable housing”, and there are several alternative things offered to respond to this requirement outlined in the draft, and David went through them.

The Land Use Committee is particularly concerned that one of the ways the city suggests to “do something” is to add affordable housing in the needed quantity ***to another project elsewhere in the city that the same developer may be building***. The concern is that, with our neighborhood currently thought to be so desirable, this option could result in insufficient new affordable housing in our neighborhood – which the committee points out is not inclusionary at all, and would deny our neighborhood affordable housing. David discussed with the Board this, and other points in the proposed inclusionary zoning code.

Eric Norberg made a motion that the Land Use Committee write the proposed letter of testimony concerning the proposed inclusionary zoning code proposals [incorporated into these minutes by reference], for President Stefanick to sign and send to the city before the deadline for testimony. Miriam Erb seconded the motion. In the discussion period that followed, Steve Szigethy and Tim DuBois indicated that they had concerns about the proposed SMILE position concerning parking. The question was called, and the vote was 9 yes, 2 no. The motion carried.

Pat Hainley then presented a proposed budget for the new SMILE fiscal year – which started October 1 – together with a current profit and loss summary. This presentation sparked a lengthy discussion of budgets, and – at considerable length – a discussion of the need to increase SMILE rentals of the Oaks Pioneer Church and SMILE Station, and to upgrade SMILE to modern electronic standards for advertising, booking, and collecting rentals. There was sentiment that SMILE may need to install a computer in its booking office, with concomitant peripheral equipment; need a means of accepting credit card payments for rentals; and need to set published base rates for these rentals, while allowing the Manager to discount from these rates as needed to maximize revenue.

President Stefanick and Pat Hainley agreed we need a meeting soon of the SMILE Finance Committee to further the discussion, and clear the way for passage of the budget for the current SMILE year in timely fashion.

There being no further business, either on the agenda or offered from the Board, Tim DuBois moved the meeting be adjourned, and Elizabeth Milner seconded the motion, which then carried with unanimity at 9:23 p.m.