

WAMO Board Meeting Minutes – Jan 24, 2009  
10:30 am Historic YWCA conference room

Present:

Officers:

Marvin Shaver, President; Dwight Metzger, Treasurer; Dirk Arnold, Secretary

Board Members: Judy Dare, Susan Gamble, Ned Schaper, Brenda Todaro, Natasha Winnik.

Other:

Charles Alexander, Betina Fink, Charlie Spillar

Joyce Serida, Manuel Abril, Kathy Wooldridge of Tucson Youth Collective/Skrappy's

Board Members Absent:

Daniela Diamente, Vice President; David Aguirre, Donovan Durband

Approved minutes from 01-17-09.

Lucy moves to accept, Ned seconds. Passes Unanimously.

### **Committee Reports**

Governance:

Met after last Saturday's meeting to draft job description for Executive Director position.

Distributed draft in hardcopy to board. Board to comment via e-mail. May take some action on it next meeting.

Property:

Met at Revolutionary Grounds. Continued work on letter and survey. Also talked about getting WAMO representatives to Feb 23 TPAC seminar/workshop on art space business issues.

Brenda, Ned, and David have applied.

Communications:

Susan, Ned, and Dirk talked about web site after last meeting. Want to do one-minute video interviews of artists and others from the community talking about what the District means to them, etc. Media friends list in progress. Web site in progress. Feb 3 Q&A session planning in progress w/Property Committee. (M&C is also that evening when our disbursement is supposed to be on the agenda.) Charlie Spillar is on board to do press releases when we have something to publicize widely. Reiterated the request for an accounting of volunteer time from last meeting: focus on 2008.

No business plan update; Don absent.

### **Skrappy's**

Skrappy's representatives looked at 191 E Toole (MOCA White) on Friday with development services and Jim Campbell. Expect keys on Monday. Skrappy's is encouraged by this development, as they have worked with MOCA artists and this location is closer to the Ronstadt

Transit Center (many of the youth take the bus). Youth are excited about building relationships with the artists of the District. Skrappy's constituency is usually skeptical when a location is announced... lost \$20K each on 35 E Toole and 17th St to engineers and planning costs. Susan inquired about the CofO. Kathy said it is for 49 people at this time. With an exit and some plumbing the occupancy can increase. Initial move-in goal is to get some classes going within the current CofO limits. Charlie Spillar asked about lease agreements. Details are being worked out. Initially it will be a sub-lease with MOCA. It's a moving target so Skrappy's is looking at a 3-4 month timeframe because the game changes in July. WAMO and Skrappy's bonded on the idea that this process has been like a sliding number puzzle for all of us. Skrappy's expects to raise their own funds for renovations; there has been no talk of any money coming from WAMO. They do expect \$50K from DTDC.

Marvin asked what Development Services had to say on the tour, and there were no surprises. The basement is sprinklered and the roof is in good shape. The "wiggly wall" has been reinforced.

Joyce is encouraged that this is the first time that the artists are begin given a voice in what happens downtown... without the youth voice and the artist voice there is no community. WAMO should continue to focus on the artist and Skrappy's will continue to focus on the youth, but we will keep talking and working together as things take shape...

### **Current News**

Marvin spoke with Scott Stiteler this morning. Williams and Dame is out; they are too costly. They may seek out another planner. Scott will be our contact person, and is still committed to an arts district, though that commitment has been scaled back. He's pessimistic about the economy and lowering expectations. Which means no \$2 million line of credit, no \$500K assessments. Everything is going to be renegotiated.

The property transfer between ADOT and the city is not a done deal. The Miracle Mile element is off the table. With the new governor and the city and state in debt there's no telling how it will shake out. Scott says it's up to Mike Hein and ADOT; he has no influence. The other property is worth about \$800K, so if swap takes place it may be for \$800K of the warehouse district.

Scott will be here for two weeks Feb 3. He will be meeting with Regina & Nina's Ward offices.

We don't know what this means for the PDA yet. CT Revere from Nina's office says the timeline is likely not as speedy, which could be a good thing.

Brenda comments that the prospect of the money from the PDA was exciting but we've been getting ourselves organized and we can move on regardless. We don't know whether the city is committed to the District, but we are. Susan agrees that we have built a stronger base for the WAMO and should be able to continue. Ned says we'll have to raise the money ourselves, and Bob Vint's scope of renovation work is more appropriate now than ever. Natasha wonders what impact this has on the \$65K... should be unrelated but city may not see it that way. Ned suggests

we refine our budget to reflect the current situation, adding a grant writer for example. We'll need to pay for our own building assessments and renovations, and we can show through the budget that we are serious about making this happen.

There's been talk of buying buildings in the past but nothing has ever come of it. Susan asks Natasha about the bid process. Minimum bid is the appraisal amount. We have appraisal numbers, so that gives us a baseline.

Current economic situation could work to our advantage by holding off developers who might otherwise snap up the buildings because they can. On the other hand our ability to raise funds may be hindered.

Charlie asks about ISDA/Jim Wilcox. Natasha says he might be more interested now that the One West deal he had been working with has fallen through.

Susan suggests we have Pam review the PDA and see if there is any kind of an opportunity that this situation presents for WAMO in there.

### **Retreat**

In light of the above, the retreat will be so the board can refocus and determine where to go from here. Might WAMO become a neighborhood association type of entity, for example? Who are we and what do we want?

Joyce says Skrappy's is in the same situation. They focus on what they want in the various dealings they've had lately and if an offer doesn't support their goals they look for other opportunities.

This is the time for redefinition. This is not the time to die.

Discussed the letter and survey. Need new cover letter now, something more vague now that plans are off. Use it and the Feb 3 Q&A session as a mobilization effort instead.

Retreat will be Sunday, Feb 1. No Saturday board meeting. Board will meet in the AM, invite the advisory board to the afternoon. 10:30-12:30, lunch, 1:00-2:30.

What is our "limited means" strategy? Discussion of Community Land Trust...

### **Call to Audience**

Everyone got their word in during the meeting.

Adjourn 11:45 ish