

LENTS NEIGHBORHOOD ASSOCIATION (LNA)
Minutes of Tuesday, January 24, 2017 General Meeting
Tuesday, January 24, 2017

7:00 p.m. - 9:00 p.m.

Lents Seventh-Day Adventist Church, 8835 S.E. Woodstock

Approved Tuesday, February 28, 2017

Board Members Present (in alphabetical order): Michael Collins (Vice Chairperson); Krista Dennis (At-Large Board Member); Ray Hites (Treasurer); Judy Low (Chairperson); Cora Potter (Land Use Chairperson); Joanne Rees (Luchini) (Secretary); Randy “Icebear” Schroeder (Public Safety Chairperson); Autumn West (At-Large Board Member); and Jennifer Young (At-Large Board Member).

Attendees Present (in alphabetical order): Barbara Bader; Melissa Collins; Carma Crimins; Michael Cummings; Corrina D'Annibale; Megan Gorecki; Lacey Hamerin; Lauranne Kealiher; Nicole Leaper; Christopher Luchini; Ken Luchini; Michele Machado; Steve Madson; Mary Oxford; Char Pennie; David Potts; Gary Sargent; Joe Simons; and Mark Wright.

Guests: Leila Aman (Senior Project Manager – Lents Urban Renewal Area, Portland Development Commission) and Vicky Oglesbee (Head Librarian, Holgate Library)

The General Meeting was convened by Chairperson Low at 7:05 p.m.

Police Liaison Report. The new Commander of the East Precinct Bryan Parman introduced himself, as did the new Captain Dave Golliday. (Contact information for East Precinct can be found at <https://www.portlandoregon.gov/police/article/420227>)

An LNA member inquired as to the boundaries of East Precinct. The boundaries can be found at <https://www.portlandoregon.gov/police/article/32641> .

Rees (Luchini) asked Commander Parman about the status of the mentally ill homeless Lents resident who was found at a Lents bus stop on January 9, in cold temperatures, partially clad, pushing a shopping cart, with a dead baby. The baby had apparently been born in a tent at the “Chuck E. Cheese camp” in Lents.

Commander Parman indicated that the case was closed because the medical examiner had found that the child had been stillborn. Rees (Luchini) mentioned that Willamette Week had indicated that, “It is unclear where the infant's mother is,” and she had a concern that the woman had been released and could potentially be wandering the streets of Lents, in post-partum distress. Commanded Parman indicated that the woman

“is currently being evaluated.” Rees (Luchini) asked whether an investigation was pending as to whether the woman had been a victim of a crime, such as sexual assault or sex trafficking. Her concern was that, since the woman was seriously mentally ill (attributing her pregnancy to an immaculate conception), the woman might not be able to advocate for herself or be able to indicate whether her pregnancy was the result of a consensual relationship or sexual assault or sex trafficking. Commander Parman indicated that the woman “is currently being evaluated.” Rees (Luchini) asked whether law enforcement could contact media, particularly Willamette Week, informing the journalist that the status of the woman is that she “is being currently evaluated,” so that the sensational headline of “It is unclear where the infant's mother is,” could be updated. Commander Parman indicated that, for privacy reasons, this could not be done because the woman is “currently being evaluated.”

A question was asked about the Behavioral Health Unit. It was indicated that the City of Portland Police Bureau currently has approximately 103 officers as part of its Enhanced Crisis Intervention Team (ECIT). The officers are automatically dispatched to 9-1-1 calls that call for law enforcement intervention in situations involving mentally ill individuals. The officers are trained in de-escalation techniques.

Public Safety Chairperson Schroeder inquired whether East Precinct had an “open door” policy for citizen/neighborhood concerns. It was indicated that it did.

Commander Parman, Captain Golliday and the police officers (Jason Pierce, Michael Roberts and Sarah (last name?)) were thanked for attending the LNA General Meeting and answering questions from concerned Lents residents.

