

WCC Board Meeting notes – April 15, 2015

Attendees

Den Ramsey
Emily West
Brad Foster
Alieta Herrera-Train
Lefty Kelleher
Chris Gadsby
Aaron Moore
Kelley Jordan
Sam Hahn
Cathy Feely

Minutes

Summer Concerts in WJS Park – David Nickles (See Attachment 1): David submitted a proposal for the WCC Board to sponsor and endorse a series of concerts in WJSP during the Summer of 2015. David would like to run donations through WCC 501c3 and assist with permits. The board moved, seconded and unanimously approved this proposal.

Facebook: Den has posted the WCC Charter and the Whiteaker Refinement Plan in the Board FB page. Also posted will be the Conflict of Interest forms. All board members need to download one of the forms, print out, sign and bring to the next WCC Board meeting on Wed, May 20. Sam will be posting the upcoming meetings on FB, please review these postings and respond with a 'Like' if you will be attending. The WCC Charter outlines the attendance obligations of the Board members.

Tiny Houses – Brad Foster: Brad and Sam have been working with Dan Bryant and his group on the proposal for tiny houses at 1st and Polk St. Dan's group is trying to purchase this property for the development of tiny houses. Please see Brad if you have questions on this. Dan has stated that he wants WCC endorsement in order to move forward with this project.

Parking – Sam Hahn: Three parking areas were discussed 1) Tony's Lot; 2) Gas Station Lot; 3) Impound Lot.

The Tony's lot (See Attachment 2) is already in use. Four businesses are donating funds for this lot: Papa's Soulfood, Cornerstone Glass, Blair Alley Entertainment and Meiji. This lot is not getting the use it should be getting. Sam has passes if anyone needs them.

For the Gas Station Lot, there was considerable discussion on how it would work and possibilities for funding. The lot is available to be leased/purchased. Previous projects planned for the lot were not able to move forward due to parking and other permit-based considerations. The gas company owns the lot and Sam has discussed leasing the lot for two years with an option to purchase. The current terms being discussed is a two-year lease at \$250 monthly for the first year and \$275 monthly for the second year. The current price to purchase the lot is \$340,000 and WCC would have the right of first refusal. Another aspect of the purchase to look into is the 503c3 aspect of WCC and whether all or some part of the purchase

price could be contributed for the seller to obtain tax write-offs. There is also possible funding through County or City business development Lottery funds that Commissioner Pete Sorenson had discussed at the last WCC general meeting. Sam had initially moved to proceed with the rental, with some contingencies such as not signing the lease until the monthly funds are committed to WCC, but Den asked to see the lease before voting. Sam will bring the lease to the next WCC Board meeting for everyone to review and vote at that time. Discussed in addition to the details of obtaining use of the lot were the practical aspects of readying and daily use of the lot. There will need to be teams formed to assist with this as well as business contributions, signage, advertising space (contributors could get a specific size ad on the wall), surface (gravel) distribution, parking blocks, and potentially Valet parking staffing.

The Impound Lot near Trackside Auto contains three parcels of land: the City of Eugene impound lot, Trackside Auto lot and a privately held lot owned by a couple in Arizona. The discussion on this lot was similar to the Gas Station lot in terms of potential funding and support for staffing of various aspects of readiness and use of the lot if it could be obtained at some point. Vertical space was discussed as future parking could take up a level or two and there could be building above that would support business development geared to Whiteaker, such as artist studios/galleries. There could be some income-based opportunities as the lots mature, such as food carts or other small businesses possibly using shipping containers.

Treasury Report – Den: Den receives and deposits funds and holds the checkbook. He can make out checks, but he cannot sign checks. The WCC Board President – Sam and the WCC Secretary – Tiffany can sign the checks. Sam and Tiffany need to go to the bank and remove David from the account and add Tiffany. Board members can be reimbursed for misc items of expense for board business such as petrol, postage, printing, paint, etc. by providing Den with the receipts. There is approximately \$1,800 in the general fund currently. There is \$3,700 in the parking account but a check for \$1,800 needs to be written on April 16 to the Tony's lot owner. \$225 in cash was given to Den for the Arts projects to be placed in the general fund for Arts projects during the meeting.

Brewery Taskforce – Den: Den has been working with the taskforce on projects that highlight responsible alcohol behaviors. There is a high incidence of alcohol issues for the State of Oregon and Lane County is the highest among Oregon counties. The taskforce has \$8,000 that needs to be spent by June 20, 2015. This could be spent on specific uses such as signage or the mural on the back side of Hollywood Video. Den has been looking for ideas: thrown out were a sculpture and signage ('chalk board', graffiti board, or other) at Blair and Van Buren intersection; a Gateway sign over the street with welcome and relevant info. Coasters could include Snapple lid type info about Whiteaker on it so it changes over time: Didja know...

WCC Website – Sam: Sam moved to appoint Aaron Moore as the new Web Czar. It was seconded and unanimously approved. Aaron will begin working on the WCC website. Discussion centered on what the site would look like and contain. Members thought a tab approach with Teams (for the various projects being worked on – who is doing what type info) Documents, write-ups for Teams, Calendars/Events (need to determine what kinds of events can be posted. Cannot promote for-profit events?), meeting agendas, contact info for board offices/bios.