

WAMO Board Meeting Minutes – Jan 17 2009
10:30 am Historic YWCA conference room

Present:

Officers:

Daniela Diamente, Vice President; Dwight Metzger, Treasurer; Dirk Arnold, Secretary
Board Members: David Aguirre, Judy Dare, Susan Gamble, Ned Schaper, Brenda Todaro,
Natasha Winnik.

Other:

Charles Alexander, Charlie Spillar

Board Members Absent:

Marvin Shaver, President; Donovan Durband,

Approved minutes from 01-10-09.

Susan moves to accept, Brenda seconds. Passes Unanimously.

Committee Reports

Property Management:

Met at Revolutionary Grounds. Committee goal is 45-60 min meetings weekly while board meets weekly. Discussed letter to tenants and survey, want to get the notification process started. Susan has given Daniela the Fall 2006 survey and results. Need a copy for the archive. Info Session has been scheduled for Feb 3. Q and A with tenants. 5:30 - 7:30 pm at Solar Culture. Present the WAMO role and strategy, get feedback. Collect additional surveys. Further arrangements to be made in conjunction with Communications Committee. Dirk to get leases to Property Committee per Pam's suggestion.

Communications:

Meeting via e-mail as much as possible. Susan outlined goals and methods for each of three focus areas: Public Relations, Government Relations, Artist Communications. Discussed venues and contacts for PR efforts. 4th Ave Merchants Association has requested a presentation from WAMO - first non-neighborhood group to do so.

Governance:

Did not meet. Will stay after this meeting to discuss the "Executive Director" job description, and will draft something to look at next meeting. Still considering by-laws revisions. Each board member should have a packet with Bylaws, Mission, etc. Judy is seeking free 3-ring binders.

Finance:

Dwight needs committee members to help review budget. Nina and Regina on board to release \$65,000 to WAMO. Amount is about half of the fund. The fund isn't being released to WAMO control, just a disbursement of funds. Natasha points out that \$65,000 is better than the \$6,000 we asked for months ago, so things could be worse.

Board members and volunteers should document the time spent for WAMO (retroactive estimates would be good) to help support the fact that WAMO members have been working for the community for quite some time.

Skrappy's

Has been talking with MOCA about possibly moving into 191 E Toole (MOCA white building). Skrappy's is encouraged by this development. Various questions including:

CofO is for 49 people as far as we know... Egress issues with tracks at back, but can probably make an exit to parking lot thru west wall. Egress issue with basement.

Funds were allocated in PDA for renovations of previous Skrappy's Broadway location; should those be used for any Skrappy's-specific work done on District warehouses if the Broadway plan is abandoned?

Need to clarify ownership expectations... WAMO assumes it will own the building after the ADOT transfer.

What are Skrappy's expectations of the lease rate after ADOT transfer?

Who should negotiate the lease (currently would be a MOCA sub-lease)?

How would moving into 191 affect additional funds that were allocated to Skrappy's in the PDA (rent abatements)?

Need to meet with reps from Skrappy's, MOCA, and DTDC. Daniela to convey gist of today's discussion to Marvin and Pam.

Talking Points

Dirk proposed revising the PDF backgrounder currently available on the web. Incorporate Mission/Vision/Goals excavated by Don. Project assigned to Communications Committee.

Retreat

Discussed the idea of some sort of retreat. Purpose was originally to get the board all on the same page regarding what's going on, but weekly meetings seem to be working us in that direction.

David suggests that retreat should have a business (plan) focus. We need to behave in a more businesslike manner as negotiations continue.

Call to Audience

Judy talked about the graffiti art across Main from the TMA in the Tucson Water parking lot. El Presidio has voted to whitewash the wall because proper public art channels weren't followed.

Brief discussion of Saturday meetings, which are committed only thru January. People are showing up, and not as tired as they might be in an evening meeting. Needs to go on an agenda in the next couple of weeks.

Charlie Spillar pointed out that Art's BBQ is for sale by the city. Not a PDA building. ADOT may be interested in selling the former AAMCO transmission facility just north of Mat Bevel on Stone. This property is in the PDA. David has been considering the possibility of putting artists

into that space before the transfer takes place, if it doesn't go to auction.

Discussed the inelegance of e-mail communications. Author's intent is notoriously open to interpretation. Exacerbated by "reply all" and cc-ing those to whom an e-mail is not directed. If the author's intent is in question, ask the author personally to clarify.

Adjourn 11:45 ish