

WAMO Retreat Minutes – Feb 7, 2009
1:30 pm Historic YWCA conference room

Present:

Officers:

Marvin Shaver, President; Daniela Diamente, Vice President; Dwight Metzger, Treasurer; Dirk Arnold, Secretary

Board Members: David Aguirre, Lucy Mitchell, Ned Schaper, Brenda Todaro, Natasha Winnik.

Advisory Board Present: Bob Vint

Other:

Pam Sutherland, Attorney

Board Members Absent:

Judy Dare, Donovan Durband, Susan Gamble

Approved minutes from 02-01-09.

Lucy moves to accept with addition of herself to the attendees, Brenda seconds. Passes Unanimously.

Additions to Advisory Board:

Lucy moves to accept Paul Schwam and Julie Sasse to the Advisory Board. Dwight seconds. Passes unanimously.

Action item - Communication Committee: add new advisory board members to letterhead.

Call to Audience:

No response.

President's Report:

Good news: the \$65,000 is on the consent agenda for February 10.

Scott Stiteler, Jim Campbell, CT Revere, Diana Rhoades, Mac Hudson and Jaret Barr met with Regina at her office. Scott feels unloved by the city in spite of what DTDC has proposed: DTDC wants to get affordable housing going right away, they are putting \$5 million into the Rialto Block, they want to renovate at least one warehouse to show proof of concept, but didn't mention WAMO by name. That warehouse may be 35 E Toole, but is that WAMO's priority? Our priority is occupied warehouses.

ADOT swap still up in the air. ADOT seems to be paralyzed at the moment, but city manager's office is forging ahead. Diana Rhodes suggested that a letter from WAMO to Terry Goddard might be helpful.

Action Item: Pam to draft letter for board review.

Met with Scott on Thursday. He's excited about the District but not promising anything. WAMO pushed the assessment idea.

Action item: put together a team such as Vint, Schwam, Schwabe, Keith to meet with Scott while he's in town.

Pam expressed unease with "unstructured meetings" with Scott. WAMO should treat him as a potential major donor and not so much as a partner. Normal nonprofit thing to do would be to share with him a fundraising goal.

WAMO should be working on its business plan and begin shopping it to banks for funding.

Scott needs WAMO per the PDA. He'd like to meet the board, on a weeknight.

Action Item unassigned: Schedule Scott Stiteler meet-and-greet with WAMO board.

WAMO needs to professionalize and be more united as a board. Again, we need to have the "who are we and what do we want" discussion.

Who we are and what do we want discussion:

Discussed the mission statement as it applies to our current situation. WAMO's roots are as an activist organization, but mission states a management role. Situation has developed over the past couple of years into a potential ownership role due to the Downtown Links alignment decision (ADOT now knows which properties are "excess") and the WDD/DTDC/Stiteler development plans.

If WAMO is to control the District, what form does "control" take?

Ownership?

CC&R's?

Community Land Trust?

The Master Plan defines WAMO's role as management and guardianship, but doesn't specify ownership beyond a general reference to Artist Equity.

Tried to compare ourselves to other projects but we are unique in that we don't have one massive building, but an entire district .

City has shown that they have confidence that we represent the District artists but they want to see a more businesslike organization.

WAMO can protect all of the buildings, and ultimate situation may be one in which WAMO owns some buildings and must partner with other people/organizations for others.

Again, no conclusions about how to get where we're going.

Proposed another retreat to settle the "who are we and where are we going" discussion. Board only. Due to Susan's and Daniela's schedules and a desire for consensus, weekend of Feb 21 was proposed, Sat or Sun to be determined to fit most people's schedule.

Action item - Marvin. Send out e-mail to determine best date for retreat.

Rest of agenda goes by the wayside to be picked up at next week's meeting while awaiting the retreat.

Adjourn 12:05