Portland Development Commission (PDC) (Senior Project Manager/Lents Urban Renewal Area Leila Aman).

The New Copper Penny building has been demolished. There was no groundbreaking on January 8 due to a weather emergency and the groundbreaking ceremony was not rescheduled due to logistical challenges.

Development will be ongoing through the spring. It is hoped that traffic impacts during the construction will be minimal. The intent of the developers is to be good neighbors. In addition to construction at Oliver Station and 9101 Foster, ROSE's Woody Guthrie Place and the Asian Health & Services Center will also be under construction.

With respect to the Foster Streetscape Project, an intergovernmental agreement is being signed and the project is going to bid. It is anticipated that this project will start in May.

LNA member Bader asked whether the construction contractors were using low-emission vehicles. Aman did not know, but she will ask.

Potter inquired regarding commercial space at 9101 Foster. Aman indicated that there is 30,000 square feet of commercial retail space. An anchor tenant is being sought for the former New Copper Penny site. There will be incentives for business startups. The businesses that will given first consideration are those with a solid business plan that appear “ready to go” (eg., established businesses seeking a second site; businesses moving from inner-Southeast; first-time businesses).

LNA member Kealiher asked what outreach was being done to minority small businesses. She pointed out that the Lents community is more diverse than reflected in its neighborhood association. Aman replied that PDC is committed to meeting social and economic equity goals and that a balance is being sought between what the market can support and what the community wants. Minority business owners should contact Aman. There will be a formal process (including a website) implemented in approximately two months to enable businesses to apply to be considered as prospective tenants. Dennis mentioned that Giants Pizza has been forced to close due to a rent increase. Perhaps Giants Pizza could be leased space in one of the new developments. LNA members were asked to support Giants Pizza which is attempting to liquidate its stock before moving.

Bader inquired whether any grocery stores had been contacted. Aman indicated that grocery stores have certain demographic requirements that have to be met before they decide to locate themselves in a particular neighborhood. Bader also pointed out two empty storefronts in the current Lents Town Center. Aman indicated that PDC has matching grant programs (up to \$50,000) for established businesses in the Town Center. She also indicated that part of PDC's strategic priority is to find two retailers to occupy the currently vacant ones in the Town Center.

Aman indicated that it is hoped to have 7 to 8 tenants occupying offices of 750 to 1,200 square feet. The total square footage of commercial space is approximately 8,000 square feet.

During the discussion about the “affordability” of the new developments, Aman did not have the rent figures readily available. She was able to state that, of the 54 units at 9101 S.E. Foster, 16 will be “affordable;” of the 145 units at Oliver Station, 126 will be “affordable” and 19 will be market rate; and, at ROSE's Woody Guthrie Place, there will be mixed-income housing, where, of the 68 total units, 17 will be “affordable” and 51 will be workforce housing. Generally speaking, the “affordability” factor is based on median family income and percentage of income set aside for housing. “Affordability”

is usually based on HUD standards. The units are being subsidized by the Portland Housing Bureau and through tax credits. Again, it is what the market will bear; however, the majority of the units will be income-restricted. Potter, accessing the internet feature on her phone, was able to state that approximate “affordable” rents will be \$875 for a 1-bedroom and \$1,100 for a 2-bedroom apartment.

(<https://www.portlandoregon.gov/phb/article/572034>) There will be a wait-list for the apartments. PDC has not yet hired a property manager for the properties. Bader expressed hope that the property manager will be from Lents.

Aman remarked that the PDC Community Livability Grant awardees will be announced soon. She thanked At-Large Board member West for sitting on the Grant Review Committee.

Librarian Report (Head Librarian Vicky Oglesbee, Holgate Library.)

Oglesbee mentioned that the Library (systemwide) offers a valuable service, “Book a Librarian.” It is not unique to Central Library. Starting Thursday, January 26, the service will also be provided at local libraries such as Holgate, Midland and Gregory Heights. The number to call is 503 988 5123. Book a Librarian can help patrons, for example, to figure out where to go to get help with a business plan or help them figure out how to use technology that might be puzzling them.

