

## MINUTES 3/12/2008

In Attendance: Susan Gamble, Dirk Arnold, David Aguirre, Charlie Spillar, Charles Alexander, Elizabeth Criger, Steven Eye, Ned Schaper, Marvin Shaver, Carrie Calvert, Terrence Calvert, Mike Burns, Natasha Winnick, Patty Sue Anderson, Ron Schwabe, Paul Schwann, Lucy Mitchell, Daniela Diamente, Judy Dare

- 1) Minutes from 2/13 approved
- 2) Introductions: Carrie & Terrence are from Dunbar Springs Neighborhood and want to know WAMO's stance on the "Refinement."
- 3) Charlie Spillar spoke in his role as board member of Valley of the Moon. There will be a fund raiser at, the now defunct, Magic Carpet on 4/26 from 10AM to 11PM. Tickets are \$20.00. The "sculptures" at Magic Carpet need to be moved. Charlie is hoping to find homes for them. Valley of the Moon can store some but because of safety and historical authenticity of the park, they can not use them in their displays. They need volunteers. There is a meeting on 3/15 at 2PM. At the event on 4/26, there will be food, t-shirts, music and, of course, miniature golf...for the last time.
- 4) Trust Fund Issues: After several meetings with various city staff, Susan says there is no way the city will just give us the use of our money. There are 2 strategies for gaining some control. a) the contract for managing the properties is coming up in April. Chapman has been the manager for years, receiving a percentage of the gross. Right now, there is \$105,263.00 in the fund. It grows by a little over \$3,000.00 a month. To bid on the managing aspect, we would need to partner with a licensed broker. Ron Schwabe said that Peach Properties is willing to be there for us. Lou Ginsberg told Susan that WAMO could have up to \$2,000.00 made available for "discretionary" spending per month. b) To gain recognition of our status in the downtown arena, Susan recommends that we fund Glenn Lyons salary with \$10,000.00 from the fund.  
Don moves that we move forward with Peach Properties. Marvin 2nd. Daniela amends the proposition that the process of co-writing happens with the executive committee and come back to the full board.  
Amendment is accepted. The motion passes.  
Before we give any money to Glenn Lyons, Dwight would like to meet him. Donovan will invite him to our April meeting.
- 5) Planned City Area Development: On 2/22 ADOT agreed not to

auction off any of their/our properties for 6 months. Because of bureaucratic hurdles, there would be another 6 months after that if they decided auctioning is inevitable. Meantime, we have to come up with a land use plan for the area. The State would like to auction, it's the easiest solution for them. The city wants us to have them but they certainly don't want to own them, because they don't want to be responsible for bringing them up to code, for one thing. Is WAMO in a position to develop the properties or should we align ourselves with someone else? There are lots of developers out there waiting to pounce: Eric Abrams and Steve Fenton, to name 2. Williams & Danes, whom Ron works with out of Portland, are very interested.

Daniela, Marvin and Natasha will organize a meeting with Williams & Dane, possibly Fri, 3/14 at The Cup at 7AM.

Dwight expressed concerns about how quickly things were moving and the lack of control WAMO has been able to effect. He would like another meeting scheduled before our next board meeting on 4/09. We'll do this through emails.

6)Downtown Links Realignment: Paul was quickly able to show us his new design for the alignment. He suggests moving Tano's, which would save his building and Mat Bevel. He needs further conversations with Mike Barton, from HDR, as to the feasibility.

7) Quickly ajourned at 8PM. Next full board meeting at Small Planet on 4/09 at 5:30PM