

WAMO minutes 10/17/09 – Board of Directors meeting – Santa Theresa Tileworks

In attendance: Marvin Shaver, Donovan Durband, Lucy Mitchell, Brenda Todaro, Judy Dare, Susan Gamble, Dwight Metzger.

Guests: Elizabeth Burden, Rachelle Diaz, and John Salgado.

1. Review of minutes of 9/12/09. Accepted.
2. Marvin gave an update of COT RFQ. We are waiting for transfer from state to city then the process is open for 90 days for public comment, etc. (Starting November 30<sup>th</sup>)

Marvin says city will want some money for Skrappy's, changing the landscape of the deal. The appraised value is \$265,000. He said that Skrappy's is hesitant. Dwight agreed to set up a face to face meeting with Skrappy's and Distributor.

3. Marvin said he'd give the Solar Culture report at #5.
4. Election of officers was conducted after short speeches by Dwight and Brenda. Natasha was called on the phone to get her vote. Votes were counted by Judy Dare and Donovan Durband. Elizabeth Burden and Rachelle Diaz were both elected as new members to the board and all the old members were elected back on. The vote for officers went as follows. President – Marvin Shaver, Vice President – Brenda Todaro, Treasurer – Dwight Metzger, Secretary – Ned Schaper.
5. Resolution – Solar Culture. Steve Eye wants WAMO to purchase his building and he would be master lease holder and he would take care of collecting and paying rent. Steve Fenton, a local developer, has already put a bid on the Solar Culture building. The IDA can only pay 90% of the appraised value which would leave about \$50,000 that we must raise if the auction went as high as \$150,000. We discussed the various senerios that might be encountered in a public auction. November 9th at 10 am is the deadline for bid. The auction would be held November 10th in Tucson. The down payment of \$9,500 most likely can be raised by us but probably not much more.

It was mentioned that Chris Larson is putting a bid on 1E. Toole.

5. We discussed ways that Solar Culture can help raise money. We talked about using the web site as a primary tool for fundraising. We also talked about courting benevolent developers and such to help acquire the buildings. Donovan coined the term "beneloper" for a benevolent developer. Susan, Marvin, and one other person are willing to loan money for the initial payment. Jim is in the negotiating state with this process and has nothing final. We agreed to move forward with the purchase of Solar Culture even though finances are still in question.

Ned made a motion to officially move forward with the purchase of Solar Culture, Donovan seconded. Passed unanimously.

We had a discussion on whether there is a downside to going public with the fact that we're fighting for the buildings. We talked about using the web site as a rallying force for saving Solar Culture. Rachelle agreed to take over the communication committee and meet with Steve Eye about raising money and awareness through the site. We discussed including info about Solar Culture, its history and a button for donations. It was mentioned that this should be a WAMO project to save Solar Culture.

6. Marvin made a motion to adopt the CHDO requirements into our bylaws. Seconded by . Passed unanimously.

7. There were no committee reports. Susan suggested that the communications committee meet after this meeting to get started on a game plan for the "save Solar Culture" web project.

The next meeting will be October 31 at 10:30 at Santa Theresa Tileworks to agree on the upper limits of bid for Solar Culture auction.

The next regular meeting will be November 7 at 10:30 at Santa Theresa. We will try to have the lawyer present to talk about the language in these contracts.

Marvin mentioned that Ann Vargas was willing to be a member of the board.

Meeting was adjourned.