Oglesbee also reminded of the planning for capital improvements at the Library. Input is continuing to be gathered from other communities, similar to the feedback that was gathered at the LNA December General Meeting. The initial report should be issued at the beginning of February. Oglesbee reminded that, although the Library is part of a Library District, it is still run by Multnomah County.

The “Everybody Reads” selection this year is Evicted: Poverty and Profit in the American City by Matthew Desmond. This nonfiction book takes place in Milwaukee, Wisconsin, but the stories of real people in the midst of a housing crisis will resonate with Portlanders. Oglesbee distributed a Library flyer with activities and events planned in conjunction with “Everybody Reads.” “Everybody Reads” is an annual community reading project of Multnomah County Library. It is made possible by The Library Foundation. The culmination of the program is an author talk, “An Evening with Matthew Desmond,” which is a Literary Arts event, taking place on Thursday, March 9, at 7:30 p.m., at the Arlene Schnitzer Concert Hall downtown. Tickets start at \$15.00.

Holgate Library will be hosting an Asian Lunar Year celebration on February 7 from 6:00 p.m. to 7:30 p.m. A flyer was distributed regarding this.

Board Member Reports.

Social Media Guidelines; Website and Facebook; Spring Cleanup Grant; Logo Contest (West).

(a) **Social Media Guidelines.** At-Large Board Member Autumn West announced that Social Media Guidelines are being put into effect for the LNA website and for the LNA Facebook page. West is still working on getting the LNA website operational. The delay was caused by a lack of functional passwords.

(b) **Spring Cleanup Grant through East Portland Neighborhood Office (EPNO).** West applied for a spring cleanup grant through EPNO. Grant funding is for up to \$850 and is on a first-come, first-served basis, till funding runs out. Logistics for the spring cleanup grant will be forthcoming if and when grant funding is obtained.

(c) **Logo Contest.** Oliver P. Lent is going to retire as the LNA logo. A contest is going to be held for a new logo design. Details will be forthcoming.

Livability Committee (Young). At-Large Board Member Jennifer Young announced that the Livability Committee will be hosting a series of Town Halls, similar to that which she had organized in November, 2015, at Kelly School. Young will be chairing a Town Hall Planning Committee in an attempt to determine what concerns are most important to Lents residents so that town halls can be established to address those concerns. Questions include: What do we want to talk about? Who do we want to hear us? What do we want the Town Hall to look like? The first Town Hall Planning Committee meeting is scheduled for Tuesday, February 7, at 7:00 p.m. Ideally, depending upon the invitees and their availability, the first Town Hall can be held in the spring.

LNA Member Kealiher indicated that she would like to see one of the town halls be devoted to education where Portland Public Schools would be invited. Potter recommended the local Parent-Teacher-Associations (PTAs) as valuable resources.

Land Use Chairperson Report (Potter). Land Use Chairperson Cora Potter reported that, with better weather, comes construction, so LNA will be hearing more land use reporting. The most recent Land Use notice was about a property at 8246 S.E. Flavel, a 6-unit apartment building with 7 parking spaces.

Chairperson Low noted that paper copies of Land Use notifications get mailed to EPNO at the N.E. 117th location and that she has been retrieving that as mail when she is at EPNO. Potter clarified that she receives the Land Use notifications electronically, through an rss-feed. In addition, if something relating to Land Use comes up that is

super-time-sensitive (arriving via certified mail, for example), EPNO staff person Kari Koch scans the notification and emails it to Potter. Potter added that neighbors might also receive notification of any major construction, depending upon the work being done. LNA member Bader inquired as to whether neighbors are notified of pending demolitions. Potter replied that that depends. She indicated that some information about neighborhood construction can be found at the Bureau of Development Services (BDS) website.

