

# SMILE Board Meeting Minutes

September 18, 2019

SMILE Station

Main Website

[www.SellwoodMoreland.org](http://www.SellwoodMoreland.org)

Procedural

[www.SMILErecords.org](http://www.SMILErecords.org)

**OFFICERS PRESENT:** Tyler Janzen, President; Simon Fulford, Vice President; Pat Hainley, Treasurer; Eric Norberg, Secretary

**BOARD MEMBERS PRESENT:** Elaine O’Keefe, Gail Hoffnagle, Julie Currin, Rhea Smith, Joel Leib, Justin Dick

President Tyler Janzen called the meeting to order at 7:31 p.m., and asked for a review of the August 21 Board Meeting minutes. After the review, Simon Fulford moved the minutes be accepted as submitted, Pat Hainley seconded, and the motion carried unanimously.

Before the agenda items, Eric Norberg had asked for a moment to acquaint the Board with the Peace Pole project of Rotary International, and specifically Southeast Portland Rotary, of which he is a member. He distributed a sheet describing the project and locations in the community at which the club had, with no cost to the recipients, installed a Peace Pole (this page is incorporated into these minutes by reference). The Board was favorable to the idea of placing one of the poles at SMILE Station, and Gail Hoffnagle made a motion that one be placed there – with the specific location on the property, and the date and time of the installation, to be determined. Elaine O’Keefe seconded the motion, which passed unanimously.

Gail Hoffnagle, who is also Chair of the new nonprofit Friends of Sellwood Community House organization, added that since two of the three Board Members of that nonprofit were also SMILE Board Members – and constituted a majority of that Board – those two members agreed that the Community House would also like to request a Peace Pole be planted at its location as well, subject to the same arrangements. Subsequently, Eric reported both requests to the Chair of that project for the Rotary Club, Kathy Stromvig, who will contact both Tyler Janzen and Gail Hoffnagle to proceed with the pole installations.

First on the agenda was Board Member Elizabeth Milner, Chair of the SNAC committee – who, in absentia, asked the Board to appropriate \$500 to assist in funding this year’s “Salmon Celebration”, which in 2019 will take place at Sellwood’s Johnson Creek Park. There were favorable comments from the Board about this request; Pat Hainley reviewed the budget, and said it was do-able. Consequently Elaine O’Keefe moved the appropriation be made; Simon Fulford seconded; and the motion carried unanimously.

Joel Leib reported on the recent brief reopening of the opportunity to buy an engraved brick in front of SMILE Station: 57 more bricks and one more paver have been “sold”. He added that 17 bricks and the paver all sold just on September 13, announced as the final day for this sale. Over \$4,000 was realized for SMILE in this ongoing fundraiser.

David Schoellhamer, Chair of the SMILE Land Use Committee, was next, with a presentation on city plans for areas zoned “Multi-Family” -- plans which include changes to increase density. He went through key changes, including substituting the terminology for construction limits from units (apartments) in a building to limits based on the size of the building. The R1 zone will be renamed RM2, and the R2 zone will be renamed RM1. A floor area bonus will be permitted if criteria for “affordable” units are met or exceeded – a bonus that appears to add a “bonus floor” of units to the building. The RM1 limits would be 50% coverage of a lot, and a maximum height of 35 feet; the RM2 limits would allow building coverage of up to 60% of a lot (70% on “corridors”), and a height limit of 45 feet.

Schoellhamer presented a letter of comments on all this to the Board, from the Land Use Committee, for the SMLE Board to consider and adopt. There followed much discussion about the possibility of tying the construction of affordable units, and the benefits that arise from doing so, to the specific property or neighborhood in which the resulting bonus units would be built. (The Board was concerned about the current allowable practice of gaining the affordable units’ bonuses, but then shifting the affordable units triggering them to outlying areas of the city; it was the Board’s concern that allowing more affordable housing, and thus denser construction, in this “desirable” neighborhood, could in this way actually “gentrify” the neighborhood further – and actually result in fewer “affordable” units in our neighborhood.)

Gail Hoffnagle made a motion that the SMILE Board approve and send the letter – but only after adding an “anti-transfer” proviso for “affordable housing bonuses” separating the affordable units from the project benefiting by them, in order to improve housing equity in our neighborhood. Eric Norberg seconded the motion. After further discussion, the motion carried unanimously.

The last agenda item brought to the Board Christina Timberlake, Marketing Consultant for SMILE’s operation of Oaks Pioneer Church -- who was now returning to the Board with its requested “church rental rate structure” proposal, which she went on to go through and explain in detail. (Her proposal is incorporated into these minutes by reference.) Much discussion followed the presentation, which took place in Q-and-A form mainly; and at the end of the discussion it was agreed that Ms. Timberlake will refine her proposal and bring it back soon for further Board discussion. The Board expressed appreciation for all the thought, research, and work that Ms. Timberlake had put into the detailed proposal.

There being no other business on the agenda or offered from the floor, Pat Hainley moved that the meeting be adjourned, and Gail Hoffnagle seconded the motion – which passed with evident unanimity at 9:39 p.m.