

Permanent Agenda 4/12/2019

1. Letter of Agreement and Letter to Vestry re: Quad, Grace Church and PHAME agreement to work toward a Memorandum of Understanding.

Accepted at Vestry Meeting 2/19/2019

2. Space Concept Plan

Complete 4/11/2019 (for now).

3. Structure/Process/Communication.

Next Meeting 4/26 @ 3:00 at Station 162 to draft Talking Points.

304 SE 162nd

4. Political Engagement

Jenny has asked Chloe Udaly's assistant to schedule a meeting for us. Alena advised being sensitive to the timing of engaging with City officials. Suggested we develop a strategy as to how we engage. There was agreement that since we met with Nick Fish and he advised us to have a meeting with Chloe that we would go ahead and pursue that meeting.

We talked about how the City made decisions about what was included in URA's. Ross mentioned that the Lloyd URA has fallen short of its affordable housing allotment. Curt said he was planning a meeting with Kim at Prosper Portland and he would ask question about how we should approach trying to get our block included in the URA.

5. Naming the Project.

6. Work Plan and Schedules. Goals for the six month contract period.

Curt and Baker are going to begin to put together a Work Plan with the help of additional resources at HDC.

7. Social Equity Statement for Grace Commons.

Two documents: One is Equity Statement, the other is the Report. The Report describes where you are now, what your goal is and how far you have gotten toward your goal. Foundations are asking for both.

8. Memorandum of Understanding (MOU).

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We're not there yet.

9. EngAGE

Jenny is checking the following dates for a trip to EngAGE in Burbank, CA: May 2, 3, 9, and 10

10. Parking

Vacation from discussing parking at this meeting was suggested and agreed to. (-:

11. Fundraising

Jenny had exciting news after her visit with Ronni LaCroute who is one of the major funders of the arts in Portland. After talking to her about PHAME, she mentioned our project and was given the go-ahead to return to meet with her about our Capital Campaign. Ronni, Like Nick Fish found our project quite compelling.

PHAME's banker also mentioned to Jenny a Capital Campaign Consultant named Amy Vargas. Jenny is going to meet with her and then give Curt and Alena her impression.

12. Feasibility

We talked about the Cost and TI buildout numbers from Walsh.

Ross and Curt met with HDC to begin feasibility work on Monday 4/8. HDC is going to create a budget for the three condos - Grace/GI, PHAME and Housing so everyone knows how much money they need to raise.

Next step will be to refine the Concept Plan so it fits within the budget. When we get to this point, we will arrange a meeting with Walsh, CH, HDC, Grace/GI, Quad and PHAME.

OTHER:

Latest message from Andrew indicates the best date for a Parish meeting to present the Concept plan will probably be 5/19.

Alena explained a little about how vouchers work. Some vouchers are attached to projects and some are attached to individuals. Project Vouchers are more stable and more desirable to financiers. The best outcome is if we could get the Meyers Court Vouchers moved to Grace Commons.

Nancy is going to ask CH about schedule for Early Assistance.

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