Low inquired of LNA membership: “How much does the community wish to know about construction in the neighborhood?” – how to notify, what to notify about, frequency of notification, etc.

Potter explained that she will not routinely report on every single notification that she receives. Some of the notifications have to deal with minor renovations, such as replacing a window or replacing the roof on a shed or garage. Potter does report larger construction projects that impact the neighborhood on a bigger scale – construction of multi-family dwellings; splitting a lot to place a duplex or triplex on the second lot; construction of accessory dwelling units (ADUs) (particularly if the construction includes the construction of a separate dwelling on the property as opposed to creating additional living space in a basement). Potter has announced construction projects at LNA General Meetings. She has posted notification of larger projects on the LNA Facebook page. When the LNA website becomes operational, posting there will become a possibility. Potter also contacts neighbors who are directly impacted by the project. If LNA members seem interested in having a developer come to an LNA General Meeting to answer questions about their project, she will arrange for a presentation. However, Potter will not automatically request a presentation from the developer at an LNA General meeting if the project is small-scale and does not seem to generate much interest from LNA.

LNA members Kealiher and Gorecki both stated that they were satisfied with Potter's method of communicating Land Use issues to LNA membership. There were no complaints or reservations expressed by the Board or other LNA members present at the LNA General Meeting as to how Potter currently communicates Land Use issues to LNA membership.

Lents Street Fair; Bylaws Revision Committee (Dennis).

(a) **Lents Street Fair.** At-Large Board Member Krista Dennis reported that the Lents Street Fair Planning Committee has been meeting. The Committee is chaired by LNA member Robert Schulz. Dennis is the Board liaison to that Committee. Current plans are to hold the Fair in late June. The Lents Street Fair Planning Committee is scheduled to next meet on Saturday, February 4, at 4:00 p.m. at the New Seasons on

Woodstock (the top-level dining area).

(b) **Bylaws Revision Committee**. Dennis reported that the Bylaws Revision Committee will have its first meeting sometime in March. She will provide copies of the current Bylaws. Dennis anticipates that this Committee will be meeting 1 to 2 hours a month till July. If LNA members cannot attend Committee meetings, there will be an opportunity to submit revisions through email or in writing at a General or Board meeting.

Public Safety Chairperson Report (Schroeder). Public Safety Chairperson Randy “Icebear” Schroeder reported that he is interested in leading a cleanup to pick up syringes. He reminded that syringes should be picked up with gloves, not bare hands. Schroeder also reminded that syringes need to be disposed of in a “sharps container” and not deposited in garbage cans. LNA member Corrina D’Annibale volunteered the use of 2 “sharps container” to help with the cleanup, for which she was thanked.

LNA member Nicole Leaper inquired as to the status of the camp on S.E. 92nd and Flavel which, despite “sweeps,” still has people consistently living there. Potter indicated that this is a “whack-a-mole” situation. Ownership of separate parts of the property is divided among 4 entities: Oregon Department of Transportation (ODOT); Portland Department of Transportation (PDOT); Trimet and the Jehovah Witness Hall. All the campers have to do is move a short distance and they then find themselves in another jurisdiction. Schroeder repeated the message from Portland Police: report, report, report. Potter also recommended that neighbors reclaim those areas that are prone to being occupied by campers, citing the example of the Malden Court Orchard, a Green Lents project.

LNA member Char Pennie also advised of possible negative impacts stemming from House Bill 2215 should it pass. This “Right to Rest” bill has the potential of re-creating last year’s Springwater Corridor situation should it pass.

Treasurer’s Report (Hites). Treasurer Ray Hites reported that there are currently \$1,181.31 in the LNA checking account and \$11,471.70 in the LNA savings account. LNA earned 49 cents in interest on the savings account. LNA paid PGE \$130.39 and \$101.39 for the lighting of the Lents monuments (bills dating from August). LNA agreed to sponsor the Kelly School April Fun Run with a \$500 check made payable to Kelly School PTA. Lastly, there was an accounts payable of \$3.77 to reimburse a Board member for a certified letter mailed to a Board member notifying him of his removal from the Board for non-attendance.

Sponsorship of Kelly School PTA April Fun Run (Potter). LNA membership was informed that the Board had been approached by the Kelly School PTA (PTA

President Becca Binford) for a sponsorship of the Kelly School April Fun Run. This event is to replace the annual Run for the Arts and is being run independently by the Kelly School PTA. The purpose of the April Fun Run is to fund art, music and physical education supplies and library books. It was noted that Kelly School PTA had been burglarized 5 times since the New Year and has been struggling. A “bucket” was available at the entry table for people to make additional donations to the Kelly School April Fun Run if they so chose. Cash or checks are welcome. Checks should be made out to Kelly School PTA with a memo line of April Fun Run. Potter stated the Kelly School PTA was “over the moon” happy with the LNA donation and that a thank you from them had been posted on the LNA Facebook page.

Public Announcement.

Hostelling International U.S.A. Travel Scholarships. Michele Machado, Operations Manager of Hawthorne Hostel, announced the opportunity for people between the ages of 18 and 30 to apply for a \$2,000 travel scholarships through Hostelling International. The travel scholarships also have a service component. The deadline to apply is March 15, 2017. Machado distributed flyers about the scholarships. More information can be found at <https://www.hiusa.org/programs/travel-scholarships> .

Other Business.

LNA member inquiry as to status of her complaint against a Board member.

LNA member Lauranne Kealiher inquired as to the status of the complaint she lodged at the November Board Meeting against Board member, Public Safety Chairperson Schroeder. At the November Board Meeting, Kealiher had brought to the Board's attention Facebook messages that she had received from Schroeder that she perceived as intimidating. Kealiher had emailed the messages she perceived as intimidating to the Board Secretary, who had then forwarded them to the Board.

Chairperson Low indicated that the complaint was still pending. The LNA member reminded that her allegations were serious.

Rees (Luchini), as Secretary, indicated that part of the challenge in getting the matter resolved was that the Board had not been successful in getting to hear the Board member's side of the story. The Board had been threatened with legal action by the Board member. A letter had been drafted at the Special Board Meeting on December 15 at which 4 Board members were absent. This Special Board Meeting was to replace the December 8 Board Meeting, which did not occur due to inclement weather. The letter was ready to be sent out. It had included a request for the Board member to tell his side of the story by a certain date or submit a resignation. In the interim, another threat of a lawsuit surfaced. The Board members who had voted to send the letter decided to hold

off on sending the letter till advice from East Portland Neighborhood Office (EPNO) could be obtained. The Board members – most of whom were new Board members elected at the end of September – were unsure as to what their liability was, because, despite there having been a quorum at the Special Board Meeting, 4 of the then-11 Board members were not present at the meeting where the letter was drafted and approved. Rees (Luchini) stated that some of the Board members, including herself, who were present at the Special Board Meeting feared being “thrown under the bus” should a lawsuit ensue, and accordingly decided to not send the letter. EPNO's (Director Richard Bixby's) emailed response contained an assurance of EPNO liability coverage should there be a lawsuit filed against a Board member or Board members during the course of their performance of Board duties. EPNO also strongly recommended that mediation between the parties occur through Resolutions Northwest.

A motion was made by Potter that, provided both parties (LNA member and Board member) agree, Resolutions Northwest be contacted to provide mediation for this issue. The motion was seconded by Rees (Luchini). The motion passed with 15 in favor. Schroeder indicated he would have to consult with his attorney before committing to mediation.

Adjournment. A motion to adjourn was made by Dennis and seconded by Collins. It passed unanimously. The meeting adjourned at 9:30 p.m.

Submitted by Secretary Joanne Rees (Luchini) on February 21, 2017
Minutes approved at Tuesday, February 28, 2017, General Meeting